



# City of Citrus Heights

## Historical Resources Survey



Community Development Department  
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## **HISTORIC RESOURCES CONTEXT STATEMENT FOR THE CITY OF CITRUS HEIGHTS**

### **INTRODUCTION**

The City of Citrus Heights was incorporated in 1997. The city takes in the area of the Central Township in northeastern Sacramento County that was predominantly rural until World War II. The extensive development that followed the war years has transformed the area from one characterized by ranches and semi-rural homes to a heavily developed and populous urban/suburban community.

The modern city of Citrus Heights is generally bounded on the north by Twin Oaks Avenue, on the northwest by Roseville Road, on the south by Madison and on the east by Fair Oaks Boulevard.

The majority of historic resources in the City are linked to its agricultural past from 1850-1950.

### **PREVIOUS SURVEYS**

In 2002 the City of Citrus Heights hired a professional historical consultant, Donald Napoli, to conduct a historical survey of known historic sites and to prepare DPR 523 Historical Resource Survey forms for these properties. The survey prepared by Napoli, involved not only site recordation, but archival research in regard to each building. The forms provide historical background, detailed architectural descriptions of the properties and evaluations of their significance and potential for listing in the national and/or state historic registers.

In 2001, Par Environmental, Sacramento, undertook a limited cultural resources survey in the immediate vicinity of Sylvan Corners at the intersections of Auburn Boulevard, Old Auburn Road and Sylvan Road. This survey was conducted in conjunction with a road improvement project and was undertaken in satisfaction of federally mandated National Historic Preservation Act Section 106 requirements. This survey noted some of the 1910-1930 residential buildings near the intersection. DPR 523 survey forms were prepared for all the properties within the projects potential area of effect.

### **HISTORY AND ARTS COMMISSION**

The History and Arts Commission of the City of Citrus Heights was created by the City Council in 2002. Its charge is to assist in the preservation and enhancement of historical buildings and artifacts. Members of the Commission are appointed by the City Council and serve specified terms. The Commission had published informational brochures on the Ladies Auxiliary of Citrus Heights, a volunteer group of fire fighters, and a tour guide to historic sites within the city's boundaries. The Commission supported the 2002 partial Historic Resources Survey conducted by Donald Napoli and the current study.

The City does not currently have a local historic preservation ordinance and does not have a local historic register or landmark designation program.

### **SCOPE AND METHODOLOGY OF THE STUDY**

In May, 2006, the City engaged Roland Nawi Associates: Preservation Consultants to research and write a historical context statement for the City of Citrus Heights. The National Park Service defines a historic context in National Register Bulletin 16 as "...those patterns, themes, or trends

in history by which a specific occurrence, property, or site is understood and its meaning, and ultimately its significance, is made clear.”

The purpose of the project was to develop a context which would place the historic resource of the City, surveyed in 2002, in the broad framework of the City’s history and development and to identify those themes through which its disparate resources could be better understood.

The study focused on the general history of the City and its surrounding area relying on the site specific research that had been developed in the 2002 survey. However, wherever necessary, site specific research was undertaken in order to link individual resources to their broader historical context.

Research facilities consulted included the California State Library, the Sacramento County Archives and Museum Collections Center, the California Railroad Museum, and the files of the Community Enhancement Office of the City. Primary sources consulted included city and county maps, assessment maps and rolls, county histories, local newspapers, manuscript materials, and photograph collections. The City was particularly helpful in providing a large number of unpublished papers and newspaper clippings relevant to specific aspects of the City’s history. The 2002 historic survey provided a detailed and reliable source of information on specific resources as well as on archival materials examined in the course of that study.

Maps were an important source of information for understanding evolving transportation, land use and ownership patterns, as well as economic pursuits within the community. Citrus Heights is a community which has long had a strong interest in its history and has both preserved relevant materials and produced a number of historic studies. Of particular use were the two studies produced by local historian, Leonard Davis. His paper on road development in the Sylvan district helped a great deal in understanding the evolution of transportation and its relationship to land settlement. His more general history of Sylvan and Citrus Heights provided information on almost every aspect of the community’s past. Lillian Cross’ reminiscences of her life growing up in Sylvan provided insight into the city’s educational community history. Also of value are the historical manuscripts and research materials regarding important, long-time families in the community. These included the papers assembled by the Van Maren family and the papers donated by the Volle/Rusch family to the California State Library. Also in this category of resources were the papers of the Trainor family of Sacramento related to the developer of Citrus Heights. With Cross’s writings these put a very personal face on the broader historic events and patterns of development.

A number of individuals were generous with their time and assistance. Charles Trainor shared information he had regarding his family and their real estate interests in the area. Richard Kneisel generously provided a tour of the Sunrise Ranch and information he had on the house. Debbie Poulsen was very forthcoming in sharing the research she has done on the Ladies Auxiliary and in providing other research materials she thought might be of interest or value in this study. Jim Lynch, of the City, was a great help in providing an orientation to the area and in answering many questions as they arose.

The study is divided into three parts. The first is a general history of the development of the Citrus Heights area that places its historic resources within the context of major events and changing patterns of socio-economic development. The second is an identification of the important themes and patterns in the City’s history and an identification of the resources that are directly associated with them. In this section there is a brief discussion of the historic significance and eligibility for listing in the national or state registers for each property. The third section consists of DPR 523 forms for all notable historic resources. All resources identified in the 2001 and 2002 resource surveys were field inspected to determine if any significant change had taken place. Where the previous survey forms appeared to remain accurate and applicable they were merely updated. In addition, a reconnaissance survey was conducted to ascertain if there were resources which may have been previously overlooked because they lacked a historic context for

evaluation. In this latter case, several houses associated with the Trainor and Desmond Citrus Heights tracts were identified. These were recorded on DPR 523 forms.

## HISTORIC OVERVIEW

Citrus Heights is located in Township 10 North Range 6 East, MDM, on land that lies between the Rancho Del Paso and Rancho San Juan Mexican land grants, and that became available for settlement when California achieved statehood in 1850.<sup>1</sup> One of the first tasks of the State Legislature was to subdivide the state into political units. They did this by creating twenty-seven original counties, one of which was Sacramento. Counties were further divided into townships. Center Township, created in 1851, was one of several jurisdictional areas within Sacramento County established by the Court of Sessions. Center Township was much larger than the contemporary city and included large portions of land within the boundaries of both the Del Paso and San Juan Ranchos. The County Board of Supervisors continued to make adjustments to the township boundaries throughout the 1850s, arriving at a final boundary in 1856.<sup>2</sup>

The earliest settlement in the Citrus Heights area was spurred by the transportation routes to the gold fields. By 1850 Auburn Road (Auburn Boulevard and Old Auburn Road) had become an important route connecting Sacramento City with the town of Auburn. The road was little more than a dirt trail, and throughout the 1850s it was often impassable in inclement weather. The 1868 Central California Map shows it still to be only a narrow road almost two decades later. Despite its poor condition the road rapidly became a major route for the movement of goods from Sacramento to the foothill mining towns. In 1852 the *Alta California* asserted that “There is probably more travel upon the Auburn Road than any other of the thoroughfares running from this city [Sacramento] to the interior...”<sup>3</sup>

The forty-five mile trip from Sacramento to Auburn required a stop-over for both for food and refreshment and, particularly for drovers and haulers, accommodations for overnight stays. The road was punctuated by inns and establishments set up at approximately one mile intervals. Leonard Davis, local historian, places seven of these establishments between the current-day Del Paso Park and the Sacramento-Placer county line (Leonard, *Historic Sacramento Auburn Road*, 7.) In her reminiscence “Sylvan Recollections,” Lillian Cross, the daughter of early Center Township settlers, provides the frequently quoted description of these buildings as two-story clapboard structures with full-length front porches. This is a description that conforms well to the general appearance of many of northern California’s early stage stops that have been documented in historic photographs.

The era of freight hauling was short-lived, but the heavy traffic on the road in the 1850s and early 1860s served to familiarize miners and travelers with the Center Township area. By 1855 settlers had begun to take up farm land. The General Land Office map of that year shows a small number of settlers in Sections 22 and 27 in T10N R 6E. By 1868 the Central California map of townships shows twenty farmers established in the district. Settlement was particularly heavy near Auburn Road in Sections 34, 26, 23 and 14. Auburn Road remained the only developed road in the area until the mid-1860s.

The advent of the railroad made the area highly desirable for farming. In 1856 the first railroad in California, the Sacramento Valley Railroad, established service between the Sacramento waterfront and Folsom. In 1864 the Central Pacific Railroad, building its portion of the Transcontinental Railroad eastward from Sacramento, laid tracks through the northeast corner of the township. Both of these railroad lines were incorporated into the Southern Pacific Railroad in

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<sup>1</sup> Beck, Warren and Ynez Haase. *Historical Atlas of California*. (London: University of Oklahoma Press, 1974).

<sup>2</sup> Thompson and West. *History of Sacramento County*. (Oakland: Thompson and West, 1885) 243.

<sup>3</sup> San Francisco Daily *Alta California*, May 13, 1852, quoted in Leonard Davis, “The Historic Sacramento Auburn Road From Miners’ Trail to Interstate Freeway,” 1975, 4.

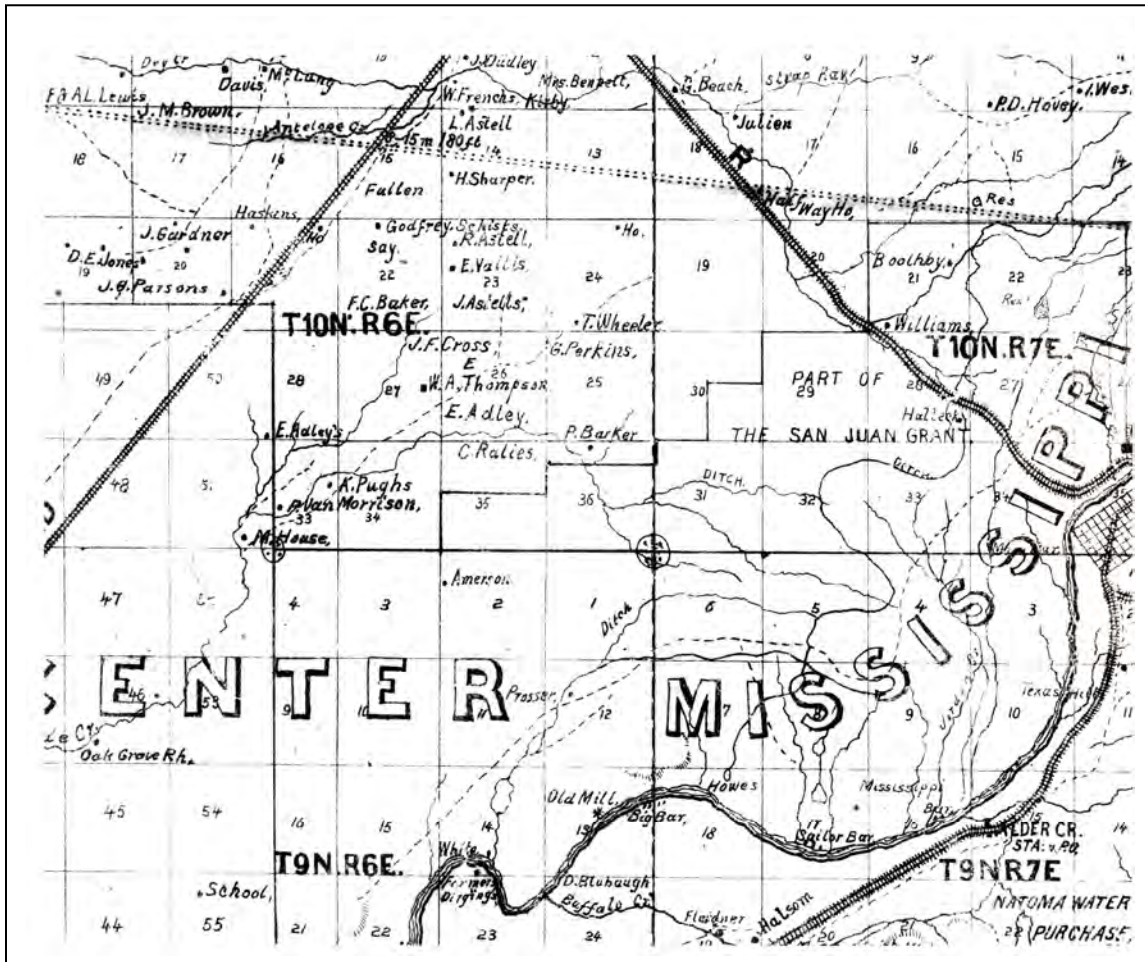


Figure 1. Center Township area as shown on the Map of Central California 1868. The Central Pacific Railroad tracks are in right corner and those of the Sacramento Valley Railroad (SPRR) are in the right corner. The dotted line through Sections 34, 27, 26 is Auburn Road.

