

DILLARD RANCH CONCEPTUAL MASTER PLAN HISTORIC AND CULTURAL RESOURCES REPORT

WILTON, SACRAMENTO COUNTY, CALIFORNIA
[19374]

PREPARED FOR SACRAMENTO COUNTY PARKS
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DRAFT



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I. INTRODUCTION

This site inventory and evaluation report has been prepared as a part of the Dillard Ranch Conceptual Master Plan for Sacramento County Parks. Dillard Ranch, at 9857 Dillard Road, is located at the southwestern corner of Dillard Road and Wilton Road in Wilton, Sacramento County, California. Dillard Ranch is located in an unincorporated area of the county and is comprised of four contiguous parcels, covering a total of roughly 97 acres. Assessor Parcel Numbers (APN) include: 136-0030-001, 136-0030-012, 136-0030-014, and 136-0030-015. The property is zoned A-10 (Agricultural Holding Zone) and has a General Plan designation as Agricultural-Residential. The Community Plan Land Use designation is AR-5.

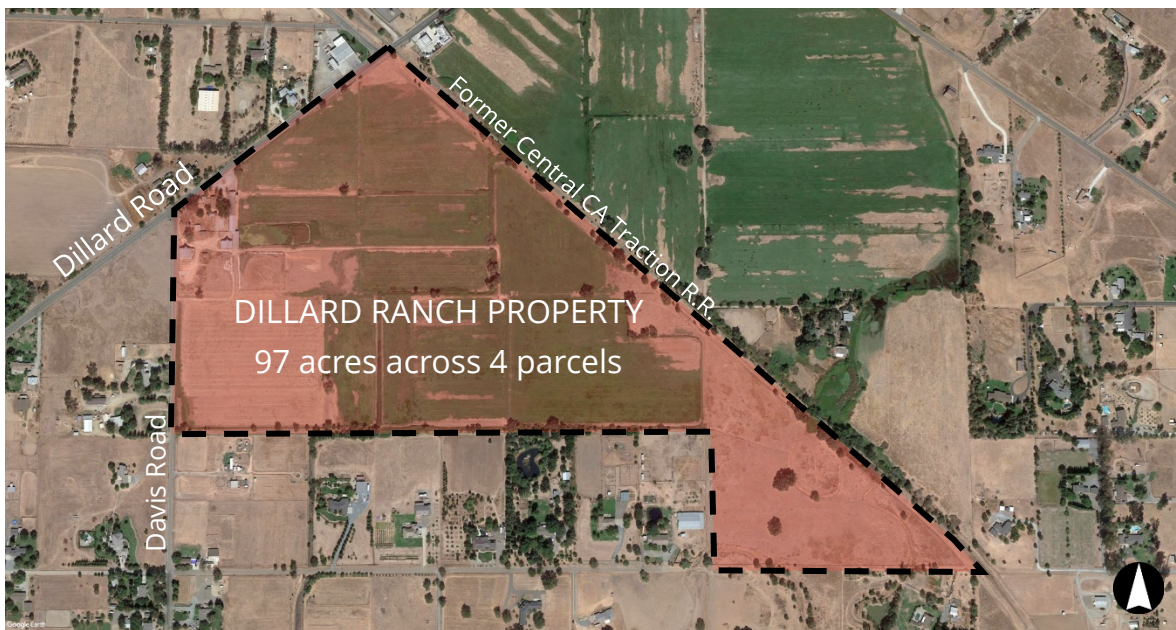


Figure 1: Satellite imagery of Dillard Ranch Property. Source: Google Earth Pro, 2020. Edited by Page & Turnbull.

The property is currently in use as a working ranch and contains 11 built resources including a single-family residence (ranch house), two hay barns, a dairy barn, and several ancillary buildings. Prior to the Elk Grove Community Services District's acquisition of the property in 2006, it operated for ranching and dairy purposes and was associated with the Dillard family for the majority of its history. Since 2006, the property has been used for grazing cattle and growing hay.

