

7 HISTORICAL AND CULTURAL RESOURCES

7.1 INTRODUCTION

This chapter discusses the historical and cultural resources found within the planning area and describes the regulations that affect cultural resources in Citrus Heights.

7.2 REGULATORY SETTING

FEDERAL

AMERICAN INDIAN RELIGIOUS FREEDOM ACT

The American Indian Religious Freedom Act recognizes that Native American religious practices, sacred sites, and sacred objects have not been properly protected under other statutes. It establishes as national policy that traditional practices and beliefs, sites (including right of access), and the use of sacred objects shall be protected and preserved.

NATIONAL HISTORIC PRESERVATION ACT AND NEPA

Most applicable federal regulations concerning cultural resources have been established to comply with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) of 1966, as amended. The NHPA established guidelines to “preserve important historic, cultural, and natural aspects of our national heritage, and to maintain, wherever possible, an environment that supports diversity and a variety of individual choice.” The NHPA includes regulations specifically for federal land-holding agencies, but also includes regulations (Section 106) which pertain to all projects that are funded, permitted, or approved by any federal agency and which have the potential to affect cultural resources. All projects that are subject to NEPA are also subject to compliance with Section 106 of the NHPA and the NEPA requirements concerning cultural resources. Provisions of NHPA establish a National Register of Historic Places (The National Register) maintained by the National Park Service, the Advisory Councils on Historic Preservation, State Historic Preservation Offices, and grants-in-aid programs.

OTHER FEDERAL LEGISLATION

Historic preservation legislation was initiated by the Antiquities Act of 1966, which aimed to protect important historic and archaeological sites. It established a system of permits for conducting archaeological studies on federal land, as well as setting penalties for noncompliance. This permit process controls the disturbance of archaeological sites on federal land. New permits are currently issued under the Archeological Resources Protection Act (ARPA) of 1979. The purpose of ARPA is to enhance preservation and protection of

archaeological resources on public and Native American lands. The Historic Sites Act of 1935 declared that it is national policy to “Preserve for public use historic sites, buildings, and objects of national significance.”

STATE

CALIFORNIA REGISTER OF HISTORIC RESOURCES

California State law also provides for the protection of cultural resources by requiring evaluations of the significance of prehistoric and historic resources identified in California Environmental Quality Act (CEQA) documents. Under CEQA, a cultural resource is considered an important historical resource if it meets any of the criteria found in Section 15064.5(a) of the CEQA Guidelines. Criteria identified in the CEQA Guidelines are similar to those described under the NHPA. The State Historic Preservation Office (SHPO) maintains the California Register of Historic Resources (CRHR). Historic properties listed, or formally designated for eligibility to be listed, on the National Register are automatically listed on the CRHR. State Landmarks and Points of Interest are also automatically listed. The CRHR can also include properties designated under local preservation ordinances or identified through local historical resource surveys.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA requires that lead agencies determine whether projects may have a significant effect on archaeological, paleontological and historical resources. This determination applies to those resources which meet significance criteria qualifying them as “unique,” “important,” listed on CRHR, or eligible for listing on the CRHR. If the agency determines that a project may have a significant effect on a significant resource, the project is determined to have a significant effect on the environment, and these effects must be addressed. If a cultural resource is found not to be significant or unique under the qualifying criteria, it need not be considered further in the planning process.

CEQA emphasizes avoidance of archaeological and historical resources as the preferred means of reducing potential significant environmental effects resulting from projects. If avoidance is not feasible, an excavation program or some other form of mitigation must be developed to mitigate the impacts. In order to adequately address the level of potential impacts, and thereby design appropriate mitigation measures, the significance and nature of the cultural resources must be determined. The following are steps typically taken to assess and mitigate potential impacts to cultural resources for the purposes of CEQA:

- ▶ Identify cultural resources,
- ▶ Evaluate the significance of the cultural resources found,
- ▶ Evaluate the effects of the project on cultural resources, and

- ▶ Develop and implement measures to mitigate the effects of the project on cultural resources that would be significantly affected.

STATE LAWS PERTAINING TO HUMAN REMAINS

Section 7050.5 of the California Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission. CEQA Guidelines (Section 15064.5) specify the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the Native American Heritage Commission.