1884. Also in 1864 farmers in the Center Township petitioned for the construction of a new road south of Auburn Boulevard. The Board of Supervisors approved the petition and Greenback Lane was constructed greatly encouraging settlement in Sections 34, 35, and 36, and east of the new road in Sections 1 through 4 in T9N R6E. In 1876 the Town of Antelope was established on the Central Pacific line west of Roseville in Section 21 of T10N. That same year one of the early settlers of the district, J.F Cross, built a brick warehouse and a post office was established which served most of the families in the Citrus Heights area.<sup>4</sup>

With a well established transportation network the district thrived. Thompson and West's 1880 *History of Sacramento County*, describes the Center Township as a prosperous area of family ranches. The 1885 Official County Map shows the area of Citrus Heights as completely settled with no open parcels. Land use is characterized by ranches ranging in size from 160 acres ( a quarter section) to over 500 acres. Among the largest land holdings were those belonging to Mrs. E.H. Coyle (1031 acres), the Van Maren family (585 acres), Elisha Daly (472 acres), Fredrick Volle (480 acres), J.F. Cross (630 acres) and S.D. Kay (430 acres). However, many families with

<sup>4</sup> Willis, William. *History of Sacramento County, California* ( Los Angeles: Historic Record Company, 1913, 322.

lesser holdings played important roles in the community. In their 1880 *History of Sacramento County*, Thompson and West list twenty-seven leading citizens of Center Township.<sup>5</sup>

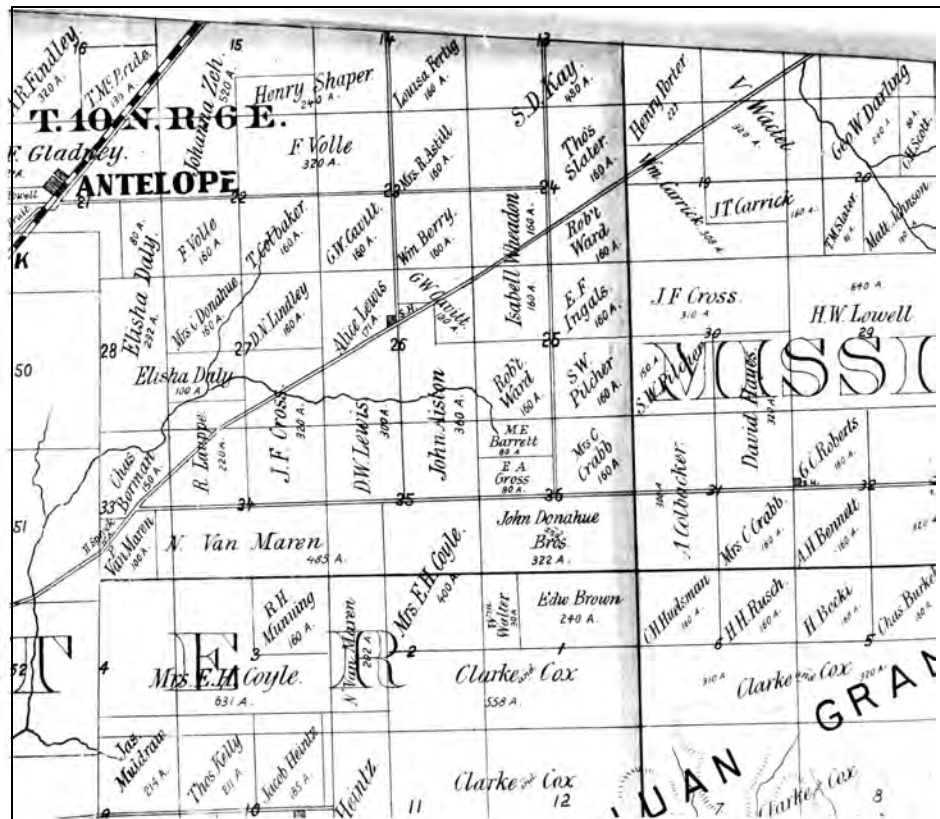


Figure 2. Official Map of Sacramento County, 1885. Auburn Road and Greenback Lane are clearly shown on the map, as is the development of Antelope as a center of commerce for the area.

Seven of the district's ranches are illustrated in this county history and provide an excellent picture of life in this area in the late 19<sup>th</sup> century. The Thompson and West lithographs, although idealized, provide a composite of a typical district ranche that conforms closely to the description of such properties provided by Lillian Cross in her memoir. Residences are generally two-story, vernacular in style, modest, but comfortable. The presence of windmills and tank houses in the illustrations confirms Cross' recollection that the majority of 19<sup>th</sup>-century farms in the area drew their water from hand-dug wells. In this period most farms relied on the production of wheat, barely and other grain crops for commercial production. Although the lithographs suggest that these farms were mixed and also raised livestock and some orchard crops.

<sup>5</sup> Thompson and West, 382.





Figure 3. The Volle Ranch 1880.



Figure 4. Corneilius O'Donahue 1880.



Figure 5. John Aiston Ranch 1880.



Figure 6. Joel Gardener Ranch 1880

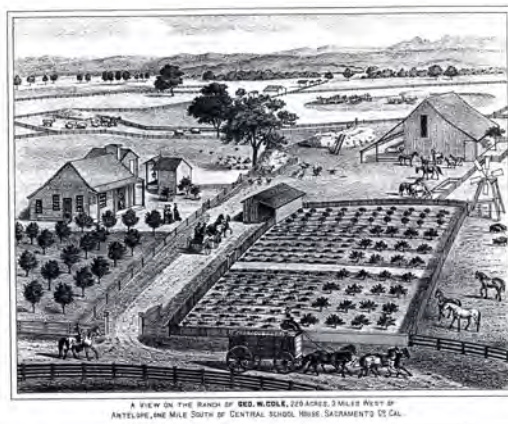


Figure 7. Cole Ranch 1880.

This pattern of land use persisted into the early 20<sup>th</sup> century. The area remained divided into moderate size ranches focused on commercial production. The families that had established

ranches in the period of from the 1860s -1880s, as well as some earlier settlers, remained in the area, often passing their property and ranching operations onto a second generation.

Antelope served as the commercial and railroad center of the township in the 19<sup>th</sup> century. It also served some community and social functions, serving as home of the local Grange, and it provided the Post Office for the adjacent areas.

With a relatively small population, the area that is now Citrus Heights did not develop any commercial center of its own and only a few public institutions. Two of the most important were the local school and the cemetery. W.A Thomas is credited with initiating a subscription to pay for a school.<sup>6</sup> The school opened in 1862, initially located in a one-room building on the Cross property on Auburn Road with classes taught by Sarah Cross.<sup>7</sup> W.A. Thomas donated five acres on the northeast side of Auburn Road and John Cross, a local farmer, took on a major role in the construction of a school building, assisted by John Aiston and Peter Van Maren. Originally a simple Greek Revival style building, it was remodeled in 1903. This change gave the building a more formal appearance. The porch was given a more classical appearance with the addition of Doric columns and a bell tower was added.<sup>8</sup> The school opened in January, 1863, with Alfred Spooner as the first teacher.<sup>9</sup> In addition to serving an educational function, the school was a community gathering place supporting meetings, dances and other civic activities.

The new facility was named Sylvan School, according to local tradition it was Thomas who gave it its name. The county designated the school district by this name and soon the general area became known informally as the Sylvan District. Leonard Davis describes the "Sylvan District" as the area between the 14 Mile House on Auburn Boulevard and the Placer County line, Sunrise Boulevard and the Central Pacific Tracks.



Figure 8. Sylvan School after the 1903 remodel.



Figure 9. Sylvan School as it appears today.

The Sylvan Cemetery has served the local community from the very earliest days of settlement. It was established in 1862 through a donation of land from Daniel Lewis whose family owned 471 acres near Greenback Lane and originally was only one- tenth of an acre.<sup>10</sup> The cemetery has been expanded over the years. The earliest portions are located in the south end of the property. This area, landscaped with large, mature trees, exhibits a wide range of carved grave markers, and contains the family plots of a number of early settlers of the community.

<sup>6</sup> On the 1868 map Thomas is shown as W.A. Thompson, see Figure 1.

<sup>7</sup> Cross, Lillian. "Sylvan Recollections: A History of the Sylvan District, Sacramento, California." Unpublished typescript, 1943, 8.

<sup>8</sup> Davis, Leonard. *Citrus Heights: An Illustrated History 1850-1997*. (Citrus Heights: Citrus heights Historical Society 1998) 11.

<sup>9</sup> Cross, 8.

<sup>10</sup> Leonard, *Citrus Heights*, 12; Shepherd, Samuel. *Official Map of Sacramento County*, 1885.



Although the area remained predominantly agricultural, the turn of the 20<sup>th</sup> century brought changes to the Sylvan district. Adolph Van Maren, with other local farmers developed the Sylvan Telephone Company in 1901 bringing telephone service to Sylvan. Merged with the Roseville Rural Telephone Company in 1926, it continued to provide rural telephone service through the 1930s.<sup>11</sup>

In 1912 the State Department of Highways began an ambitious program of road building intended to connect the county seats of the various counties throughout California. One of the first completed segments of this road was a route between Sacramento and Auburn. The highway took in a portion of the Auburn Road from Sacramento as far the intersection of Auburn and Sylvan Roads. At that point, instead of following the miner's original road, the new highway turned north providing a more direct route through Roseville. This improved road became a part of the "Lincoln Highway," the first transcontinental highway. Conceived in 1913 by Carl G Fischer, the Lincoln Highway sought to link existing roads from New York to California into a system that would allow coast to coast travel.<sup>12</sup>

In this same period, a group of long-time district farmers that included Rudolf Lauppe, Chris Dundee, John Odgers, Benjamin Fertig and William Cobb, organized the Citrus Heights Water Takers Association for the purposes of developing irrigation in the area. In her reminiscences, Lillian Cross, recalled that most of the areas 19<sup>th</sup> century farms drew their water from hand-dug wells. By the early 20<sup>th</sup> century there was an increased emphasis on the development of water storage facilities and irrigation systems throughout the Central Valley. The increasing value of water demanding orchard crops, combined with the technology to ship these perishable commodities long distances to market, encouraged the formation of irrigation districts and the construction of conveyance and distribution systems. Initially the North Fork Ditch Company supplied water to Sylvan. In the 1920s the Citrus Heights Water District was organized under the State Water Code Irrigation District<sup>13</sup>

The 1910s and 1920s was a time of substantial growth in both the city and county of Sacramento. While the city expanded with the development of suburban subdivisions such as Curtis Park, McKinley Park, and Land Park at the edges of the old city grid, the northeastern portion of the county was developed in a pattern that combined elements of suburban subdivision with a dream of the good pastoral life in California. The so-called "Fruit Colonies" were an idea promoted by large land developers in the Sacramento Valley and throughout California. Modeled on the citrus developments of Southern California, the fruit colonies were based on the intensive subdivision of land, usually into six-to ten acre parcels, which was then heavily marketed as ideal for small scale fruit farming, particularly of citrus and other Mediterranean crops, such as olives and figs.

Promotion for these "colony" developments emphasized the mild climate and long growing season in California, promising that ten acres of irrigated orchard was more than enough to yield a comfortable living. Colony literature burnished the myth of the independent Jeffersonian yeoman farmer, giving it a California twist. The developers were assisted in this endeavor by the Southern Pacific Railroad which owned thousands of acres of land in the state. SP offered special low-cost fares to prospective colonists and published endless numbers of advertisements and brochures touting the miracle of California fruit farming.<sup>14</sup>

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<sup>11</sup> "Family Contributions to the Citrus Heights Community," Typescript in the files of the City of Citrus Heights.

<sup>12</sup> Lincoln Highway Association, [www.lincolnhighwayassoc.org/info](http://www.lincolnhighwayassoc.org/info); Davis. "Historic Sacramento-Auburn Road, 12.

<sup>13</sup> Davis, *Illustrated History*, 18.

<sup>14</sup> For an excellent description of an adjacent colony see Lee Simpson and Paul J.P. Sandul. *Fair Oaks*. (Charleston: Arcadia Press, 2005.

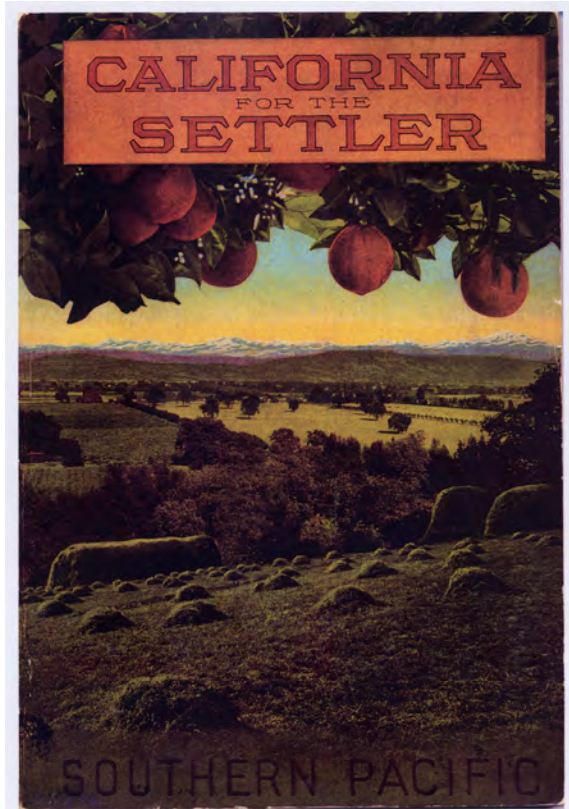


Figure 10. The Southern Pacific Railroad published and distributed hundreds of brochures like the to lure settlers to the California fruit colonies.

Several of the areas around Citrus Heights experienced this type of development between 1895 and 1915 including Carmichael, Orangevale, Del Paso and Fair Oaks. In 1910 a Sacramento real estate company, Trainor and Desmond, purchased large tracts of land in Sections 35, 26, and 23 of T10N R6E and Section 3 of T9N R6E in the Sylvan District. Walter Trainor, a native of Sacramento, was active in area real estate throughout his professional life, he and his partner were also involved in the development of Colonial Heights in the City of Sacramento and in land dealings in Yolo County<sup>15</sup>).

Trainor first purchased one thousand acres of land that had been farmed by the Coyle family in the 1880s and 1890s. He subsequently expanded his holdings north between Greenback Lane and Old Auburn and then past Antelope Road to the county line, purchasing land that had belonged to Center Township pioneers such as the Aistons, Berrys and Astills. Apparently not satisfied with the pastoral associations conjured by the designation of "Sylvan," Trainor named his tracts "Citrus Heights" a name that soon came to apply to the more general area around his developments, and later to the modern city. As he expanded his holdings, Trainor merely gave each a tract number, unifying all of his properties under the same name.<sup>16</sup>

<sup>15</sup> Shields, Robert. *History of the Trainor Family*. (Auburn: Private Printing, 1993).

<sup>16</sup> *Official Map of Sacramento County*. (San Francisco: Phinney, Kate and Marshall, 1911); Shepherd; Trainor and Desmond. *Subdivision Map of Citrus Heights Addition*. (Sacramento: n.p., 1912).

SACRAMENTO VALLEY MONTHLY

## PICKING ORANGES

at Fair Oaks  
adjoining  
**CITRUS HEIGHTS**  
In the Sacramento Valley  
CALIFORNIA



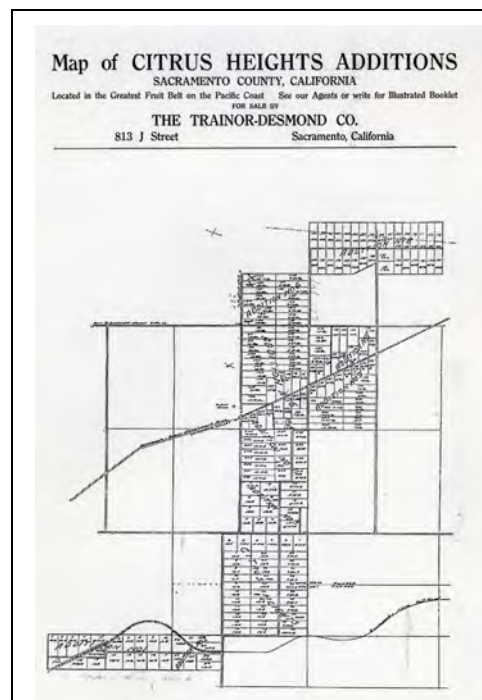
CITRUS HEIGHTS, located in the proven Orange District, 12 miles from Sacramento, is a particularly high class citrus subdivision, adapted to the culture of the Orange, Lemon and Olive. Oranges mature here six weeks earlier than in the Southland—a point worth considering. A perpetual Water Right goes free with each 10-acre tract. Our beautifully illustrated pamphlet, telling the story of Citrus Heights in detail, and setting forth our plan of planting and caring for your property on the easiest of terms will be mailed on application.