METHODOLOGY

This report is based on a standard outline provided by for Historic Resource Evaluation (HRE) reports, and provides a summary of the current historic status, building descriptions, and historic context for the property at 9857 Dillard Road in Wilton, Sacramento County, California. Page & Turnbull prepared this report using research collected from various local and online repositories, including materials provided by Sacramento County Parks. Key primary sources consulted and cited in this report include USGS topographic maps, historical aerial photography, historic newspapers, and census data. Page & Turnbull also reviewed previous reports prepared for agricultural properties in Sacramento County in studying historic contexts, including the Elk Grove Historic Context Statement and Survey Report, a 2016 property assessment provided by Sacramento County Parks, and additional property documentation shared by Sacramento County Parks. Page & Turnbull staff conducted a site visit to Dillard Ranch on November 2, 2019 and April 7, 2021. All photographs within this report were taken at these times, unless otherwise noted.

SUMMARY OF FINDINGS

The Dillard Ranch property appears be individually eligible for listing in the California Register of Historical Resources under Criterion 1 for its significant association to patterns of agricultural history in Wilton, Sacramento County; under Criterion 2 for its association to the significant contributions to the community made by original owners Columbus and Mary Dillard; and, under Criterion 3 as a property that embodies the distinct characteristics of a ranch in Wilton, Sacramento County, California. The ranch house, garage, granary, and hay barns retain sufficient evidence of their historic design, use, and association with the ranch's early operations to support the property's eligibility. Additional buildings within the property appear to have been built after the ranch's early period of grain cultivation ended and are not contributory to property's significance.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the built resources at Dillard Ranch.

National Register of Historic Places/California Register of Historical Resources

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The subject property is not currently listed in the National Register or the California Register.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).¹ Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The subject property is not currently listed in the BERD database for Sacramento County with a status code. The most recent update to the BERD database was in March 2020.

¹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Sacramento County, updated March 2020.

III. ARCHITECTURAL DESCRIPTION

Dillard Ranch is an approximately 97-acre agricultural property located at the southeast corner of Dillard and Davis roads in Wilton, California. The ranch consists primarily of open land that is currently leased by the County for grazing. Built resources on the property are concentrated at the northwestern corner of the ranch, embracing the intersection of Dillard and Davis roads. In total, the building cluster includes 11 buildings, a retention pond, and two cattle corrals. The resources on the property were originally constructed between ca. 1899 and ca. 1964 and are components of agricultural and domestic features systems that supported the grain cultivation (1899 – ca. 1930) and dairy (ca. 1930- ca. 2001) operations at Dillard Ranch. In recent years the ranch has been leased for cattle grazing.