REGIONAL/LOCAL

CITY OF CITRUS HEIGHTS MUNICIPAL CODE

Citrus Heights's Municipal Code established a History and Cultural Arts Commission in 2002. The commission is charged to assist in the preservation of the City's historic resources and landmarks as well as the promotion of cultural art activities and programs throughout the community. In addition, the code established the commission with the duty of completing a comprehensive historic resources inventory and maintaining a historic register, developing a historic preservation ordinance, designating historical landmarks, preserving and protecting the historical landmarks and artifacts in the city, and implementing general plan policies that relate to historic preservation.

7.3 HISTORY OF CITRUS HEIGHTS

Throughout most of the Spanish-Mexican period of the growth of California (1542–1848), settlement was limited to a narrow coastal strip along El Camino Real, with only a few isolated frontier outposts of civilization. One of these outposts was the vast estate of John Augustus Sutter, a German-Swiss immigrant, who was granted 11 square leagues of land in the Sacramento Valley under the condition that he settled 12 other families on the land. One of these Mexican land sub-grants was the Rancho Del San Juan, an approximately 20,000 acre tract of rich farm land originally granted in 1844. This sub-grant included present-day Citrus Heights.

The Treaty of Guadalupe Hildago of February 1848 officially ended the Mexican War (1846–1848) and California was ceded to the United States. The discovery of gold and the rush of 1849 which followed saw the population of the new territory increase from roughly 10,000 in 1848 to approximately 50,000 at the end of 1849. In September of 1850, California pressed the United States government for admittance into the union and became the 31st state. California's Mexican land grant parcels were then divided up into a smaller American county-township system, with Sacramento County being one of California's original 27 counties. Townships were

established throughout the county, with present-day Citrus Heights becoming a part of Sacramento County's Central Township. There were no settlements, few inhabitants, and no roads in Central Township when it was initially established.

Central Township's isolation ended abruptly in 1850 when a new shortened road to Auburn knifed its way diagonally through the Township following along present-day Auburn Boulevard to Sylvan Corners, where it veered off in a northerly direction along today's Old Auburn Road. From early spring to late fall, heavily loaded freight wagons traversed this dusty road bound for Auburn, leading to a number of way stations along the route for teamsters to stop for a good night's sleep.

Early pioneer settlers in the Central Township established their ranches in the late 1850s along Old Auburn Road. As a rule, each pioneer family settled on a quarter section (160 acres) of land, built a house and a barn, dug a well, and set about clearing the land for farming. Because the land had to be cleared of native oak trees, many of the early settlers earned their income selling cords of firewood to nearby Sacramento. Early farmers sold their wheat crops to flouring mills, while hay and barley were grown mostly for use as food for their livestock.

A schoolhouse was built in 1862, spurred on by W. A. Thomas' conviction that Citrus Heights housed enough children to justify a school district. Mr. Thomas donated five acres of land on the northwest corner of Sylvan Corners, and deemed it Sylvan School. Once completed, it became the educational, civic, social, and religious center of the community. Community parties and church services were held in the small, one-room building, as well as daily classes. In 1864, the County Board of Supervisors approved a petition by local farmers to provide an access road from Old Auburn Road to the eastern part of the district, which has since been known as "Greenback Lane." In January 1863, ground was broken for the Central Pacific Railroad, and a year later the railroad passed through the Central Township. The completion of the railroad through the area brought an influx of settlers and increased exportation of agricultural crops by local farmers. Continued in-migration of settlers led to the need for a second grammar school, the San Juan School, south of Winding Way.

Among the newcomers of the 1860s and 70s was Cornelius Donahue, who established a ranch near Citrus Heights in 1863, then expanded it in 1872 to include the lands that now house Sunrise Mall and Birdcage Center. Peter Van Maren, an early settler who was a leading agriculturalist in the region, maintained a vast estate of nearly 1,000 acres by 1875. In 1910, the quiet pastoral life of the rural Sylvan district underwent a marked change when the real estate firm Trainor and Desmond bought up large tracts of idle land and subdivided them into 10-acre lots. As a promotional ploy to attract buyers, the firm replaced the name Sylvan with the more "euphonious" sounding name of Citrus Heights, and it has remained so.

Irrigation water, provided originally (1911) by the Citrus Heights Water Takers Association and distributed by the North Fork Ditch Company, transformed the rural grain farms into the present active community. Further impetus

to the urbanization of Citrus Heights occurred in 1912 with the construction of the state highway system and Highway 40, the predecessor to today's Interstate 80. Highway 40 originated in San Francisco and followed a northeasterly route toward Sacramento, and on along Auburn Road to Roseville. As early as 1914, the Golden Eagle-Barker Stage line offered passenger bus service from Roseville to Sacramento, via Citrus Heights.