**Price, \$175, \$200 and \$250 per acre. Terms 15 per cent down and six years in which to pay the balance.**

REFERENCE  
Any Banking or Commercial Institution in Sacramento



**Trainor-Desmond Co.**  
1010 SEVENTH STREET  
Sacramento : : : : : California



Figures 11 & 12 Publicity and map published by Trainor-Desmond for their Citrus Heights land promotion.

The land Trainor acquired, like the Coyle Ranch, had previously been farmed in quarter and half section units. Trainor and Desmond subdivided these parcels into long narrow lots of approximately ten acres each. All of the lots fronted on a major road, most on Sylvan, Mariposa, Auburn Boulevard, Old Auburn Road and Antelope Road. The developers advertised widely, providing special excursion fares through Southern Pacific for potential buyers.

The Sacramento Valley Development Association, an organization of colony land developers, ran ads in their monthly publication which also was filled with articles highlighting the quick success of farmers and laborers who had abandoned the midwest and east for a better life in the Sacramento Valley. Trainor and Desmond advertised heavily from 1912-1916 after which ads became less frequent.

By 1921 most of the lots had been sold, although only a small number of parcel owners actually built houses.<sup>17</sup> In the original Citrus Heights tract located south of Greenback Lane between Sylvan and Mariposa approximately thirteen out of the thirty-nine lots had improvements by 1921. Adequate irrigation water was not available until the 1920s and the freeze of 1932 wiped out many young orchards throughout the northeast part of the county. Although the Citrus Heights real estate venture was not successful in establishing a well-developed or prosperous agricultural colony, it did substantially change the land division and land use patterns of the 19<sup>th</sup> century community.

<sup>17</sup> County Assessor Map Books 1911 and 1921; Assessor Tax Records 1921.

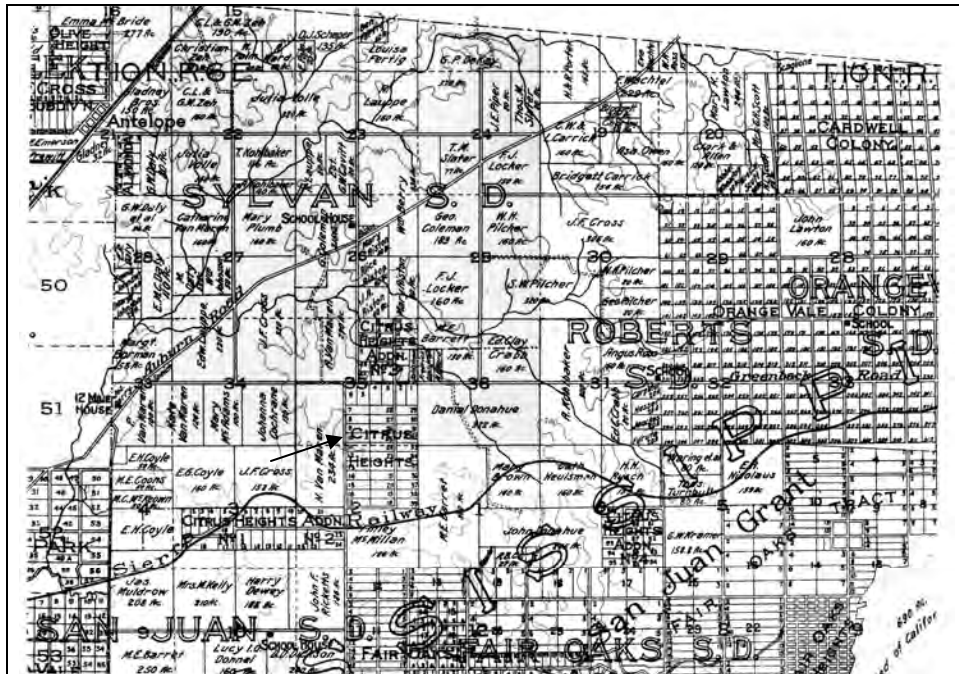


Figure 13. 1911 Official County Map showing the first Citrus Heights subdivisions.

The colony development of the early 20<sup>th</sup> century tended to attract some religious groups and several colonies were closely associated with specific religious groups. Although the Citrus Heights tract was not specifically denominational, it also attracted some religious groups. In 1912 the *Sacramento Valley Monthly* reported that “Colonies of Mennonites and Quakers have been established in Citrus Heights. They will commence cultivation of the soil immediately.”<sup>18</sup> This announcement may have reflected the work of Asa Walter Leonard who emigrated from Oklahoma in 1914 to take up life in Citrus Heights’ fruit colony. Leonard owned two 10 acre parcels in the tract, one on Greenback Lane and another on Old Auburn Road.<sup>19</sup> A Quaker, Leonard conceived the idea of establishing a Quaker community center in Citrus Heights. He set out to attract other Quaker families to the community. He encouraged them to emigrate by placing ads in *Friends’* publications extolling the benefits of the Citrus Heights development.

Initially he attracted four other families, which with Leonard’s made up the original congregation. The meeting was led by a pastor, Harry C Hollingsworth, who had moved from the Denair Monthly Meeting of Friends to Citrus Heights, again at Leonard’s urging. In 1921 the Friends completed a meeting house, the first church in Citrus Heights. The church was located on Old Auburn Road. According to the Fair Oaks newspaper in 1920, the subscription for the building had been raised through contributions from not only Citrus Heights but also the surrounding areas of Fair Oaks, Roseville, Folsom and Sacramento.<sup>20</sup>

<sup>18</sup> *Sacramento Valley Monthly*, April 1912, 12.

<sup>19</sup> Assessors Map Book, 1921.

<sup>20</sup> “75<sup>th</sup> Anniversary Celebration, Citrus Heights Friends Church,” 1993; program in the collection of the City of Citrus Heights Community Development Department; “A Church for Citrus Heights,” *Fair Oaks News*, July 22, 1920. .





Figure 14. Friends Church as it appeared in 1921.

Lots in the later additions continued to be sold into the early 1930s, but the Great Depression severely slowed the real estate market. Even more damaging was the freeze of 1932 which severely damaged orange and lemon groves in the Sacramento Valley and effectively ended the lure of commercial citrus cultivation.<sup>21</sup> The development of the Citrus Height Tracts increased the growth and density of the Sylvan area, but did not have a large impact on its rural atmosphere. As the 1911 County map shows the subdivided tracts continued to be surrounded by larger farms. A 1939 aerial confirms that despite the clear development of acreage in orchards, the rural character of the area is still relatively undisturbed.

The developments from 1910-1920 in Citrus Heights and in the adjacent communities increased population sufficiently to require the establishment of some new institutions and the expansion of already existing ones.

In conjunction with the establishment of the Trainor–Desmond Tract pressure mounted for a high school to be located in the area. Prior to 1912, when a public high school was established in Roseville, students from Sylvan who attended secondary school had to board in Sacramento or attend private school.<sup>22</sup> No doubt cognizant of the benefits the presence of a high school might have on their real estate interests, Walter Trainor donated land in his Addition 3 for a new school.<sup>23</sup> In addition to the immediate Citrus Heights population, the high school also served Fair Oaks, Orangevale and Roberts.<sup>24</sup> The first building to house the high school was designed in the Spanish Revival Style with a central entry flanked by two large two-story wings. Set back from Greenback Lane the school entry featured a large circular drive with a sloped lawn in the front. Beginning in the late 1930s this building was remodeled and added onto in a series of improvement and expansion projects.

<sup>21</sup> Simpson, 2.

<sup>22</sup> Davis, 23.

<sup>23</sup> *Folsom Telegraph*, March 19, 1915, "Orangevale Wants Citrus Heights Site for High School,". *Sacramento Union*, May 15, 1960

<sup>24</sup> Simpson, 76.



Figure 15. San Juan High School in 1921.



Figure 16. The Moderne style building that began the major alteration of the high school in the 1930s .

In 1927 the old Sylvan School was judged to be too small to accommodate the growing population of school age children and a bond election was held to replace it on the same site. The Sylvan School, the first school in the area, was moved by the Citrus Heights Community Club to land donated by Adolph Van Maren, a member of the club.<sup>25</sup>

A small business district began to emerge in the late teens and 1920s at the intersection of Sylvan and Auburn Road (now Sylvan Corners) with a store and two gas stations, one of these, Spurgeon's, with an automotive garage.<sup>26</sup> The popular Florida Inn at Auburn and Greenback Lane was well known for its food and as a gathering spot for music and entertainment. The 12 Mile House, a bar, established in the 1930s, served both travelers and local patrons.

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<sup>25</sup> Davis, *Citrus Heights*, 23.

<sup>26</sup> *Ibid.*, 22.



Figure 17 The Florida Inn, now demolished.

One of the most interesting civic and community institutions was the Ladies Auxiliary of the Citrus Heights Volunteer Fire Department. Organized under the direction of Fire Chief, Eugene Desimone, the auxiliary provided fire fighting services to replace those lost when many of the men of the community were called up to serve in World War II. During the war years these women provided the bulk of fire fighting in the area. Briefly disbanded after the war, the Auxiliary was reinstated in 1951 to handle volunteer emergency response services throughout the area. They performed this service until 1986. Unfortunately, the Mariposa Fire Station that served as the home of the Auxiliary has been replaced and there is not specific historic building or site that is associated with this unique aspect of Citrus Heights history.<sup>27</sup>

By 1951 Citrus Heights had begun to show the effects of the economic, population and physical growth that were rapidly changing Sacramento County from a predominantly agricultural to a metropolitan area. Although still not heavily developed in 1951 when the U.S. Geological Survey issued a new Citrus Heights Quadrangle, it is clear that the outlines of the Trainor-Desmond subdivision are rapidly being obscured by new streets and post-war subdivisions. Between Auburn and Sunrise and Greenback and the county line the clear lines of an emerging urban enclave are discernable. Farm land within this area is disappearing, and with it, the century-long rural associations of the Center Township, Sylvan District and citrus colony. However, the earlier history of the area is preserved in specific sites and buildings that should continue to be recognized as reminders of the very different world of 19<sup>th</sup> and early 20<sup>th</sup> century Citrus Heights.

<sup>27</sup> City of Citrus Heights. "Ladies Auxiliary 1942-1947, Ladies in White 1950-1986," brochure published in conjunction with an exhibition of photographs and memorabilia, 2005.



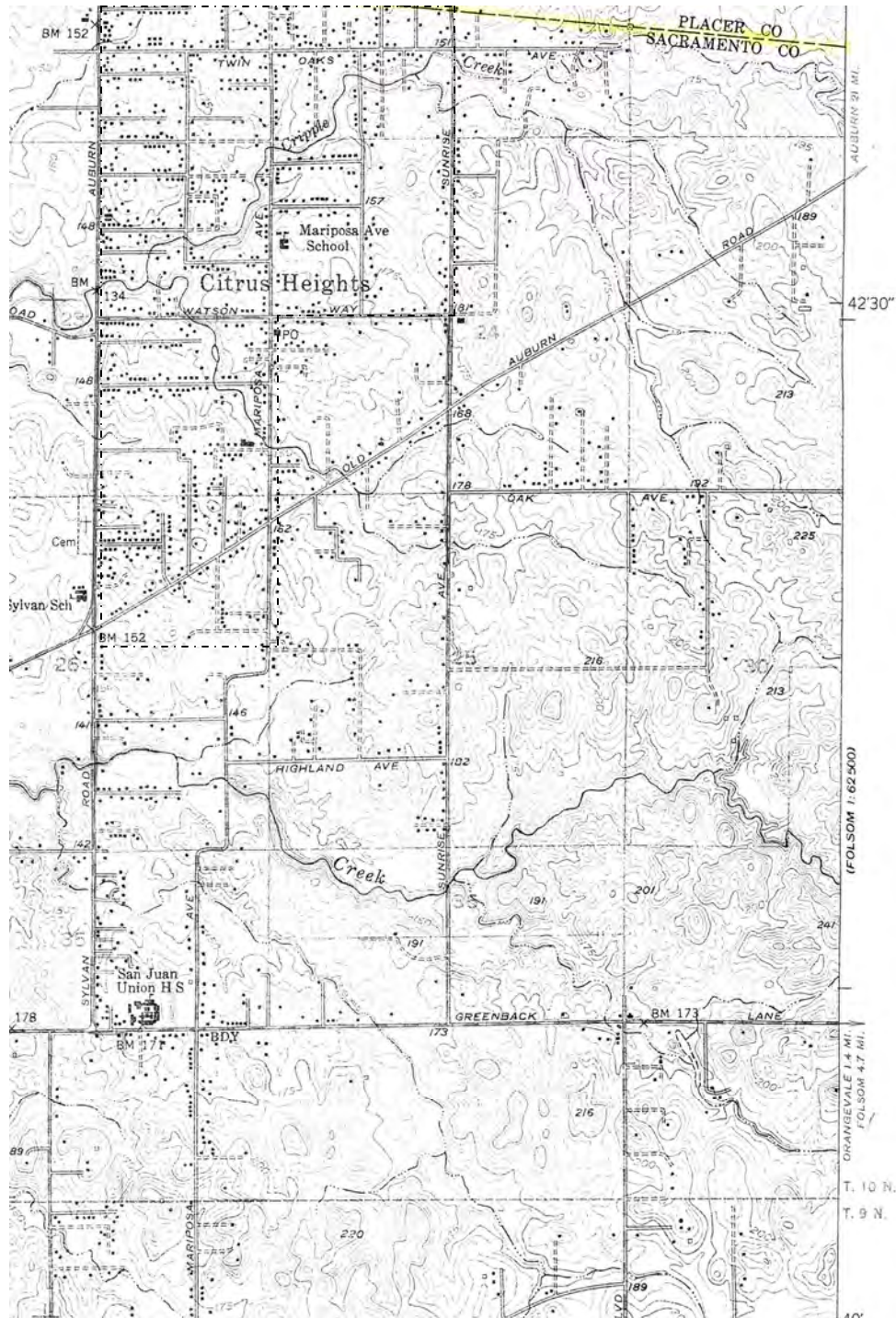


Figure 18. The 1951 Citrus Heights Quadrangle map shows an agricultural landscape with urban development emerging at its center. The dashed lines indicate the urbanizing core.



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## HISTORIC THEMES AND ASSOCIATED RESOURCES

### 19<sup>TH</sup> CENTURY

#### **Theme: Transportation:**

Transportation played an important role in the development of the Citrus Heights area. The Sacramento to Auburn Road was one of the earliest and most heavily traveled routes to the gold mines. In the late 19<sup>th</sup> century this same road, with a shift in routing, became an important link in the new state highway system and a part of the first transcontinental highway, the Lincoln Highway, subsequently renamed Highway 40.