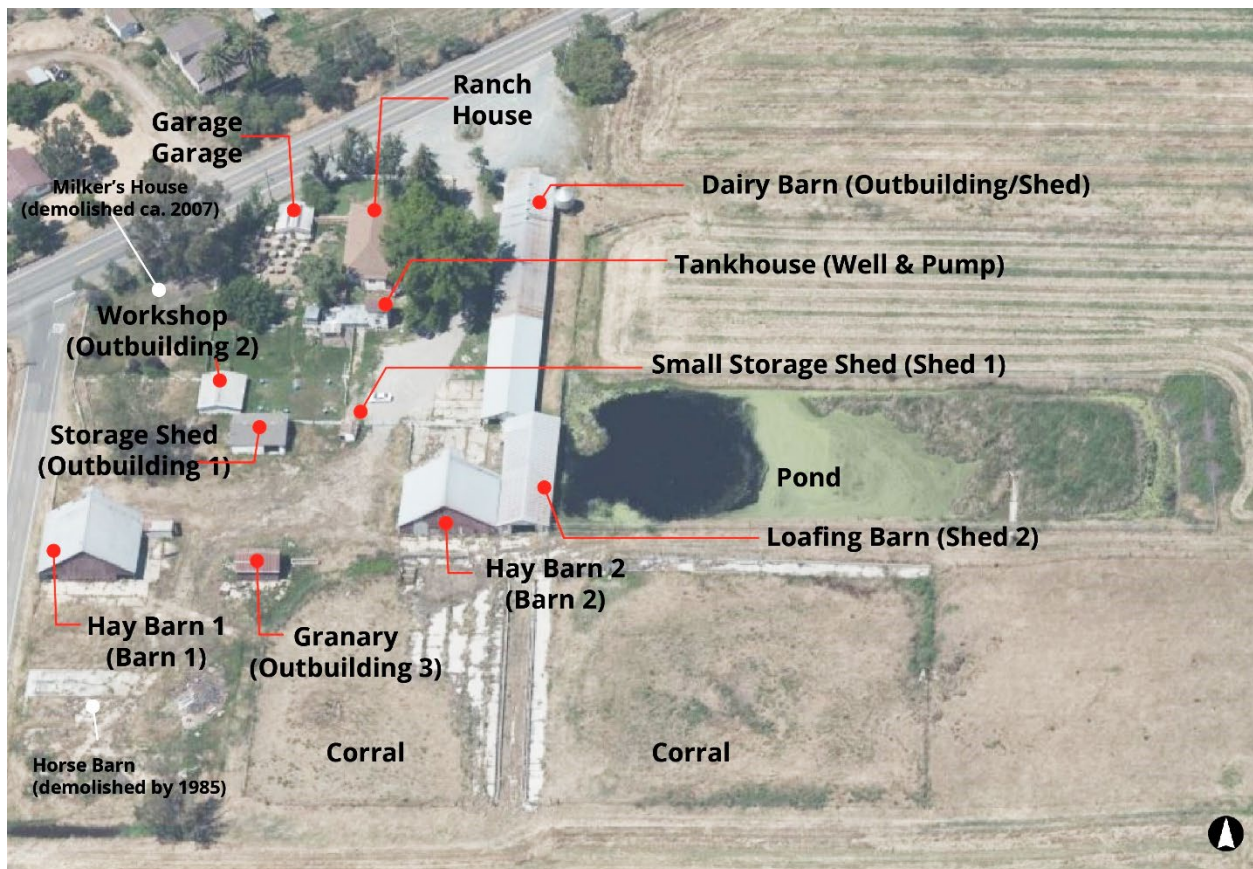


Figure 2: Aerial view of the built resources within the Dillard Ranch property.
Source: Microsoft, Bing Maps, 2020. Annotated by Page & Turnbull.

The table below lists each building within the property and provides its year built, the feature system(s) to which the building contributes, and each building’s historic use, if known. Page & Turnbull will refer to each building within this report based upon its historic use. The table below lists each building’s use-related name and its name as listed in the Dillard Ranch Conceptual Master Plan RFP in parentheses. Based upon review of available historic aerial/satellite imagery of the site, and property information provided by Sacramento County, a horse barn at the southwest corner of the building cluster was demolished by ca. 1999-2006 and a milker’s house was demolished ca. 2007. Therefore, these former ranch buildings are not included in the inventory below.

Building Name (Name in RFP)	Year Built	Feature System
Ranch House (Ranch House)	ca. 1899	Domestic
Garage (Garage)	By 1937	Domestic
Hay Barn 1 (Barn 1)	Pre-1937 (potentially ca. 1900)	Agricultural
Hay Barn 2 (Barn 2)	Pre-1937 (potentially ca. 1900)	Agricultural
Granary (Outbuilding #3)	ca. 1899-1937	Agricultural
Tankhouse (Well & Pump)	ca. 1899-1952	Both
Small Storage Shed (Shed #1)	ca. 1899-1937	Agricultural
Storage Shed (Outbuilding #1)	ca. 1899-1937	Domestic
Workshop (Outbuilding #2)	ca. 1937-1952	Both
Dairy Barn (Outbuilding/Shed)	1964	Agricultural
Loafing Barn (Shed #2)	ca. 1964	Agricultural