Adolph Van Maren, successor to his father Peter Van Maren, played a leading role in community development for many years. He served on the San Juan School Board, and contributed to the development of the San Juan High School in 1915. The present site of the Citrus Heights Community Club House on Sylvan Road is on land donated by Van Maren, while the actual building is the old Sylvan School House, which was moved to the site after a new school facility was built in 1927. The increase in both resident population and visitors traveling on the new state highway led to increased business opportunities. William Cobb established a store and service station opposite the school, and Mr. Alexandra established the Cripple Creek Service Station and Auto Camp further up on Auburn Boulevard.

A volunteer fire-fighting group was organized in 1934, and later in 1935 the Citrus Heights Fire District, Inc. was born. One of the most fondly remembered community activities was the annual "Road Days," sponsored by the Community Club. Began in 1924, almost all of the township's 200 families came out to help patch holes in country roads, clean drainage ditches, plant trees on school grounds, and lay sidewalks. Although the first small library facility in Citrus Heights was run out of a private home with an inventory of 50 books in 1908, the community built a new library building at the corner of Auburn Boulevard and Sylvan Road in 1930. The year 1932, during the Great Depression, saw the end of Citrus Heights' attempts at fruit farming, as a winter freeze destroyed most of the working orchards.

A substantial influx of newcomers following the end of World War II put a severe strain on Citrus Heights' limited water supply. New subdivisions of 1, 2, and 5-acre lots were creating increasing needs for the provision of public facilities to new families seeking a rural town. In 1947, Citrus Heights obtained its own post office. New businesses continued to appear to accommodate the growing population, along Auburn Boulevard, Mariposa Avenue, and Greenback Lane. The San Juan Unified School District saw phenomenal growth and completed the decade with eight elementary schools and one high school. Around this time, Mrs. Eugene Desimone organized the Citrus Heights Ladies in White as an emergency rescue unit of 50 members, each holding advanced first-aid cards and required to respond 24 hours a day. The advent of professional ambulance service in 1983 led to the group's disbandment.

By 1960, the population of "rural" Citrus Heights had reached 22,600. Auburn Boulevard continued to serve as the community's "main street," spurred by the construction of the Grand Oaks Plaza (1960), one of the first enclosed malls in the country. Later, significant commercial development, including Sunrise Mall, Birdcage

Walk, Fountain Square, and Sunrise Village, shifted the commercial focus southward toward Greenback Lane. During this time, the rocket motor manufacturing plant Aerojet General was booming; employing over 19,000 people at its peak during the early 1960's, after which it saw a steady decline to under 4,000 in 1977. The plant attracted new residents to Citrus Heights, developing a more professional and scientific demographic.

In 1970, ground was broken for the giant Sunrise Mall, spurring a great deal of new growth in the Sunrise Boulevard-Greenback Lane area. By 1975, there were 101 shops, anchored by four department stores, employing 2,500 employees. Then in 1976, across Sunrise Boulevard from the Mall, rose Birdcage Walk, a collection of shops and businesses laid out along a park-like walkway. The two shopping centers spurred the construction of hundreds of businesses in the surrounding area. Sunrise Village, the third of the City's "Big Three" retail centers, began construction around 1976 as well. The Village, located at the intersection of Sunrise Boulevard and Madison Avenue, added approximately 40,000 square feet of retail space in the 1980s. Radiating outward from the Sunrise and Greenback commercial corridors were large office buildings and new apartment house complexes and housing tracts, the bulk of which were built during the 1970s and 1980s.

In 1974, a Community Planning Advisory Council was formed to update the Community Plan and provide for orderly growth of the area. The objective of the updated Community Plan was to provide a balance of land uses which were "mutually compatible, functional, healthful, and aesthetically pleasing." It was decided the solution to achieving orderly and efficient development, circulation, and public facilities was incorporation, rather than annexation into the City of Sacramento. That same year, voters affirmed their position with an overwhelming defeat to consolidate with the capital city.

The incorporation movement experienced a number of defeats throughout the 1970s and 1980s, attributable primarily to opposition by the County Board of Supervisors. During this time, the Citrus Heights Community Council, an advisory body to the County Board, fought for increased land use controls and public services. The community's population was spiraling upward, and quickly developing the last of the area's rural properties. The County seemed unable to resolve growing problems resulting from increased urban growth, particularly the number of County Deputy Sheriffs needed to combat the community's car thefts, residential burglaries, and vandalism. Finally, the voters approved the incorporation on November 5, 1996. On January 1, 1997, the community of Citrus Heights became the City of Citrus Heights.