The presence of first the Sacramento Valley Railroad between Sacramento and Folsom (1856) and then the Transcontinental Railroad (1864) placed the Sylvan District strategically between two major railroad routes.

Both the early road and railroads promoted settlement and growth in the area. Proximity to transportation, especially the Western Pacific line, in no small part contributed to attracting settlement and in promoting the success and prosperity of the 19<sup>th</sup> century farming community.

The historical resources associated with this theme in the history of Citrus Heights include the 14 Mile/Van Maren House, the Old Auburn Road, and the Auburn Road/Highway 40/ Lincoln Highway.

#### **Resource: 14 Mile/Van Maren House**

The 14 Mile/ Van Maren House is important in the history of Citrus Heights for its association with early transportation in Sacramento County.

The 14 Mile House is one of the only surviving way stations that were built at one-mile intervals along the Sacramento to Auburn road in the 1850s. The inn was built and operated by Joseph Gray from 1851 -1869. Prior to the construction of the Central Pacific Transcontinental Railroad, Auburn Road was the major route for conveying freight and supplies to the foothill mines. The inns also served a stagecoach line that operated on the road each week. Freight was hauled by teamsters who used the inns along the road for refreshment and over-night stays. In its earliest days the 14 Mile House building contained a bar, public dining room and kitchen, with sleeping accommodations on the second floor. The road house's success was dimmed by the completion of the transcontinental railroad through Roseville in 1864. Railroad shipping rapidly replaced wagon hauling as the primary means of moving freight and shipping agricultural products. The location of the railroad also shifted the commercial center away from the Auburn Road to the village of Antelope for the remainder of the 19<sup>th</sup> century. Faced with the waning of the freight hauling trade, in 1868 Gray sold the inn which then became a ranch house for the Lauppe family and then for the Van Marens.

The original road house was a two-story vernacular clapboard building with a full-length covered front porch. It was similar in its general appearance to many of the early stage stations of California. It is one of the oldest surviving buildings in the county, although little exterior evidence remains of this building's 1851-1919 appearance. However, aspects of the original timber framing remain in place. According to Guy Van Maren the timber framing of the original building still exists and is stamped with "Norwich," which suggests that the lumber for the building may have come from the east coast, a not entirely unusual circumstance in the 1850s. The historic survey evaluation of 2002 suggests that this may be the oldest wood frame building in Sacramento County.

Although the house does not retain its appearance from the road house period, it may be eligible under Criterion A for its association with the Auburn Road route to the mining fields.

The 14-Mile/Van Maren House is potentially eligible for listing in the California Register of Historical Resources and in the National Register of Historic Places under Criterion D for its potential to yield information as an historic archeological site, the house itself has an information potential regarding early construction in California, and in the immediate vicinity of the house, for deposits associated with the 1850s road house.

#### **Resource: Auburn Boulevard/Old Auburn Road**

The original 49er's hauling route, with some small variations, remains today. The route is first marked in the 1855 General Land Office Map and appears as an intermittent line on the 1868 map of central California.

The Auburn Boulevard and Old Auburn Road of today bear little resemblance to the original dirt mining route, or even to the improved two-lane highway of the early 20<sup>th</sup> century. A multi-lane regional road lined with commercial and suburban residential development, Auburn Boulevard and Old Auburn Road do not retain any physical integrity that links them with the early periods of their history. The 1950 and later strip mall development has largely erased the agricultural setting that characterized the route during much of its history.

Because of this loss of integrity and setting, neither road would qualify for listing in the state or national registers. However, the routes of the roads continue to be associated with the early and significant development of transportation in Sacramento County.

#### **Theme: Settlement and Pioneer Families**

There are a number of families who settled in Center Township in the 1850s and 1860s who have continued to be associated with the community well into the twentieth century and in some case, to the present time. Prominent among these pioneer families are the Lauppes, Crosses, Volles/Rausches, and Van Marens. Resources associated with these pioneer families include the 14 Mile/Van Maren House, the Rusch House and the Sunrise Ranch/DeKay House.

#### **Resource: 14 Mile/Van Maren House**

In addition to its significance in the transportation history of the county and Citrus Heights, the 14 Mile/Van Maren House is significant for its association with one of the major pioneer families in the area.

In 1869 Gray sold the 14-Mile house to Rudolph Lauppe, a pioneer settler of the Center Township, who converted the inn to a private residence that served as the headquarters for his surrounding ranch. In 1919 the property was acquired by Adolph Van Maren who moved it back from the edge of Auburn Road to its present location. He remodeled the house before presenting it to Iva and Guy Van Maren as a wedding present. Commencing with Iva and Guy's residency, the house served as the home of four generations of the Van Maren family, pioneers of the Center Township and Sylvan District. The Van Maren family has been involved in the community affairs of the area for a hundred and forty years. The Van Marens played a role in the establishment of Greenback Lane and in the construction of the Sylvan School. Adolph Van Maren was associated with education in the community, playing a major role in the establishment of San Juan High School, the first secondary school in the district. He served on the local High School Board for thirty years, before being replaced in the same position by his son, Guy. Adolph served as a County Supervisor, was a founder and active member of the Citrus Heights Community Association, an organizer of the local phone company, and a major landowner and agriculturist. The house takes on additional importance as a representative of the Van Maren's



long residence in Citrus Heights in as much as the other property associated with the family, the residence of Adolph Van Maren was destroyed by fire.

In its present form, the 14 Mile/Van Maren house embodies the characteristics it acquired in the 1919 remodel carried out by Adolph Van Maren. The 1919 renovation altered the house to a Craftsman style appearance, very popular in the period. The new design included several stylistic features typical of the building type, including shingle siding, overhanging eaves supported on knee braces with exposed rafters, small-paned windows, and a clinker brick chimney.

The 14-Mile/Van Maren House is eligible for listing in the California Register of Historical Resources and potentially in the National Register of Historic Places under Criterion 2/B, association with a person or persons important in the history of the local area, and Criterion 3/C, as an example of the Craftsman architectural style.

Although the original 1850s appearance of the building was altered in 1919, the changes introduced by the Van Marens are important in their own right. The alterations took place within the period of significance of the historic development of the Citrus Heights community, and are associated with an important individual in the community, Guy Van Maren, and the Van Maren family. It is also a good example of the Craftsman architectural style embodying the distinctive and character defining elements of that building style and type.

While the building remains in good condition, there have been additional alterations to the side and rear including aluminum sliding windows and doors. However, these changes do not detract from the 1919 appearance of the house. A tall iron rail fence has recently been placed around the house and detracts from its historic appearance. The original agricultural setting of the house, like many other historic sites in Citrus Heights, has succumbed to the pressures of suburban development. The house is now surrounded by modern condominium buildings and by a paved parking area with carports on the west side. Unfortunately the auxiliary ranch buildings which were noted in the 2002 historic resources survey are no longer in evidence.

### **Resource: The Rusch House**

The Rusch House is significant for its association with Fred and Julia Rusch who are part of the Citrus Heights' pioneer Volle/Rusch family. In addition to being principal land owners in the 19<sup>th</sup> century Sylvan District, the Ruschs were instrumental in the creation of the Sunrise Park and Recreation District precipitated by the gift of park land to the community in the early 1950s. In addition the house is an excellent example of Craftsman architecture and one of the largest and finest homes of its type in the northeast part of Sacramento County. It appears to be eligible under Criterion 1/A, Criterion 2/B and Criterion 3/C of both the National and California Registers. The house is recognized as a California Point of Historical Interest.

Frederich and Julia Volle emigrated overland to California in 1853. Settling in Sacramento, Volle ran a store at 12<sup>th</sup> and K Street until he removed his wife and eleven children to the Sylvan District where he had purchased a 480 acre farm. Volle built a ranch house on his property that is illustrated in the Thompson and West 1880 *History of Sacramento County*. As portrayed in the county history, this was a vernacular front gable house with a full-length front porch that had a second story veranda above. The ranch had numerous barns and outbuildings, a tidy orchard and evidence of stock raising. This original structure burned in 1914, at which time Volle's grandson, Fred Rusch, now the owner of the ranch, undertook the construction of a new house in the latest fashion.

The Rusch house is a commodious one-and-one-half story Craftsman bungalow with an expansive wrap-around covered porch. The house is an excellent example of its style. It has a low side gable roof punctuated by a gable roof front dormer. Eaves are wide with exposed rafters and overhanging gables which exhibit trusses with tie beams, king posts and diagonal posts. The

double wide entry stair framed between the clinker brick piers and battered posts that support the porch roof give the house an air of graciousness which is emphasized by its setting and approach. The house is set well back from Antelope Road and is accessed by a wide drive that turns from the road. This entry is emphasized by a low cobble wall that separates the property from the road and demarcates the entry.

In the 1950s, as Citrus Heights began to feel the impact of rapid suburban growth within the county, the Ruschs made a gift of their farm land for a public park. This necessitated the creation of a park and recreation district for the area. This was a major step That recognized the rapid urbanization of the area. The creation of a park district formally acknowledged the need to preserve open space and provide recreational opportunities as the community rapidly grew and changed its agricultural land use. The Rusch House has been listed as a California Point of Interest.

### **DeKay House/Sunrise Ranch**

The DeKay house, sometimes referred to as the Pitcher house, was built in 1868 on 480 acres between Antelope Road and what is now Sunrise Boulevard. Jane Pitcher-DeKay is often credited with giving the property its name of the "Sunrise Ranch." Jane Pitcher and her first husband, Samuel Pitcher, settled in Sacramento County 1852 on land within the boundaries of the Rancho Del Paso where they ran a successful business. In the late 1850s Samuel Pitcher died of a fever contracted while crossing the Isthmus of Panama. Jane Pitcher remarried Seely DeKay who had come to California in 1852 and worked as a teamster and rancher. With the settlement of Mexican land grants, the Del Paso Rancho came into the possession of James Ben Ali Haggin who evicted farmers who he alleged had settled illegally on his land. The DeKays moved to 480 acres of land in Center Township near the county line in 1868. In 1885 Thompson and West listed Seeley DeKay as a leading citizen of the Center Township. The ranch was inherited by Guy DeKay. Between 1910 and 1912 the majority of the DeKay farm lands were sold to Trainor and Desmond for their Citrus Heights Addition No. 8. Approximately two acres surrounding the original ranch house were held out of the sale.

The 1868 ranch house continued in use into the 1950s, although in poor condition. In the 1920s a number of alterations were made to the original farm house including the introduction of Craftsman Style gables, window replacements, and in the interior, the paneling of the livingroom. In the 1950s it was purchased by local businessman, Richard Kneisel and his wife. Over the years, Kneisel made a number of modifications and additions to the house and converted the stone tank house into a guest house. The core of the 1868 house remains, but the house has been substantially expanded with side and rear additions, a change of the main entry, and the addition of a prominent second story hexagonal turret. The fenestration has been extensively modified. An arched passageway connects the house and the tank house building. The tank house, although substantially altered by its conversion, retains its original lower story constructed of locally made soft bricks. This portion of the tank house has thick masonry walls and an arched entry. The thick walls permitted the storage of perishable farm commodities in the cool interior space. At the ground level the original structure is clearly discernable.

Although it is one of the oldest residential structures in the area, the building has been substantially altered. In a 1988 newspaper photograph, the vernacular front gable form of a 19<sup>th</sup>-century farm house is still discernable. But even by this time the house have been significantly altered with the addition of knee brace brackets at the gable and large horizontal windows. The subsequent changes have further obscured the original form of the house so that it is no longer recognizable as a 19<sup>th</sup>-century farm house. Although the lower portion of the tank house is original, it constitutes only a small portion of the building. While it is historically interesting, like the house, it does not retain sufficient integrity for register listing. The "Sunrise Ranch" is not eligible for listing in the California Register of Historical Resources or the National Register of Historic Places due to a lack of integrity.

## **Theme: Civic Institutions**

Sylvan did not develop any commercial district in the 19<sup>th</sup> century. It did, however, have a clear local identity as an agricultural community and was the center of some important civic institutions that served the larger community. The two most notable institutions of this type were the grammar school and the cemetery.

### **Resource: Sylvan School**

The Sylvan school opened in 1863. It is one of the oldest surviving grammar school buildings in the county. Built by John Cross, a local farmer, assisted by John Aiston and Peter Van Maren, the school was located on land donated by W.A. Thomas on the northeast side of Auburn Road. The Sylvan Middle School is now located on this parcel. Originally a simple Greek Revival style building, the school was remodeled in 1903 in a manner that gave the school a more formal and somewhat grander appearance. The porch was classicized with Doric columns and a full pediment and a bell tower was added at the ridge line of the roof (Leonard, *Illustrated History*, 11; Napoli).

When the community finally deemed the building too small to continue functioning as a grammar school in 1927, the building was taken over by the Citrus Heights Community Club which moved it to its current location on land donated by Adolph Van Maren. The school then took on a second life as the headquarters of the Community Club. An organization devoted primarily to civic improvement, the club promoted the creation of a library, fire department, and other public services and worked on issues such as taxes, zoning, and road improvement. One of the most notable activities of the Club was its annual "Road Day" in which members gathered to patch local roads, clean ditches and make school and cemetery improvements (Davis, *Illustrated*, 23). Until World War II the Club was a major vehicle for community improvement and interaction with the larger county and regional government. The use of the building as a civic club facility was in some ways a continuation of the large community functions the building had served in the 19<sup>th</sup> century when, in addition to functioning as a school, it was the location of meetings, dances and other civic activities.

The present building has been altered from its 1903 appearance when it was functioning as a school and also from its heyday as the Community Club headquarters. The building retains its original rectangular form, its pediment and cornice. The porch has been enclosed, altering the entrance to the building. Shed additions have been made to both of the side elevations of the building. The narrow paired double hung windows that were present in the school building also have been changed. Under Criterion 1/A the building may be eligible for listing in the California Register based on its association with early education in Sacramento County and as a center of organized community life. Even under Criterion 1/A the integrity of the building may be questionable. It does lack sufficient integrity to be considered under Criterion C and an example of a rural school house and 19<sup>th</sup> century school architecture.

### **Resource: Sylvan Cemetery**

The Sylvan Cemetery was established in 1862 and has continued to expand and serve the communities burial needs to the present time. The original cemetery is located at the south end of the property nearest the Sylvan School grounds. According to local historian Leonard Davis, it was approximately one-tenth of an acre. This portion of the cemetery is characterized by relatively dense burials with many carved monuments, some of fairly elaborate design. There are a number of family plots associated with families that settled the Sylvan area. There also are a number of individual graves from the 19<sup>th</sup> century. The cemetery is relatively simple in arrangement and does not appear to have been designed based on any of the conventions of 19<sup>th</sup> century cemetery landscape design. Its rectilinear organization is similar to the burial grounds often associated with churches. The major landscape elements include mature trees and grave markers with occasional fenced plots.