RANCH HOUSE

The ranch house is a one-and-a-half-story, wood-frame, Vernacular bungalow with a rectangular footprint and a pyramidal roof, constructed ca. 1899 by an unknown builder. The building is set back from Dillard Road roughly 75 feet, with its primary façade oriented north toward Dillard Road (**Figure 3**). The house's roof overhangs the building's exterior walls and has exposed rafter tails and modern asphalt shingles. The exterior walls are covered with non-original asbestos siding, which may cover original wood siding. A large gabled dormer with a paired wood-sash window and an attic vent is centered on the roof. Windows are primarily single-hung wood-sash with divided-lite upper sash and single-lite lower sash. The primary façade features a full-width porch, accessed by three concrete steps and supported by wood columns. The porch has lattice skirting, wood plank decking, and is supported by two outer square columns with molded wood trim and two simple wood posts at center, which have replaced original square columns. An original balustrade enclosing the porch is also no longer in place. Original wood-sash windows at the primary façade have been replaced by a single-lite picture window at the east and vinyl-sash double-hung windows with false muntins at the west. The main entrance has an outer screen door and a paneled-wood door with glass in its upper section.



Figure 3: Primary façade of the ranch house.

The east façade contains a side porch beneath an overhanging cross gable. Windows along this façade are a mix of one-over-one wood-sash within the porch area, a divided-lite fixed wood window to the south, and a replacement aluminum-sash window at the rear (**Figure 4 and Figure 5**). The house's original brick chimney stack with corbeled crown is visible above the east façade. The rear façade has been altered by the addition of a shed roof porch, set beneath the overhanging eave of the main roof. The porch is built on a slab foundation and is accessed by wood steps with a wood railing (**Figure 6**). The east façade has five replacement one-over-one vinyl-sash windows (**Figure 7**).



Figure 4: East façade of the ranch house. 2019



Figure 5: Side porch along east facade, looking west.



Figure 6: Rear façade of the ranch house, with shed porch addition.



Figure 7: West façade, looking northeast.

GARAGE

The existing garage is situated alongside Dillard Road and immediately west of the ranch house. It appears to have been built by 1937, based upon historic aerial photography of the site (**Figure 8**). This date range appears plausible, as the garage appears to have been designed to house automobiles, which became increasingly more common between ca. 1900 and 1937. The garage is a wood-frame, one-story, gable-roofed building with an overhead door made of channeled wood siding that faces Dillard Road. The exterior is clad with channeled wood siding. The roof is covered with corrugated metal and has a moderate overhang with exposed rafter tails and simple wood fascia. Skylights are inserted into the metal roofing. A door made of contemporary wood paneling is set into a wood frame at the garage's east façade, and the rear façade has a plywood door at center (**Figure 9 and Figure 10**).



Figure 8: Front of garage, looking south.



Figure 9: East façade, looking west.



Figure 10: Rear of garage, looking northwest.

HAY BARN 1 AND 2 (BARN 1 AND 2)

Two hay barns stand at the southwest and southeast corners of the building cluster. Hay barn 1 (situated to the immediate east of Davis Road) and hay barn 2 (situated at the southeast corner of the building cluster) each feature a similar gabled form with a two-story central section and wide eaves that extend over one-story shed wings. Each barn was built by 1937, according to historic aerial photography. Available historic topographic maps, a historic photograph of the ranch from ca. 1900, and the similar design and construction of each barn indicates that the barns potentially date to ca. 1900-1908. It appears that hay barn 2 may have been repositioned (turned 90 degrees to the north) within the site.² Each barn is wood framed, has a concrete and dirt floor, board walls with wood plank siding, and wood truss roof framing. The roof of each barn is covered with corrugated metal. The north (front) side of each barn features a hay hood at the gable peak, a typical feature of hay barns that shielded hay from the elements while it was being raised and loaded into the barn's loft.

Hay barn 1, situated along the west perimeter of the site, features a small concrete block addition off of its northeast corner, which was built sometime between 1937 and 1953, based on aerial photography (**Figure 11 to Figure 14**). This building's total square footage is approximately 2,400 square feet. Hay barn 2 features a similar design, materials, hay hood, and footprint, but does without any apparent additions, resulting in its slightly smaller square footage of approximately 2,300 square feet (**Figure 15 and Figure 18**).



Figure 11: Looking south toward hay barn 1.



Figure 12: Wood truss structural system, looking south.

² See Site Development History section for additional description.