7.4 EXISTING CONDITIONS

PREHISTORIC RESOURCES

Before Euro-American people began to settle California in relatively large numbers during the mid-1800s, the Sacramento region was inhabited by two Native American ethnic groups: the Plains Miwok and the Valley

Nisenan (Maidu). The basic political unit within both the Plains Miwok and Valley Nisenan cultures was the “triblet,” consisting of one primary and several satellite villages. Those peoples established village sites and seasonal camps adjacent to rivers and various other wetlands, using the nearby riparian resources during hunting and gathering activities.

A Historical and Archeological Resources Record Search conducted by the North Central Information Center found a small prehistoric village or campsite along Cripple Creek which included a variety of stone artifacts (in addition to some square nails from historic times).

Other sites have been found along Arcade Creek, containing small scatters of flake material chert-like in character. The flake scatters appeared to be surface remains where tools were sharpened or manufactured to support hunting activities. Evidence indicates that these sites were transient, although it also indicates that more permanent villages were located in the vicinity.

An additional complex of sites inhabited by the indigenous people of the area is the Indian Stone Corral, located just east of the city limits. This complex is thought by many archeologists to represent a major ceremonial site for the Valley Nisenan people. Unique features as well as middens, artifacts and house pits typical of Valley Nisenan sites have been recorded at the Indian Stone Corral.

The Historical and Archeological Resources Record Search conducted by the North Central Information Center was simply a search of previously-recorded sites, typically analyzed through surface reconnaissance. As ground-breaking occurs for new development projects, particularly near Arcade and Cripple Creeks, caution should be used in identifying potential buried, subsurface historic or prehistoric remains.

HISTORIC RESOURCES

In December of 1998, a Historic and Archeological Resources Record Search was conducted by the North Central Information Center at California State University, Sacramento. Previous historic and archeological investigations were analyzed for resource sites located within the city limits. Archival information, historic journals and maps, historical property listings, and Environmental Impact Reports were also used to gather information on historical and cultural resources within the City.

In 2001, a limited cultural resources survey was performed in the immediate vicinity of Sylvan Corners. This survey was conducted in conjunction with a road improvement project and was undertaken to fulfill federally mandated NHPA Section 106 requirements.

In 2002, the City of Citrus Height hired a professional historical consultant to conduct a survey of known historic sites. The consultant prepared DPR 523 Historical Resource Survey forms for these properties that provided

historical background, details architectural descriptions of the properties and evaluation of their significance and potential for listing in the national and/or state historic registers.