Cemeteries must meet special requirements for eligibility for the National Register. According to the National Register Bulletin 15, cemeteries are primarily places of recognition of family history and/or as expressions of a collective religious or ethnic identity. In order to be eligible for listing a cemetery must embody values beyond personal or family-specific emotions. If a cemetery is nominated under Criterion A, B, or C, it must also meet Criterion consideration D.

It is possible that the Sylvan cemetery could meet the requirements of Criterion A since it is a pioneer cemetery associated with the early Anglo settlement of Sacramento County and the Sylvan district. But it would also have to have the potential to provide important information about early settlement, regional demography, or rural life in the district. This would require careful and detailed research in the cemetery records and other related sources.

Since the cemetery has expanded to include a large amount of property it also would be necessary to define boundaries of the original graveyard or a defensible section of the cemetery that could meet both Criteria A and D. It also may meet the requirements for listing as a Point of Historical Interest. In this case the information potential is not applicable. However, it would still require the definition of old cemetery boundaries and could not contain any appreciable newer burials.

## **20<sup>TH</sup> CENTURY**

### **Theme: Transportation**

#### **Resource: Auburn Boulevard/Lincoln Highway**

In 1912, the State Department of Highways began an ambitious program of road building intended to connect the county seats of the various counties throughout California. One of the first segments of this road to be completed was a route between Sacramento and Auburn. The highway included the portion of the Auburn Road from Sacramento as far the intersection of Auburn and Sylvan Roads. At that point, instead of following the miner's original route, the new highway turned north providing a more direct route to Roseville. This improved road became a part of the "Lincoln Highway," the first transcontinental highway. Conceived in 1913 by Carl G. Fischer, the Lincoln Highway sought to link existing roads from New York to California into a system that would allow coast to coast travel.

Auburn Boulevard today bears little resemblance to the improved two-lane highway of the early 20<sup>th</sup> century. A multi-lane through-road important in regional transportation, it is lined with commercial and suburban residential development. The 1950 and later strip mall development has largely erased the agricultural setting that characterized the route in the early part of the 20<sup>th</sup> century. Auburn Boulevard does not retain any physical integrity that links it to its Lincoln Highway period. It is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources due to its lack of integrity. However, the route of the road continues to be based in the development of transportation significant in the history of Sacramento County. The Lincoln Highway segment of the road is demarcated with signs informing travelers of the historic identity of the road.

### **Theme: Fruit Colony Development – Trainor and Desmond Citrus Heights Tract**

In 1910 the Sacramento real estate firm of Trainor and Desmond purchased large tracts of land in Sections 35, 26, and 23 of T10N R6E and Section 3 of T9N R6E in the Sylvan District. Trainor first purchased one thousand acres of land that had been farmed by the Coyle family in the 1880s and 1890s. He subsequently expanded his holdings north between Greenback and

Old Auburn and then past Antelope Road to the county line. Trainor subdivided these properties into 10 acre parcels and marketed them as citrus colony lots, suitable for small farms specializing in irrigated orchard agriculture. Throughout the 1910-1920 period, lots were purchased and homes were developed and agricultural acreage was planted. The homes were usually modest Bungalow or Revival Style cottages. The population growth brought by this new development, along with similar subdivision in neighboring Fair Oaks, brought pressure to establish the first secondary school and gave impetus to the first commercial development at Sylvan Corners. Trainor changed the name of the Sylvan district to Citrus Heights.

#### **Resource: 1910-1930 Residences**

Only a portion of the lots sold by Trainor and Desmond were ever developed with residences. However, there are several homes from the period 1910-1930 that remain in the community. They are principally concentrated along Old Auburn Road, Mariposa Road, and Sylvan Road. Those that were built along Auburn Boulevard and Greenback Lane have been replaced by later commercial development. Fourteen of these homes which date from the teens through 1930s and which were built with the Trainor and Desmond Tract have been identified. These homes are documented in the attached DPR 523 forms. There may be additional houses dating to this period which are not located on public streets.

Homes built as a part of the Trainor-Desmond real estate promotion are associated with an important event in the growth and development of the community. The houses are generally small and are not architecturally distinguished. They would not be eligible for individual listing. However, because the subdivision of Citrus Heights was based on large parcels the residences associated with the Trainor-Desmond citrus colony do not form the closely linked concentration or continuity of buildings that would be required for a historic district that is eligible for listing in the National Register of Historic Place or the California Register of Historical Resources. They are generally too widely dispersed and interspersed with newer development. However they are of historic interest.

#### **Theme: Civic Institutions**

As Citrus Heights expanded under the impetus of land subdivision, a need arose for new or expanded civic institutions. Population growth put pressure on the public school system. In 1914 the establishment of a high school was approved to serve not only Citrus Heights, but the larger surrounding area. The Sylvan School was replaced in 1927 by the Sylvan Middle School, a Spanish Revival style building. The original high school building was altered and expanded beginning in the late 1930s. The essential characteristics of the 1914 building have been removed or obscured in this process.

In 1921 the first church, a Friends meeting house, was constructed on Old Auburn Road. This was the first church building in Citrus Heights. It also is associated with the Citrus Heights tract where a group of Quakers settled, informally led by Asa Leonard.

#### **Resource: San Juan High School**

San Juan High School was the first secondary school established in Citrus Heights and the northeast part of Sacramento County. Prior to its establishment, the nearest high school was located in Roseville, although that high school had only been in existence for a few years prior to the construction of San Juan. During the 19<sup>th</sup> and early 20<sup>th</sup> centuries, Sylvan district students had to board in Sacramento to attend high school.

According to James Van Maren, the transformation of the 1914 high school building from its Mediterranean style to its present appearance took place over a period of time in the 1930s. This was a period when Modernism was gaining popularity and was thought to be particularly

applicable to public buildings. The WPA in the 1930s built many schools in this style, including McClatchy High School in the City of Sacramento.

The San Juan High School is an example of architectural Modernism with spar lines and minimalist decorative detail. It incorporates many of the signature features of the style including a flat roof, streamlined cornice detail, metal casement windows, especially those that wrap around the building corners, plainer surface and rounded corners.

The San Juan High School is eligible under Criterion 1/A for listing in the National Register of Historic Places and the California Register of Historical Resources as a key institution representing the growth and development of the area of Citrus Heights and as the first High School in the northeast county. It is eligible under Criterion 1/A of the National Register of Historic Places and the California Register of Historical Resources. The building is also a good example of its architectural style and building type and is one of the first secondary schools in the county to be built in this style. It would qualify for listing under Criterion 3/C.

#### **Resource: Boy Scout Lodge/Lion's Club**

The present day Lion's Club building was originally constructed as a Boy Scout Lodge on land donated by Adolph and Catherine Van Maren. It was located on a tributary to Cripple Creek that flowed through the Van Maren ranch. It was a wood frame building with a fireplace. The building was moved in the late 1940s following the sale of this portion of the Van Maren ranch. It was initially placed across the street from its current location and then moved to the corner lot at Community Center Drive and Sylvan Road. It was acquired by the Lion's Club who made a number of changes to the building.

The building is significant in the history of Citrus Heights as an example of the civic and community institutions which were established in the rural pre-World War II Sylvan/Citrus Heights area. It also is associated with the Van Maren family, specifically Adolph Van Maren, who played a pivotal role in developing civic and educational institutions that served Citrus Heights and the surrounding area. However, the building has undergone substantial change since it was constructed. The building has been substantially compromised in its integrity of design, materials and workmanship. Its location and setting are not original. The association and feeling of the building are affected by these factors. As a result of these changes the building is no longer a good example of a Boy Scout lodge built in the first part of the 20<sup>th</sup> century. It is not eligible for listing in the California Register of Historical Resources.

#### **Resource: Friends Church**

The Friends Church was constructed in 1921. It was the first church that was built within the Sylvan district/Citrus Heights. A small meeting of Friends settled in the newly established Trainor and Desmond tract. Asa Leonard, the informal leader of this group, was the driving force behind the establishment of a church and the building of a meeting house. According to church history documents, the church was financed by a larger community of Friends within Sacramento and Placer Counties.

The original church was a large Craftsman Style building. It was remodeled in 1938 and again in 1953. The 1953 remodel retained a large part of the 1921 church, but resulted in a very difference appearance. Thos old church is incorporated into the building as a cross gable wing set behind a the projecting front gabled wing that is oriented toward the street. The church retains its 1953 appearance and has integrity to that period.

The church building is eligible for listing in the California Register of Historical Resources under Criterion 1/A as the first church in the Sylvan/Citrus Heights area and as an example of an important period of growth and development in the history of Citrus Heights. Although the present appearance of the building differs considerably from that of the original church, the



remodel, accomplished more than fifty years ago, is within the period in which the church was still in use by the Quaker community.

### **Theme: Commercial Development**

A small business district began to emerge in the late teens and 1920s at the intersection of Sylvan and Auburn Road (now Sylvan Corners) with a store and two gas stations, one of these, Spurgeon's, with an automotive garage.<sup>28</sup> These businesses were associated with the growth and development of Citrus Heights and mark the beginning of its transition from a strictly agricultural community to a more developed and urban area. The 12 Mile House is the only remaining business establishment that pre-dates World War II.

### **Resource: 12 Mile House**

The name of the building dates back to the Gold Rush. Lillian Cross in her reminiscences maintains that the building in this location was not the actual 12 mile road house of the 1850s, but a building constructed in the 1870s which took on the name of the earlier road house. In its present form the building appears to date from the 1920s or 1930s, although evidence of the earlier structure is clearly evident from the side elevation. During this period Auburn Boulevard was the town's main street and its primary link to Sacramento. It was also a segment of the Lincoln Highway, which stretched across the entire country. Some of the establishments on the road attracted both local residents and travelers. The most prominent in Citrus Heights was the Twelve Mile House, which contained a bar—converted to a soda parlor during Prohibition—and a restaurant. In the late 1930s James and Ann Devecchi operated the business. Sometime around World War II, perhaps to appeal to a growing clientele of airmen from McClellan Field, they decided to add a dance floor and turn the operation into a full-fledged night club. The business continued under other ownership until 1998.

The building today remains much as it did in 1950. A front porch, which extended the overhang to provide a canopy, has been removed and brick facing and octagonal windows have been added. The overall form of the building remains, as does the large dance-floor addition. In comparison with other commercial structures in Citrus Heights, the Twelve Mile House is among the oldest. Because alterations have not significantly compromised its architectural integrity, the building retains its historical associations to the late 1940s and appears eligible for listing in the California Register of Historical Resources.

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<sup>28</sup> Ibid., 22.

## **SUMMARY OF HISTORICAL RESOURCE ELIGIBILITY**

### **Properties Eligible for listing in the National Register of Historic Places and the California Register of Historic Resources:**

14 Mile/Van Maren House

Rusch House

San Juan High School

Friends Church

12 Mile House

### **Properties suitable for listing as Points of Historic Interest:**

Sylvan School/Citrus Heights Community Club

Sylvan Cemetery

### **Properties which lack sufficient integrity for listing but which are of historical interest:**

Dekay/ Sunrise Ranch House

Boy Scout Lodge/Lion's Club

Residences associated with the establishment of the Citrus Heights real estate promotion:

7541 Old Auburn Road  
7545 Old Auburn Road  
7599 Old Auburn Road  
7601 Old Auburn Road  
7609 Old Auburn Road  
7673 Old Auburn Road  
7716 Old Auburn Road  
7681 Old Auburn Road  
7723 Old Auburn Road  
7024 Sylvan Road  
7300 Mariposa Road  
7100 Mariposa Road  
6033 Mariposa Road  
7305 Leonard Road

The residences along Old Auburn, Mariposa, and Leonard may be suitable for designation as a local historic district which is not eligible for listing in the California Register of Historical Resources.

### **Properties no longer in existence:**

Aiston House

An intensive survey was conducted in the area of Sylvan Corners and Old Auburn road, the location of the original Aiston farm house. This survey revealed no historic property similar to the house shown in the historic photograph in Davis' *Illustrated History of Citrus Heights*. No other house visibly incorporating portions of a 19<sup>th</sup>-century house were located. This area was also

surveyed in 2001 by Par Environmental and no 19<sup>th</sup> century house was identified. It would appear that the Aiston house has been demolished or otherwise removed.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 14 Mile House/ Van Maren House

P1. Other Identifier: None

\*P2. Location: \*a. County Sacramento

b. Address: 6540 Auburn Blvd.

\*c. City: Citrus Height Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Height Quadrangle T10N R6E

\*f. Other Locational Data (APN #): 229-0030-0433

\*P3a. Description:

This two-story house has shingle siding and a side-facing gable roof with overhanging eaves, knee braces, and exposed rafter tails. On the second story of the symmetrical front elevation are two oblong aluminum sliding windows. Beneath them is a shed roof of a full-width porch that has plain posts and a slat railing. The wide front door has a row of small panes near the top. On each side is an eight-over-one window. The north side elevation has two windows beneath the gable. On the first story are a sliding glass door on the right and a gabled addition on the left. The south side elevation has an external clinker brick chimney that rises through the eave. To its right, on the second story, is a door that opens onto a balcony that is approached by a rear-facing stairway. To the right of the door is a six-over-six window. On the first floor is a pair of windows with small panes. In the rear there is a shed-roofed extension with a picture window containing oblong panes. The overall appearance of the building reflects the 1919 remodeling of the building. The aluminum sliders, gabled addition, sliding door, external side stair, and treatment of the rear elevation represent changes made in the past fifty years.

\*P3b. Resource Attributes: HP2; HP5

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Front elevation, view southeast

\*P6. Date Constructed/Age: 1851/1919  
☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
James Van Maren  
5904 Twin Creek Court  
Citrus Heights, CA 95621

\*P8. Recorded by:  
Donald Napoli  
2002

Updated:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: July 2006

P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐

Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: 14 Mile House/Van Maren House

\*NRHP Status Code:

B1. Historic Name: Same

B2. Common Name:

B3. Original Use: Road House/Residence

B4. Present Use:

\*B5. Architectural Style: Craftsman

\*B6. Construction History: Originally built in 1851 as a public house, it was converted to a residence in 1869. It was moved from its original site and remodeled in 1919.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: None

B9b. Builder: Joseph Gray

\*B10. Significance: Theme: Transportation; Settlement; Pioneer Families Period of Significance: 1851-1950

Property Type: Residence

Applicable Criteria: A, B, C and D

The 14 Mile House is one of the only surviving way stations that were built at one-mile intervals along the Sacramento to Auburn road in the 1850s. The inn was built and operated by Joseph Gray from 1851 -1869. Prior to the construction of the Central Pacific transcontinental railroad, Auburn Road was the major route for conveying freight and supplies to the foothill mines. The road side inns also served a stagecoach line that operated on the road each week. Freight was hauled by teamsters who used the inns along the road for refreshment and over-night stays. In its earliest days the 14 Mile House building contained a bar, public dining room and kitchen, with sleeping accommodations on the second floor. The road house's success was dimmed by the completion of the Transcontinental Railroad through Roseville in 1864. Railroad shipping rapidly replaced wagon hauling as the primary means of moving freight and shipping agricultural products. The location of the railroad also shifted the commercial center away from the Auburn Road to the village of Antelope for the remainder of the 19<sup>th</sup> century. Faced with the waning of the freight hauling trade, in 1868 Gray sold the inn which then became a ranch house for the Lauppe family and then for the Van Maren (see below).