Figure 13: East façade of hay barn 1, looking west.



Figure 14: Rear façade of hay barn 1, looking northwest.



Figure 15: North façade of hay barn 2, looking south.



Figure 16: Looking east at west façade of hay barn 2.



Figure 17: Rear façade of hay barn 2, looking east.



Figure 18: Interior truss system at hay barn 2.

GRANARY (OUTBUILDING 3)

The granary was built prior to 1937 and potentially as early as ca. 1900 for storing grain harvested from the ranch during its early use for grain cultivation. The building is approximately 400 square feet. The exterior is board-and-batten wood siding. The building is capped by a gable roof with moderate overhang that is covered with corrugated metal. The building is not fenestrated in order to limit light penetration, which was a common feature of granaries to keep grains cool and out of sunlight (**Figure 19 to Figure 20**).



Figure 19: Oblique view of south facade of granary, looking northeast.



Figure 20: Looking south at north façade of granary with door cut into board-and-batten siding.

TANKHOUSE (WELL & PUMP)

The tankhouse was built sometime between 1899 and 1937 and is approximately 720 square feet. The tankhouse is comprised of a two-story gabled section and a lower one-story section with a hip roof (**Figure 21 and Figure 22**). Both sections have moderate roof overhangs, corrugated metal sheet roofing, and exposed rafter tails. Walls are wood-framed and clad with narrow lapped wood siding. Asbestos siding has been placed over most of the wood siding. The north façade of the two-story section features a door opening at each story, indicating a staircase was likely attached to the exterior but has since been removed prior to the installation of the non-original asbestos materials at the exterior.



Figure 21: View of the tankhouse building, looking northwest.



Figure 22: South façade of tankhouse, looking north.

SMALL STORAGE SHED (OUTBUILDING 1)

The small storage shed is an ancillary building of approximately 100 square feet. The building does not appear to have a foundation and has horizontal wood siding and a gable roof covered with metal sheets. Openings are cut into the front and rear walls, with the rear opening enclosed by a plywood door (**Figure 23 and Figure 24**).



Figure 23: South façade of the small storage shed, looking northeast.



Figure 24: North façade of the small storage shed, looking southeast.

STORAGE SHED (SHED 1)

The Storage Shed is a wood-frame ancillary building with a rectangular footprint and an area of approximately 650 square feet. The roof is gabled, overhangs the building footprint slightly, and has exposed rafter tails and metal covering. The base of the building's east and north walls are built of concrete block with wood framing above (**Figure 25 and Figure 26**). Two windows at the east façade have been infilled. The north façade has a single door opening with a vertical plank door and is covered with lapped siding that has several cut joints. The west façade is partially covered with wood siding and features a wide opening for access into the shed.



Figure 25: East (left) and north (right) façades of the storage shed, looking south.



Figure 26: West (left) and south (right) façades, looking north.

WORKSHOP (OUTBUILDING 2)

The workshop is a wood-frame ancillary building that was built sometime between 1937-1952, based upon aerial photography, and is approximately 850 square feet (**Figure 23 and Figure 24**). It has horizontal wood siding; flat wood corner boards; and a gable roof with moderate overhangs, metal covering, wood fascia, and exposed rafter tails. A sliding door built of vertical wood siding provides access through a wide bay at the south façade.



Figure 27: South façade of workshop, looking east.



Figure 28: East façade of workshop, looking west.

DAIRY BARN (OUTBUILDING/SHED)

The dairy barn is a two-part building combining a milking parlor and a covered corral, which were originally constructed by dairyman Walter C. Dillard in 1964. The building's primary façade is oriented north to Dillard Road, with a setback from the road of roughly 115 feet. The walls of the building are constructed of concrete block, and the building is capped by a gable roof covered with corrugated metal. The primary façade of the parlor features a large storefront window with replacement sash and a replacement single-entry door. A smaller aluminum sash window is located east of the central display window. The gable end of the primary façade is decorated with vertical wood siding that extends to the eave line (**Figure 29**). The west façade includes a sliding corrugated metal door that accesses the parlor. A steel grain hopper is situated to the immediate east of the milking parlor section of the dairy barn (**Figure 30**).