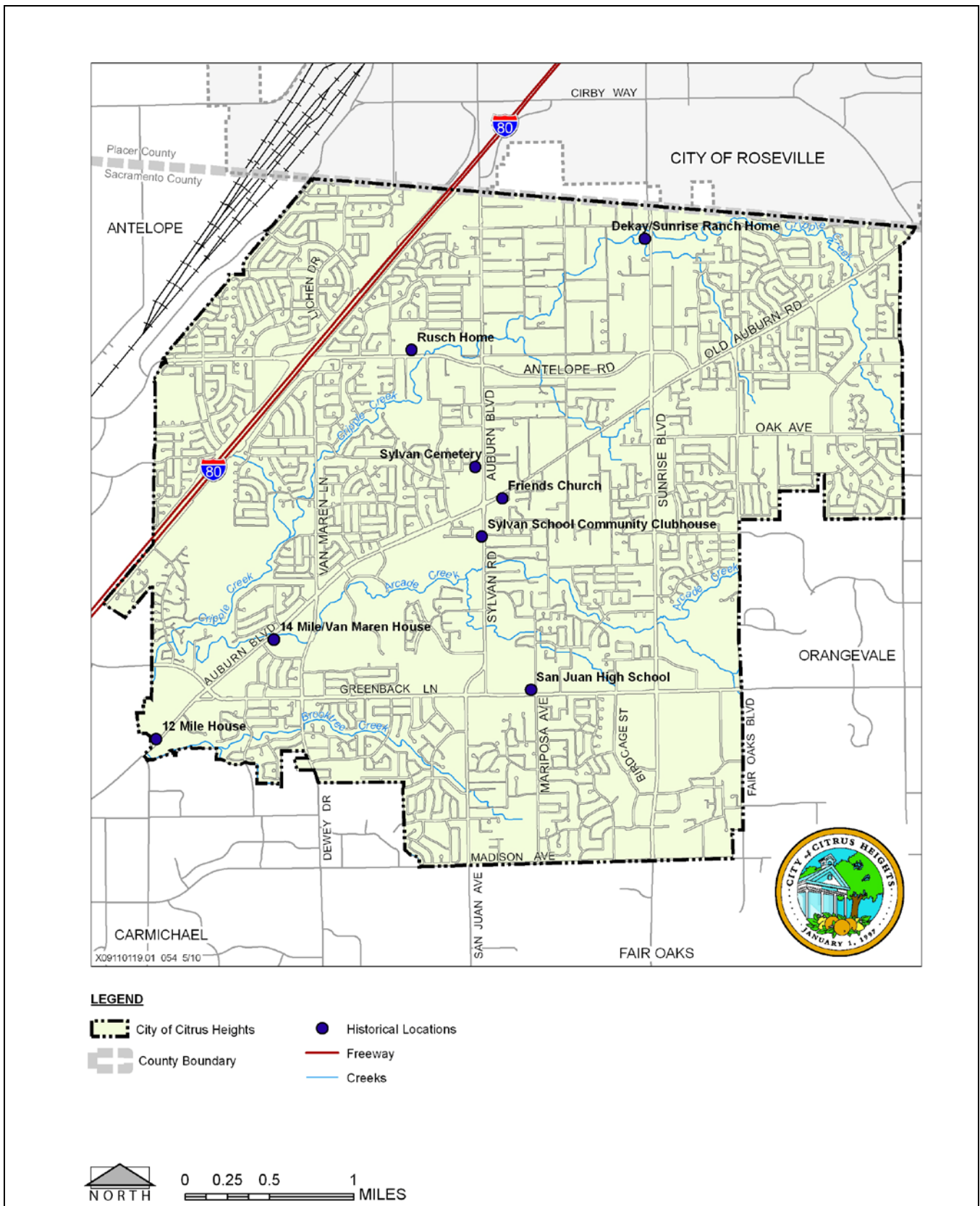
In May, 2006, the City engaged Roland Nawi Associates: Preservation Consultants to prepare a Historical Resources Survey. This survey discussed the general history of the development of the Citrus Heights area that places its historic resources within the context of major events and changing patterns of socio-economic development. The survey also identifies important themes and patterns in the City's history and identifies the resources that are directly associated with them. Finally, the survey included the DPR 523 forms for all notable historic resources. To support this survey, a field inspection was completed to determine if any significant changes had taken place to the previously identified resources. In addition, a reconnaissance survey was conducted to ascertain if there were resources which may have been previously overlooked. Several houses associated with the Trainor and Desmond Citrus Heights tracts were newly identified and recorded on DPR 523 forms.

Unfortunately, most of the City's historical resources no longer exist. As urbanization occurred throughout the 20th century, the majority of older structures were demolished to make room for new development. However, there are a few noteworthy historical remnants. Each historical resource is described below, with its location illustrated in Figure 7-1.

19TH CENTURY THEMED RESOURCES

14 Mile/Van Maren House

In 1851, the original 14 Mile House was constructed as a way station for teamsters hauling supplies to country mining camps. These types of early roadhouses were most often two-story frame and clapboard buildings built lengthwise to the road, with a long porch across the front. The men's bar room was located just off the front porch, and a large barn for teamster animals was usually located directly across the road. Adolph and Catherine Van Maren later acquired the home, and renovated the exterior in 1920 as a wedding gift to son Guy Van Maren and wife Iva. Their great-grandson now lives with his family in the home that was originally the old 14 Mile House, at 6540 Auburn Boulevard. The historic survey evaluation of 2002 suggests that this may be the oldest wood frame building in Sacramento County. The 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. The area in the immediate vicinity of the house has potential for deposits associated with the 1850's road house.



Citrus Heights Historical Resources

Figure 7-1

Rusch Home

The old Rusch Home, located at 7301 Antelope Road in the northwest section of Rusch Park, belonged to Citrus Heights pioneers Fred and Julia Rusch. The homesite dates back to 1885 when their grandparents, Fred and Julia Volle, settled as cattle ranchers. The Rusch Home that stands today was built in 1914 after a fire destroyed the original sod-roofed home. The new home was a single-story structure of wood lap siding, with a large covered porch and a cedar shingle roof. In 1950, the land was donated to the community, leading to the eventual creation of the Sunrise Recreation and Park District. The Rusch Home and its surrounding two-acre botanical garden, along with the original 15-acre park donation, have become the core of today's Rusch Park. The Rusch's life-long home is now listed with the State Office of Historic Preservation as a California Point of Historical Interest (SAC-012).