The original road house was a two-story vernacular clapboard building with a full-length covered front porch. It was similar in its general appearance to many of the early stage stations of California. It is one of the oldest surviving buildings in the county, although little exterior evidence remains of this building's 1851-1919 appearance. However, aspects of the original timber framing remain in place. According to Guy Van Maren the timber framing of the original building still exists and is stamped with "Norwich," which suggests that the lumber for the building may have come from the east coast, a not entirely unusual circumstance in the 1850s. The historic survey evaluation of 2002 suggests that it may be the oldest wood frame building in Sacramento.

The 14 Mile/Van Maren House is eligible for listing in the California Register of Historical Resources and in the National Register of Historic Places under Criterion A for its association with transportation in the county and the region. It is the only surviving building among the many 1850s road houses that were built along Auburn Road. It is eligible under Criterion B for its association with Guy Van Maren and the Van Maren family, prominent in the history of the city. It is eligible under Criterion C as one of the few examples of Craftsman architecture in this part of Sacramento County. It is potentially eligible under Criterion D for its potential to yield information as an historic archeological site, both in the house itself for information regarding early construction in California, and in the immediate vicinity of the house for deposits associated with the 1850s road house.

B11. Additional Resource Attributes: .

B12. References: See Report bibliography.

## BUILDING, STRUCTURE, AND OBJECT RECORD

### Location Map:





## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Rusch House

P1. Other Identifier: None

\*P2. .Location: \*a. County Sacramento

b. Address: 7301 Antelope Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 204-0112-010

\*P3a. Description:

This Craftsman house has one-and-one-half story, horizontal board siding, wood-framed windows, and a side-facing gable roof with overhanging eaves and knee braces. Centered on the symmetrical front elevation is a gabled dormer with overhanging eaves and notched bargeboard and rafter tails. A band of small-paned windows extends across the dormer. Below is a full-width inset porch. The porch has tapered pillars atop clinker brick piers, a slat railing, and concrete stairs and floor. Two three-part windows flank the front door, which each have nine small beveled-glass panes. The porch floor wraps around the house to the right (west) to become part of a notched-beam pergola that extends about half the width of the west elevation. A side door and several windows overlook the pergola. Near the left edge of the elevation an external clinker brick chimney rises through the eave. To its right at the apex of the gable is a truss with tie beam, king post, and diagonal posts. The east elevation has a similar truss, below which is a small gable-roofed addition with bands of windows on all sides. In the rear is a half-width inset screen porch. The addition was also originally screened. Except for the addition's construction and window installation, the building appears unaltered. To the west of the house is a garden..

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: HP 2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: front elevation

\*P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Sunrise Recreation and Park Dist.  
7801 Auburn Blvd.  
Citrus Heights, CA 95610

\*P8. Recorded by:  
Donald Napoli  
2002

Updated by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*... July, 2006

P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: Rusch House

\*NRHP Status Code:

B1. Historic Name: Same

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Offices

\*B5. Architectural Style: Craftsman

\*B6. Construction History: Constructed in 1914.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: Unknown

B9b. Builder: Unknown

\*B10. Significance: Theme: Community Development; Pioneer Families

Period of Significance: 1851-1950

Property Type: Residence

Applicable Criteria: A, B, and C

Frederich and Julia Volle emigrated overland to California in 1853. Settling in Sacramento, Volle ran a store at 12<sup>th</sup> and K Street until he removed his wife and eleven children to the Sylvan District where he had purchased a 480 acre farm. Volle built a ranch house on his property that is illustrated in the Thompson and West 1880 *History of Sacramento County*. As portrayed in the county history, it was a vernacular front gable house with a full-length front porch that had a second story veranda above. The ranch had numerous barns and outbuildings, a tidy orchard, and evidence of stock raising. This original structure burned in 1914, at which time Volle's grandson, Fred Rusch, now the owner of the ranch, undertook the construction of a new house in the latest fashion.

In the 1950s, as Citrus Heights began to feel the impact of rapid suburban growth within the county, the Ruschs made a gift of their farm land for a public park. This necessitated the creation of a park and recreation district for the area. The creation of a park district formally recognized the need to preserve open space and provide recreational opportunities as the community rapidly grew and changed its agricultural land use.

The Rusch House is significant for its association with Fred and Julia Rusch part of the Citrus Heights' pioneer Volle/Rusch family. In addition to being principal land owners in the 19<sup>th</sup> century Sylvan District, the Ruschs were instrumental in the creation of the Sunrise Park and Recreation District which was precipitated by the gift of park land to the community in the early 1950s. In addition the house is an excellent example of Craftsman architecture, one of the largest and finest homes of its type in the northeast part of Sacramento County. It appears to be eligible under Criterion 1/A, Criterion 2/B and Criterion 3/C of both the National and California Registers. The house is recognized as a California Point of Historical Interest.

B11. Additional Resource Attributes: N/A

B12. References: See Report bibliography.

## BUILDING, STRUCTURE, AND OBJECT RECORD

Location Map:





Resource Identifier: Rusch House

**X** Continuation **O** Update



Figure 1. Rusch House side elevation.



Figure 2. Rusch House front retaining wall and entry.

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: DeKay/Sunrise Ranch

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: Sunrise Blvd.

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #):

\*P3a. Description:

The Sunrise Ranch consists of two connected buildings, the residence and a tank house/guest house. The residence is a compound plan building with a hip and gable compound roof. The central portion of the house incorporates the original circa 1868 ranch house. However, major additions to both sides and the rear of the house have substantially expanded and altered the historic core. A prominent hexagonal bay has been added to the south corner of the front façade. A hexagonal dormer punctures the roof above the entry. Both the bay and the dormer have hexagonal roofs on which the ridges have been accented with tile. Fenestration and the main entry have also been modified. A brick veneer has been added to the lower front elevation and is used as the cladding of the south bay.

The tank house, located to the south of the residence was originally a free standing structure. The lower portion of the tank house walls have been partially enclosed on the east and west sides. The original brick wall and entry of the structure are still exposed on the north elevation. The upper portion of the tank house has been removed and replaced by a guest house structure. The guest house has a hipped roof with overhanging eaves and exposed rafter tails. The upper story fenestration consists of symmetrically arranged aluminum sliding windows. The two buildings are connected by an arched breezeway.

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: HP 2/ HP4

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: 1868/ circa 1990

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Richard Kneisal  
7649 Sunrise Blvd.  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*... July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: Dekay/Sunrise Ranch

\*NRHP Status Code:

B1. Historic Name: Same

B2. Common Name:

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Ranch House

\*B6. Construction History: The original ranch house was constructed in 1868. It has been substantially altered over time. A 1988 newspaper photograph of the house indicates that it had already been altered substantially prior to its current ownership. Based on the front gable and the interior of the living room, which was a part of the original farm house, a substantial remodel was carried out in the late teens or 1920s. The front gable of the house was expanded to have a wide overhang supported on knee braces and the living room walls were paneled with knotty pine, both characteristics of Craftsman and Revival style houses of the 1920. The current owners have expanded the house, adding side additions, altering the fenestration, adding a brick bay with a hexagonal roof to the south corner of the front elevation and adding a prominent hexagonal dormer to the roof. These most recent alterations occurred in the 1980s and 1990s.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: tank house/guest house

B9a. Architect: Unknown

B9b. Builder: Unknown

\*B10. Significance: Theme: Settlement; Pioneer Families

Period of Significance: 1850-1950

Property Type: Residence and outbuilding

Applicable Criteria: 1/A

The Pitcher/DeKay house was built in 1868 on 480 acres between Antelope Road and, what is now, Sunrise Boulevard. Jane Pitcher-DeKay is often credited with giving the property its name of the "Sunrise Ranch." Jane Pitcher and her first husband, Samuel Pitcher, settled in 1852 on land within the boundaries of the Rancho Del Paso where they ran a successful business. In the late 1850s Samuel Pitcher died of a fever contracted while crossing the Isthmus of Panama. Jane Pitcher remarried Seely DeKay who had come to California in 1852 and worked as a teamster and rancher -. However, with the settlement of Mexican land grants, the Del Paso Rancho came into the possession of James Ben Ali Haggin who evicted farmers who he alleged had settled illegally on his land. The DeKays purchased 480 acres of land in Center Township near the county line and by 1868 had settled there. Seeley DeKay is listed by Thompson and West as among the leading citizens of Center Township. The ranch was inherited by Guy DeKay. Between 1910 and 1912 the majority of the Dekay farm land was sold to Trainor and Desmond for their Citrus Heights Addition No. 8. Approximately two acres surrounding the original ranch house were held out of the sale.

The 1868 ranch house continued in use into the 1950s, although in poor condition and with alterations introduced by a succession of owners (See above B6). In the 1950s it was purchased by local businessman, Richard Kneisel and his wife. Over the years, Kneisel made a number of modification and additions to the house and converted the stone tank house into a guest house. The core of the 1868 house remains, but the house has been substantially expanded with side and rear additions, a change of the main entry, and the addition of a prominent second story hexagonal turret. The fenestration has been extensively modified. An arched passageway connects the house and the tank house building. The tank house, although substantially altered by its conversion, retains its lower story constructed of locally made soft bricks. This portion of the tank house has thick masonry walls and an arched entry. The thick walls permitted the storage of perishable farm commodities in the cool interior space. At the ground level the original structure is clearly discernable.

The house derives its significance from its association with the early settlement of the Sylvan District. This would qualify it for listing under Criterion 1/A. However, it has been so substantially altered that it does not have integrity and no longer conveys its significance as a 19<sup>th</sup> century ranch house.

B11. Additional Resource Attributes: N/A

B12. References: See Report bibliography. The information on the Pitcher/DeKay marriage comes from an article on the ranch that appeared in the Roseville Press-Tribune, Feb 19, 1945. DeKay's association with the ranch is also confirmed by Thomposn and West, History of Sacramento County, 1885.

Resource Identifier: DeKay/Sunrise Ranch

**X** Continuation **O** Update



Figure 1. Front elevation with view of dormer.



Figure 2 Tank house/guest house



Figure 3. Wall of original brick lower story of Tank house and entry door.

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Sylvan School

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7011 Sylvan

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 221-0160 021

\*P3a. Description:

This single-story building has a front-facing gable roof and horizontal board siding. A fully pedimented gable tops the front elevation. The gable has a banded cornice, a plain, wide frieze, and siding of diamond-shaped shingles. Within the gable is a circular vent. Below the gable a recently installed double door opens onto a concrete pad. To the left is a shed-roofed addition. Other shed-roofed additions appear on the north side and rear elevations. The one on the north elevation has four one-over-one windows and a side door. To the left of the addition are two pairs of small single-paned windows and, near the front of the building, another side door. The rear addition has two one-over-one windows. The south elevation has a side door topped by a wood awning and fronted by a short stairway. To its right is a pair of tall boarded windows. The north and rear additions date from a remodeling in 1927. At that time a front porch, inset beneath the gable was filled in and the Tuscan porch columns moved forward to support the roof of a pergola. Only the concrete floor of the pergola remains today. The building's gabled belfry may also have been removed in 1927. The original windows were replaced and the front addition appended in the 1940s.

\*P3b. Resource Attributes: HP 15/ HP13

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

\*P5b. Description of Photo: Front and north elevation

\*P6. Date Constructed/Age: 1863

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Citrus Heights Community Club  
5904 Twin Creeks Rd.  
Citrus Heights, CA 95621

\*P8. Recorded by:  
Donald Napoli  
2002

Updated by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*... July, 2006

P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: Sylvan School/Citrus Heights Community Club

\*NRHP Status Code:

B1. Historic Name: Sylvan School

B2. Common Name:

B3. Original Use: Grammar School

B4. Present Use: Community Center

\*B5. Architectural Style: Greek Revival

\*B6. Construction History: Built in 1863, the school was remodeled in 1903 with the addition of a classicized pediment and Doric columns and a bell tower. The building was moved from its original location on Auburn Boulevard near Sylvan Corners to its present location in 1927. It has been remodeled in recent times with the enclosure of the porch, alterations to some of the windows and shed roof additions on the side elevations.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: John Cross

\*B10. Significance: Theme: Civic Institutions

Period of Significance: 1850-1950

Property Type: School

Applicable Criteria: 1/A and 3/C

The Sylvan school opened in 1863. It is one of the oldest surviving grammar school buildings in the county. Built by John Cross, a local farmer, assisted by John Aiston and Peter Van Maren, the school was located on land donated by W.A. Thomas on the northeast side of Auburn Road. The Sylvan Middle School is now located on this parcel. Originally a simple Greek Revival style building, the school was remodeled in 1903 in a manner that gave the school a more formal and somewhat grander appearance. The porch was classicized with Doric columns and a full pediment and a bell tower was added at the ridge line of the roof (Leonard, Illustrated History, 11; Napoli)).

When the community finally deemed the building too small to continue functioning as a grammar school in 1927, the building was taken over by the Citrus Heights Community Club which moved it to its current location on land donated by Adolph Van Maren. The school then took on a second life as the headquarters of the Community Club. An organization devoted primarily to civic improvement, the club promoted the creation of a library, fire department, and other public services and worked on issues such as taxes, zoning, and road improvement. One of the most notable activities of the Club was its annual "Road Day" in which members gathered to patch local roads, clean ditches and make school and cemetery improvements (Davis, Illustrated, 23). Until World War II the Club was a major vehicle for community improvement and interaction with the larger county and regional government. The use of the building as a civic club facility was in some ways a continuation of the large community functions the building had served in the 19<sup>th</sup> century when, in addition to functioning as a school, it was the location of meetings, dances and other civic activities.

The present building has been altered from its 1903 appearance when it was functioning as a school and also from its heyday as the Community Club headquarters. The building retains its original rectangular form, its pediment and cornice. The porch has been enclosed, altering the entrance to the building. Shed additions have been made to both of the side elevations of the building. The narrow paired double hung windows that were present in the school building also have been changed. Under Criterion 1/A the building may be eligible for listing in the California Register based on its association with early education in Sacramento County and as a center of organized community life. The school was for many years the central location for public life in the community. Even under Criterion A the integrity of the building may be questionable. However, it does lack sufficient integrity to be considered under Criterion C as an example of a rural school house and 19<sup>th</sup> century school architecture.