Dekay/Sunrise Ranch Home

The Sunrise Ranch Home was originally constructed in 1868, when widow Jane Pitcher and her eight children took up 650 acres east of Sylvan, near the Placer-Sacramento County line. Jane Pitcher named her property "Sunrise Ranch," after which today's busy Sunrise Boulevard is named. According to the Historical Society, the residence remains in use today by the Kniesel family. Although it is one of the oldest residential structures in the area, the building has been substantially altered and is not eligible for listing in the California Register of Historical Resources or the National Register of Historic Places due to a lack of historical integrity.

Sylvan School/Citrus Heights Community Club

The old Sylvan School was initially constructed in 1862 as a clapboard structure, painted white with green shutters covering its eight windows. The interior consisted of a single classroom, and two small broom or hat halls. In addition to creating an educational center for the community, the Sylvan School House also functioned as a civic, social, and religious center; the School House held church services, dancing parties, and local voting discussions. In the fall of 1927, the Citrus Heights Community Club led the community's efforts to construct expanded school facilities. The Old Sylvan School House was moved from Sylvan Corners to a half-acre site at 6921 Sylvan Road, donated by Adolph Van Maren. The historic old building, although modified, remains in use today as a community meeting hall, the Citrus Heights Community Club House. The integrity of the building makes the listing in the California Register questionable.

Sylvan Cemetery

Land for the Sylvan Cemetery was donated to the community in 1862 by early settler Daniel Lewis. The Cemetery, located adjacent to the original Sylvan School site, first broke ground in 1864 for the body of James Horton. The young settler was said to have gone to California to seek his fortune in gold, but poisoned himself because of an eye ailment that was causing blindness. Since 1862, the Sylvan Cemetery has been enlarged many

times and now encompasses 18 acres. Cemeteries must meet special requirement for eligibility for the National Register. This would take require careful and detailed research in the cemetery record and other related resources.

20TH CENTURY THEMED RESOURCES

San Juan High School

San Juan 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. 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.

Friends Church

The Friends Church was constructed in 1921. It was the first church built within the Sylvan district/Citrus Heights. A small group 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. The church was remodeled in 1938 and again in 1953. Even though the 1953 remodel retained a large part of the 1921 church, it resulted in a very different appearance. 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 Friends community and is eligible for listing in the California Register of Historical Resources.

12 Mile House

The original 12 Mile House was also constructed in the 1800's as a teamster way station. It was located on the south bed of Cripple Creek near present-day DeVechi Road, where a low spot in the water course allowed wagons to cross. However, in the 1920's Auburn Road was expanded to accommodate increased traffic and the 12 Mile House was rebuilt. The new 12 Mile House, located at the extreme south-west edge of the community on Auburn Boulevard, was built originally as a bar and operated that way until 1998. The building today remains much as it did in 1950 and is among one of the oldest commercial structures in Citrus Heights. 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.

Additional Information

The Office of Historical Preservation also has the four Sacramento County Fire Protection District Stations in Citrus Heights (#s 21, 23, 27, and 28) listed in its Historic Property Data File. However, these properties have not yet been evaluated for potential eligibility or local interest.

7.5 REFERENCES

City of Citrus Heights, February 2002. Historical and Cultural Resources Element of the City of Citrus Heights General Plan Background Report. Originally adopted November 2000. Citrus Heights, CA.

Historical Resources Survey, Prepared for the City of Citrus Heights by Carol Roland, PHD and Roland Nawi Associates, November 2006.

Table of Contents

7	Historical and Cultural Resources	7-1
7.1	Introduction	7-1
7.2	Regulatory Setting	7-1
7.3	History of Citrus Heights	7-3
7.4	Existing Conditions	7-6
7.5	REFERENCES	7-12

Exhibits

Citrus Heights Historical Resources	Figure 7-1	7-9
-------------------------------------	------------	-----

Tables

No table of contents entries found.

Acronyms

National Environmental Policy Act (NEPA)
National Historic Preservation Act (NHPA)
Archeological Resources Protection Act (ARPA)
California Environmental Quality Act (CEQA)
State Historic Preservation Office (SHPO)
California Register of Historic Resources (CRHR)

Citations

Sections/Chapter

Appendices

Impacts

No table of contents entries found.

Mitigation Measures

No table of contents entries found.

Miscellaneous