B11. Additional Resource Attributes: N/A

B12. References: See Report bibliography.

## BUILDING, STRUCTURE, AND OBJECT RECORD

### Location Map:





## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Sylvan Cemetery

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7401 Auburn Boulevard

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #):

\*P3a. Description:

The Sylvan Cemetery originated as a rural cemetery in 1862. It was located next to the Sylvan School just north of Auburn Road (now the intersection of Auburn Boulevard, Old Auburn Road, and Sylvan Road). The cemetery is laid out on a rectangular plan which now encompasses several acres. The cemetery has grown incrementally over the years with the earliest portion consisting of approximately 1/10<sup>th</sup> of an acre near the south end. This portion of the cemetery is characterized by relatively dense burials with many carved monuments, some of fairly elaborate design. There are a number of family plots associated with families that settled the Sylvan area. There also are a number of individual graves from the 19<sup>th</sup> century. The cemetery is relatively simple in arrangement and does not appear to have been designed based on any of the conventions of 19<sup>th</sup> century cemetery landscape design. Its rectilinear organization is similar to the burial grounds often associated with churches. The major landscape elements include mature trees and grave markers with occasional fenced plots. There are intersecting access roads through the newer portions of the cemetery. The present cemetery is fenced along Auburn Boulevard. This is a fairly recent addition necessitated by the increase of traffic along the street.

Prehistoric ☒ Historic ☐ Both

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P7. Owner and Address:

Sylvan Cemetery District  
7401 Auburn Boulevard  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*... July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: Sylvan Cemetery

\*NRHP Status Code:

B1. Historic Name: Same

B2. Common Name: Same

B3. Original Use: Cemetery

B4. Present Use: Cemetery

\*B5. Architectural Style: N/A

\*B6. Construction History: The cemetery began with a small set-aside of agricultural land next to the Sylvan School. It has since expanded through several land acquisitions.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: None

B9b. Builder: Unknown

\*B10. Significance: Theme: Civic Institutions

Period of Significance: 1850-1950

Property Type: Cemetery

Applicable Criteria: 1/A and 4/D

Cemeteries must meet special requirements for eligibility for the National Register. According to the National Register Bulletin 15, cemeteries are primarily places of recognition of family history and/or expressions of a collective religious or ethnic identity. In order to be eligible for listing a cemetery must embody values beyond personal or family-specific emotions. If a cemetery is nominated under Criterion A, B, or C, it must also meet Criterion consideration D.

It is possible that the early part of the cemetery may qualify for listing in the National or California Register. It is a pioneer cemetery associated with the founding and settlement of the Sylvan district. Many of the individuals buried there are associated with the early settlement of the district and/or with Sacramento County during the California gold rush. However, to rise above the level of association with personal and family value, the cemetery would need to be able to yield important information regarding the history and demography of the county in the 19<sup>th</sup> century. Further research is needed to establish boundaries for the historic cemetery and to determine the research potential offered by the graves and grave markers. As a pioneer cemetery it may also be eligible for listing as a Point of Historic Interest.

B11. Additional Resource Attributes: N/A

B12. References: See Report bibliography.

## BUILDING, STRUCTURE, AND OBJECT RECORD

Location Map:



Resource Identifier: Sylvan Cemetery

**X** Continuation ☐ Update



Figure 1 The historic part of the cemetery is characterized by family plots many of which are associated with pioneer families of the Sylvan district.



Figure 2 There are a small number of plots demarcated with fences.



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Friends Church

P1. Other Identifier: Pioneer Baptist Church

\*P2. Location: \*a. County Sacramento

b. Address: 7600 Old Auburn

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0170-006

\*P3a. Description:

The Church building that exists today is the result of two remodels, one in 1938 and one in 1953. It is a T-plan two-story building with a cross gable roof punctuated by a bell tower. A long gable roofed wing extends toward the street. The gable end is clipped and a single centrally placed Gothic window is centered of the front elevation of the wing. The side fenestration of this wing consists of ribbons of short Gothic windows. The entry is placed on the northeast side of the building. The lower bell tower was part of the original 1921 church. The cross gable wing is also a part of the original 1921 building which was oriented to the side of the lot and not toward the street, as is the present church. The cross gable roof is moderately sloped with wide overhangs supported on knee braces. An external chimney is located at the center of this elevation and pierces the gable at the ridge line. The fenestration on this wing consists of one-over-one double hung windows on the northeast elevation and of metal casements on the south southwest elevation. These may be a remnant of the 1938 remodel as this was a common type of window in that period. The top of the bell tower is hexagonal with a steeple roof. The building is clad with stucco.

\*P3b. Resource Attributes: HP16

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: 1953

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Pioneer Baptist Church  
7600 Old Auburn Rd  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: Friends Church

\*NRHP Status Code:

B1. Historic Name: Friends Church

B2. Common Name: Pioneer Baptist Church

B3. Original Use: Church

B4. Present Use: Church

\*B5. Architectural Style: Modern Neo- Gothic

\*B6. Construction History: The original 1921 church was distinctly Craftsman in style with a double front entries flanking the front elevation. In 1953 a major addition was made to the front elevation. A large gable roofed wing was added, extending the front of the church toward the road. The top of the bell tower was redesigned as a hexagonal with a steeple-like roof.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: Unknown

\*B10. Significance: Theme: Civic Institutions

Period of Significance: 1953 Property Type: Church

Applicable Criteria: A

The church building is eligible for listing in the California Register of Historical Resources under Criterion 1/A as the first church in the Sylvan/Citrus Heights area and as an example of an important period of growth and development in the history of Citrus Heights. It is also associated with the Citrus Heights citrus colony development as this is what brought several Quaker families to the area. Although the present appearance of the building differs considerably from that of the original church, the remodel, accomplished more than fifty years ago, is within the period in which the church was still in use by the Quaker community.

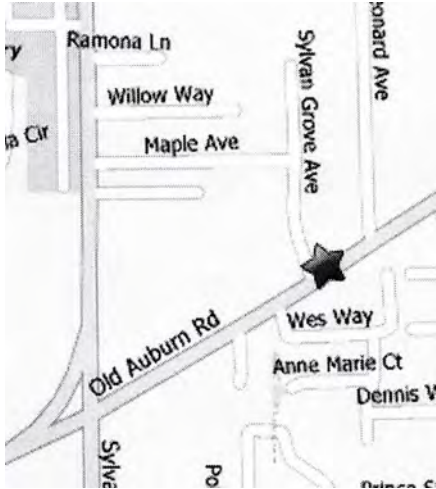
B11. Additional Resource Attributes: N/A

B12. References: See Report bibliography.



## BUILDING, STRUCTURE, AND OBJECT RECORD

### Location Map:



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Boy Scout Lodge/ Lion's Club

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7521 Community Center Drive

\*c. City: Sacramento Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #):

\*P3a. Description:

This is a rectangular plan building with a rear addition. The building is set on a concrete foundation and has a moderately sloped side gable roof. The roof has small eave and gable overhangs and is covered with composition shingle. Fenestration is set directly under the eaves and is symmetrically arranged. Windows appear to be six-light, but the majority are currently covered with plywood. Double entry doors are centered on the front façade. These are rustic wood plank with decorative forged hinges. The front entry is sheltered by a centrally located shed roof porch which is supported on wood posts. It is enclosed by a metal rail. The porch floor is concrete and is elevated. It is accessed on the side by a short stair and a handicap ramp. The building is clad with stucco. It is sited at the rear of a corner lot at Community Center Drive and Sylvan Road and has a gravel parking area in front and on the west side of the building.

\*P3b. Resource Attributes: HP 13

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front façade view north

\*P6. Date Constructed/Age: circa 1935

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
Lion's Club

\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \* 9-28-06

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: Boy Scout Lodge/Lion's Club

\*NRHP Status Code:

B1. Historic Name: Boy Scout Lodge

B2. Common Name:

B3. Original Use: Boy Scout meeting facility

B4. Present Use: Lion's Club meeting facility

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: Built in 1935. In the late 1940s the building was damaged by fire, but was repaired. Building was moved circa late 1940s to Community Drive..

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: none

B9b. Builder: Adolph Van Maren and Boy Scouts

\*B10. Significance: Theme: Citrus Heights Community Development/ Civic Institutions  
1935-1950  
Property Type: Community/Civic meeting facility  
Period of Significance:  
Applicable Criteria: 1/A and 3/C

The present day Lion's Club building was originally constructed as a Boy Scout Lodge on land donated by Adolph and Catherine Van Maren. It was located on a tributary to Cripple Creek that flowed through the Van Maren ranch. It was a wood frame building with a fireplace. The building was moved in the late 1940s following the sale of this portion of the Van Maren ranch. It was initially placed across the street from its current location and then moved to the corner lot at Community Center Drive and Sylvan Road. It was acquired by the Lion's Club who made a number of changes to the building. These include the addition of a shed roof rear kitchen and the concrete porch and entry stair. It is unclear at what point the building was clad with stucco and the fireplace removed. The fenestration and rustic front doors are original to the Boy Scout building.

From the 1920s until World War II the Boy Scouts often built lodges in local communities to serve as centers for meetings and activities. These varied in design and materials from one community to another and were usually built through a community effort. While there was no standard plan from which they were derived, these buildings were often single or double room shelters of a rustic appearance. Examples of this type of Scout Lodge also are found in the City of Sacramento and in Davis.

The building is significant in the history of Citrus Heights as an example of the civic and community institutions which were established in the rural pre-World War II Sylvan/Citrus Heights area. It also is associated with the Van Maren family, specifically Adolph Van Maren, who played a pivotal role in developing civic and educational institutions that served Citrus Heights and the surrounding area. However, the building has undergone substantial change since it was constructed. It has been moved from its original rural creek side location and is now sited on an urban lot along a major street. The building itself has been substantially altered with a rear addition, modern porch and stucco cladding. The windows and doors are the major elements of the building that date to the period of construction. According to James Van Maren, the Scout Lodge had a fireplace which is no longer in evidence on the exterior, although the firebox remains on the interior. The building has been substantially compromised in its integrity of design, materials and workmanship. Its location and setting are not original. The association and feeling of the building are affected by these factors. As a result of these changes the building is no longer a good example of a Boy Scout lodge built in the first part of the 20<sup>th</sup> century. Although the California Register does allow for moved buildings to remain eligible for listing, it requires that the buildings retain a high degree of architectural integrity and that their location and orientation be similar to that of their original siting. The Lion's Club building does not appear to meet this standard. It is not eligible for listing in the state register.

B11. Additional Resource Attributes: N/A

B12. References: Interview with James Van Maren, September 28, 2006.

## BUILDING, STRUCTURE, AND OBJECT RECORD

Remarks: N/A

**B14. Evaluator:** Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
956 Fremont Way  
Sacramento, CA 95818

**B 15. Date of Evaluation:** 9-28-06



(This space reserved for official comments.)

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 12 Mile House

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 5919 Auburn Boulevard

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 229 0041 010

\*P3a. Description:

This single-story building has a roof defined by two side-facing gables, one behind the other, which differ somewhat in width and pitch. The siding is predominately of horizontal boards. About a third of the front gable hangs over the front wall and extends nearly to the sidewalk. The overhang shelters the main entrance, a paneled door offset on the front elevation. To its left are two octagonal porthole windows. One similar window is on the right. Above is a neon sign with a martini glass and "12 Mile House" in raised script letters. Oversize bricks line the elevation below the sign. To the left is a flat-roofed addition (ca. 1947) constructed of ceramic tile blocks and faced in front with narrow, rough-surfaced bricks. The bricks continue along the the side of the addition in a sort of wainscot. On the other (northeast) side elevation the front part of the wall is faced in similar bricks and contains a band of glass bricks. To the rear three small extensions protrude from the wall. The smallest, toward the front, contains a bathroom. It has a gabled roof and a brick wainscot. The one to the right has another gable above a side door and a one-over-one window. The extension further right has a shed roof and what appears to be a band of boarded windows. In the rear of the building is an addition with an asymmetrical, rear-facing gable roof and porches on both sides. The building once had a front porch, which joined to the overhang to create a carport. It was removed around 1950. Major changes since 1950 are the application of the oversize bricks and

the addition of the octagonal windows (both ca. 1960). The building stands on a large, partly paved lot bordered by a chain link fence. A barn once stood nearby. The property's boundary is its current parcel.

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: HP 6

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: 1930

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Brent McCaleb Revocable Trust  
141 Water View Wy  
Folsom, CA 95630

\*P8. Recorded by:

Donal Napoli  
2002

Updated by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: 12 Mile House

\*NRHP Status Code:

B1. Historic Name: Same

B2. Common Name: Same

B3. Original Use: Bar

B4. Present Use: Bar

\*B5. Architectural Style: Vernacular

\*B6. Construction History: Constructed in the 1930s incorporating parts of a building on the site that dated from the 1870s. The front brick veneer and windows were added in the 1960s.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: Unknown

B9b. Builder: Unknown

\*B10. Significance: Theme: Commercial Development

Period of Significance: 1850-1950

Property Type:

Commercial Applicable Criteria: 1/A

The Twelve Mile House is significant in the commercial development of Citrus Heights as a rare example roadside architecture from before 1950. The name of the building dates back to the Gold Rush, when a structure on this site served as a stopping place for teamsters and other travelers. But in its present form the building appears to date from the 1920s or 1930s. During this period Auburn Boulevard was the town's main street and its primary link to Sacramento. It was also a segment of the Lincoln Highway, which stretched across the entire country. Some of the establishments on the road attracted both local residents and travelers. The most prominent in Citrus Heights was the Twelve Mile House, which contained a bar—converted to a soda parlor during Prohibition—and a restaurant. In the late 1930s James and Ann Devecchi operated the business. Sometime around World War II, perhaps to appeal to a growing clientele of airmen from McClellan Field, they decided to add a dance floor and turn the operation into a full-fledged night club. The business continued under other ownership until 1998. The building today remains much as it did in 1950. A front porch, which extended the overhang to provide a canopy, has been removed and brick facing and octagonal windows have been added. The overall form of the building remains, however, as does the large dance-floor addition. In comparison with other commercial structures in Citrus Heights, the Twelve Mile House is among the oldest. Because alterations have not significantly compromised its architectural integrity, the building retains its historical associations to the late 1940s and appears eligible for listing in the California Register of Historical Resources.

B11. Additional Resource Attributes: N/A

B12. References:



## BUILDING, STRUCTURE, AND OBJECT RECORD

Location Map:



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: San Juan High School

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7551 Greenback Lane

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 243-0170-006

\*P3a. Description:

The San Juan High School consists of several buildings. The primary building, sited along Greenback Lane, consists of two wings; a large two-story monolithically massed wing on the west side and a low, sleek east wing which houses the administrative spaces. The west wing is flat roofed with a small plain cornice along the top of the front and side elevations. It presents a blank face to the busy street with all fenestration reserved to the north side of the building which is oriented to the internal campus. The east wing which is one-story and flat roofed is fenestrated with metal frame casement windows on the west side of the main entrance and with metal frame clerestory awning windows on the east. Both groupings of fenestration exhibit corner windows, which are a hallmark of modernism. Introduced in the 1930s they were popularized by Frank Lloyd Wright and other modernist architects and were widely imitated. The entry to the administrative wing is deeply recessed into the front elevation wall of the one-story wing with curved walls flanking double metal entry doors. The entrance to the massive west wing is located at the corner of the building and also is deeply recessed. The corner overhang is supported on massive round columns.

\*P3b. Resource Attributes: HP 15

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: Circa 1930

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

San Juan School District  
7085 Auburn Boulevard  
Citrus Heights, CA 95621

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: San Juan High School

\*NRHP Status Code:

B1. Historic Name: San Juan High School

B2. Common Name: Same

B3. Original Use: Secondary School

B4. Present Use: Secondary School

\*B5. Architectural Style: Moderne

\*B6. Construction History: The original high school at this location was constructed in 1914. In the 1930s it was altered and added to through a series of projects.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: Office of the State Architect

B9b. Builder: Unknown

\*B10. Significance: Theme: Development of Citrus Heights; Civic Institutions

Period of Significance: Property

Type: School Applicable Criteria: A and C

San Juan High School was the first secondary school established in Citrus Heights and the northeast part of Sacramento County. The San Juan High School is an example of architectural Modernism with spar lines and minimalist decorative detail. It incorporates many of the signature features of the style including a flat roof, streamlined cornice detail, metal casement windows, especially those that wrap around the building corners, plainer surface, and rounded corners.

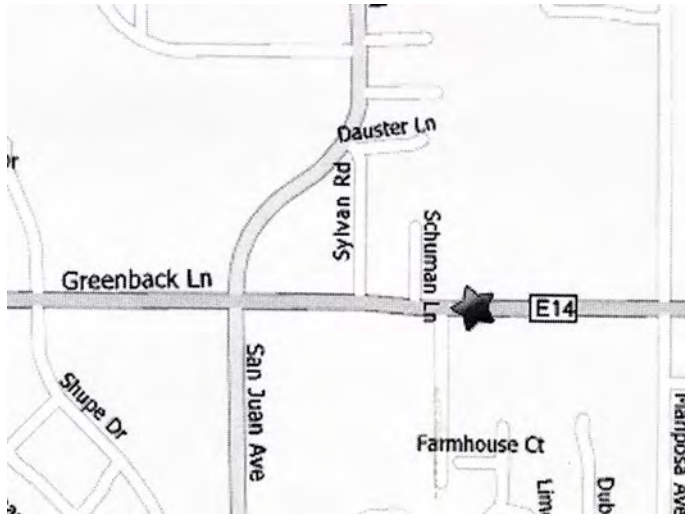
The San Juan High School is eligible for listing in the National Register of Historic Places and the California Register of Historical Resources as a key institution representing the growth and development of the area of Citrus Heights and as the first High School in the northeast county under Criterion 1/A. . The building is also a good example of its architectural style and building type and is one of the first secondary schools in the county to be built in this style. It would qualify for listing under Criterion 3/C.

B11. Additional Resource Attributes: N/A

B12. References: See Report bibliography.

## BUILDING, STRUCTURE, AND OBJECT RECORD

Location Map:



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7541 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7541 Old Auburn Road

\*c. City: Zip: 95610

d. UTM: N/A

e. USGS Quad: Citrus Heights T10N R6E MDM

\*f. Other Locational Data (APN #): 211-051-005

\*P3a. Description:

This is a wood framed one story residential structure. It is set on a concrete foundation and has a cross gable wood shingle hipped roof. The roof has small eave overhangs and the gable displays a plain fascia. Fenestration consists of double hung wood frame windows arranged singly. The windows have been enclosed with metal security bars. Cladding is novelty siding.

This is a simple Bungalow Style house. It is associated with the Trainor and Desmond Citrus Heights Tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5b. Description of Photo: south façade view north

\*P6. Date Constructed/Age: 1934

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded:\* July,-06

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7545 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7545 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0051-004

\*P3a. Description:

This wood-framed, one-story Bungalow Style residence has a concrete foundation, novelty siding, a composition shingle-surfaced cross-gabled roof, and an interior brick chimney. The gable ends include wooden louvered vents. The house has a large porch with a gable roof supported on plain corner posts. The porch is enclosed with a low wooden rail. Fenestration consists of wood sash double-hung windows. The house is a good, but simple example of a style of house that was very popular in California in the 1910-1920 period. The house is oriented with its side elevation to the street and facing the adjacent house.

The house is associated with the Trainor-Desmond Citrus Heights Tract. There are two houses on this same parcel, the other being 7541 Old Auburn Road.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P6. Date Constructed/Age: circa 1930  
☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
Estate of RR Rohland  
7545 Old Auburn Rd  
Citrus Heights, CA 95610

\*P8. Recorded by:  
PAR Environmental  
2001

Updated by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: July, 2006

P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐  
Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 6033 Mariposa Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 6033 Mariposa Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 243-0120-031

\*P3a. Description:

This 1920s Revival Style cottage has a cross gable roof and is clad with stucco. It is set far back from the road on one of the original Citrus Heights tract lots. This house may have been built by K. Gardner who owned two adjacent lots in this part of the subdivision from the late 1910s. The house is set far back from the road on a slight incline. The front of the property exhibits an impressive cobble retaining wall that extends up the driveway to the house.

This is a simple cottage with a somewhat rustic look. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Arthur Barnello  
6033 Mariposa Ave.  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Resource Identifier: 6033 Mariposa

**X** Continuation ☐ Update



Figure 1. This one of three cobblestone retaining walls found among the surviving homes in the Trainor and Desmond Citrus Heights Tract. These walls may have been modeled on the retaining wall that demarcated the Rusch House, one of the larger and more elegant properties in the district.



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7100 Mariposa Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7100 Mariposa

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0076-011

\*P3a. Description:

This is an L-plan house with a stepped back gable roof room on the west side. The house has a steeply pitched cross and multiple gable roof. The gables are trimmed with plain fascia and the roof is clad with composition shingle. On the front facing wing the primary gable is intersected on the west side by a smaller mirror gable which creates a cascading effect. Windows are horizontally emphasized sliders and are replacement. There is no porch, although the front gable may have originally covered a porch which is now enclosed. The front entry is on the side of the house, possibly an alteration. The house is set back from the road and is surrounded by mature trees.

This is a simple Revival Style cottage. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Carvella Clark  
7100 Mariposa Ave  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7300 Mariposa Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7300 Mariposa

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0061-021

\*P3a. Description:

This is an L-plan house with a steeply pitched cross gable roof. The gables are trimmed with plain fascia and the roof is clad with wood shingle. The front facing gable is clad with lap siding and has a centrally located multi-light double hung window. Lower story fenestration consists of double hung windows, except on the front gable wing where there is a horizontally emphasized, multi-light window. The entry door is glazed with multiple panes. There is a porch which extends the full-length of the front gable wing. It is covered by a shed roof supported on paired plain posts. The house is set back from the road and is surrounded by mature trees.

This is a simple Revival Style cottage with a somewhat rustic look. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P6. Date Constructed/Age: circa 1920  
☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
Jonathan Biederer  
9482 Alta Mesa Rd.  
Wilton, CA 95693

\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7305 Leonard

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7305 Leonard

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-211-0034-025

\*P3a. Description:

This is a classic Bungalow Style house built in the teens or 1920s. It has a front gable moderately sloped roof. The roof has eave and gable overhangs. A small louvered attic vent is centered on the gable. A full-length porch spans the front elevation. It is covered by a hip roof supported on battered columns set on brick piers. The porch has a closed rail. The entry is centered on the façade with a multi-light glazed door. Fenestration is double hung and symmetrically arranged. The house is clad with novelty siding.

The house is associated with the Trainor-Desmond Citrus Heights tract. It is unusual in its location off of the main thoroughfares of the time. Trainor and Desmond did not develop new streets as a part of their subdivision, locating lots so that they had a boundary on an existing road. This house, however, would have been located close to the center of its parcel, rather than adjacent to the street. Originally it must have been accessed by a private drive. The 1911 County Map does not show a road in the vicinity of Leonard, although by 1951 a public street exists..

\*P3b. Resource Attributes: HP2

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

James Dax Family Trust  
7319 Leonard Ave  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐

Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7599 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7599 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0061-021

\*P3a. Description:

This is an L-plan brick house with a steeply pitched cross gable roof. The gables are trimmed with plain fascia and the roof is clad with composition shingle. The front facing gable wing has a prominent canted bay window with a central fixed window and double hung side windows. A cut-in covered porch is tucked into the L and extends the full-length of the cross gable wall. The house is sited close to the road and is surrounded by a low cobble wall. The house is sited on a corner lot at the intersection of Old Auburn and Sylvan Grove.

The house is a simple Tudor Revival Style cottage. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
Rita Tae Perry Family Trust  
7599 Old Auburn Rd.  
Citrus Heights,, CA 95610

\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7601 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7601 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0490-056

\*P3a. Description:

This is an L-plan house with a moderately pitched hip and gable roof constructed circa 1930. The roof is Mission tile. A small breezeway connects the side of the house to a garage. The house is frame construction with stucco cladding. A concrete entry porch is tucked into the L and faces toward the driveway; a feature that indicates the growing importance of the family car by the 1930s. The porch is covered by a flat roof supported on a metal post. The windows are metal casement with a prominent corner window at the entry. The semi-attached garage is a gable roof building with stucco cladding. The house is set close to the road and is heavily landscaped.

This is a Mediterranean Style residence with a suggestion of Moderne style. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1930

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Emily Blake Revocable Trust  
7601 Old Auburn Rd  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7609 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7609 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0061-021

\*P3a. Description:

This is a rectangular plan cottage with a gambrel roof. There is a small front cross gable that probably originally covered an entry porch which has now been enclosed. This is a common cottage plan found in many plan books of the period. Original fenestration has been replaced with vinyl multi-pane windows. A brick exterior chimney is found on the side elevation. The house is clad with novelty siding tht was popular in the 1910s and 1920s. The house is set close to the road and is completely surrounded by a high wooden fence. It is surrounded by mature trees.

This is a simple cottage that is transitional between the common bungalow and revival style cottages. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P6. Date Constructed/Age: circa 1920  
☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
Wayne Murphy  
128 Creek Way  
Santa Rosa, CA 95403

\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7673 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7673 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0480-019

\*P3a. Description:

This is a rectangular plan house with a moderately pitched side gable roof. The roof has moderate eave overhangs and exposed rafter tails. The house has a centrally located entry door and an entry stoop. There is no porch. Windows are symmetrically arranged and consist of paired one-over-one double hung. Cladding is narrow lap siding. The house is set back from the road and is surrounded by mature trees.

This is a simple Bungalow Style cottage of very modest proportions. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Robin Demos  
7673 Old Auburn Rd  
Citrus Heights, CA 95610

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7681 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7681 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0480-030

\*P3a. Description:

This is an L-plan house with a moderately pitched double front gable roof. The gables are supported on extended purlins and have small louvered attic vents just below the ridge. The front gable has a slide which covers a small porch with arched openings. The front facing gable wing has paired double hung windows that are located slightly off-center. Other front fenestration consists of a large window on the principal façade which is obscured by a dark shade screen. The house is clad with novelty siding. The house is set close to the road.

This is a simple Bungalow Style house. It is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

☐ Prehistoric ☒ Historic ☐ Both

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P7. Owner and Address:

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7716 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7716 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0061-001

\*P3a. Description:

This is a vernacular house with some references to the Bungalow Style in the roof line and upper story. It is a two-story rectangular plan building with a projecting front vestibule located in the center of the front elevation. This front vestibule may have originally been a porch, but it may also have been a part of the original design. It is rectangular in form with a shed roof and screened, unglazed window openings. Fenestration consists of one-over-one double hung windows with very small single windows on the second story. The house is clad with clapboard. It is set well back from the road on a corner lot ( at Mariposa) and is surrounded by a large parcel that continues to convey the rural and agricultural origins of the property. It appears to be in poor condition and may be unoccupied.

This house, built in the teens or 1920s, has the appearance and setting of a farm house from an earlier era. The house is associated with the Trainor-Desmond Citrus Heights tract and may be the best surviving example of this era of residential development in Citrus Heights..

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

James Wheeler  
PO Box 1226  
Citrus Heights, CA 95611

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):



## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7723 Old Auburn Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7723 Old Auburn Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 224-0082-005

\*P3a. Description:

This is a rectangular plan Bungalow with a moderately sloping side gable roof. The roof extends in the front to cover a full-length porch. The porch roof is supported on replacement posts and has a low replacement rail fence. A central entry door is flanked on both sides with double hung windows. Two other double hung windows are located symmetrically on the front elevation. The house is clad with clapboard siding. The house is set back from the road and is surrounded by mature trees, including a large palm tree.

This is a Bungalow Style residence which exemplifies many of the characteristics of the style. The house is associated with the Trainor-Desmond Citrus Heights tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: circa 1920

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



☐ Prehistoric ☒ Historic ☐ Both  
\*P7. Owner and Address:

OA Properties  
8940 Wagon Way  
Granite Bay, CA 95746

\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \*July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):

## PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 7024 Sylvan Road

P1. Other Identifier:

\*P2. .Location: \*a. County Sacramento

b. Address: 7024 Sylvan Road

\*c. City: Citrus Heights Zip: 95621

d. UTM: N/A

e. USGS Quad: Citrus Heights Quadrangle T9N R6E and T10N R6E

\*f. Other Locational Data (APN #): 211-0210-014

\*P3a. Description:

This one-story Tudor Style residence has a concrete foundation, stuccoed wall surfacing, Spanish clay tile-surfaced cross gabled roofing, and a stone exterior fireplace on the south side. The front-facing gable end is flared at the north side, forming a "cat-slide, a common decorative detail on this type of house. The main window type on the house is metal sash and casement. The front of the house includes a metal sash, multi-paned round window near the entry. Hip-roofed dormers are at the west and south sides.

The house was built in 1941. It is constructed on land that was within the Trainor-Desmond Citrus Heights tract and may have been sited on lot latter subdivided within that tract.

\*P3b. Resource Attributes: HP2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5b. Description of Photo: Front elevation

\*P6. Date Constructed/Age: Circa 1930

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

\*P8. Recorded by:

PAR Environmental  
2001

Updated by:

Carol Roland  
Roland-Nawi Associates  
956 Fremont Way  
Sacramento, CA 95818

\*P9. Date Recorded: \* July, 2006

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):