Figure 29: Primary (north) facade, looking south.



Figure 30: Feed hopper next to east façade, looking south.

The rear two-thirds of the building have a wood truss roof covered in corrugated metal (**Figure 31 and Figure 32**). The floors in these areas are concrete with linear grooves. The concrete floors enabled dirt and manure to be cleaned out after cows entered the barn prior to milking. The rear one-third of the building has concrete block half walls at the exterior, which provide air circulation. The interior retains a milker's pit near the north end of the building (**Figure 33**). Further south, the interior features concrete floors and walls that are enclosed by either metal siding or metal fencing. The roof is supported with wood trusses throughout (**Figure 34 and Figure 35**).



Figure 31: Concrete block section of the east façade, looking southeast.



Figure 32: Covered corral section of dairy barn, looking south.



Figure 33: Milker's pit within parlor, looking south.



Figure 34: Dairy barn, to the south of the milker's pit, looking north.



Figure 35: Southern end of the dairy barn, looking north.

LOAFING BARN (SHED 2)

The loafing barn provides a place for cattle to take shade or dry off after inclement weather, prior to entering the dairy barn that is situated immediately north of the loafing barn. The loafing barn abuts the east façade of hay barn 2 and is roughly 2,600 square feet. The building has a gable roof that is supported by wood trusses and wood posts. The roof is covered with corrugated metal. The barn's walls are largely open with wood posts supporting the edge of the roof above and a combination of wood and metal fencing forming the walls. The interior is accessed from a large, gated opening at the south façade (**Figure 36 and Figure 37**).



Figure 36: Entrance to loafing barn at south façade.



Figure 37: Looking southeast toward loafing barn.

SITE FEATURES

Most of the site's 97 acres are dedicated to grazing land and pasture. Buildings are concentrated toward the site's northwest corner, just east of the intersection of Dillard and Davis roads (**Figure 38**). Entrances include the main residential entrance off of Dillard Road, directly north of the ranch house and Dairy Barn, a secondary driveway to the immediate west of the garage and ranch House, and a driveway off of Davis Road along the site's west perimeter. Each of these entry areas has gravel surfacing. Wood rail fencing stands along the northern perimeter of the site, west of the ranch house, and parallels a secondary driveway that appears to have accessed the non-extant Milker's House, immediately west of the garage (**Figure 39**).



Figure 38: Dairy barn and ranch house viewed from Dillard Road, looking south.

Similar wood rail fencing is located between the ranch house and the dairy barn, to the rear of the ranch house and tankhouse, and in the area to the immediate west of the dairy barn (**Figure 39** and **Figure 40**). Modern wood picket fencing is located in front of the ranch house. Modern wire fencing encloses the remainder of the north perimeter of the site, west of the ranch house and dairy barn and the cattle corrals at the south end of the building cluster (**Figure 41**).



Figure 39: Former location of Milker's House at the northwest corner of the property, viewed from Dillard Road. Wood rail fencing remains in place at this location. Source: Google Street View, 2019.



Figure 40: Looking southwest from the Dairy Barn, immediately north of hay barn 2. Remnants of wood rail fencing are found at this location.



Figure 41: View of cattle corral, looking northeast toward hay barn 2.

IV. HISTORIC CONTEXT

WILTON, SACRAMENTO COUNTY

Prehistory

The Wilton Rancheria tribe historically had old villages and burial sites all over the Wilton and Sloughhouse area near the Cosumnes River. The tribe's ancestral Rancheria was located at the northeast corner of Wilton and Green Roads, roughly one mile north of the subject property, and there is a strong relationship between the Miwok and their land. It is thought that the Dillard Ranch area was probably used by the tribe prior to its initial acquisition in 1882. In conversations with Dahlton Brown, Executive Director of Administration of the Wilton Rancheria, he was confident that an in-depth archaeological exploration of the site would turn up historic artifacts related to Wilton Rancheria's ancestors. Brown also stated there is a significant history of Miwok people working on local ranches and farms at the beginning of the 1900s, whether that be cattle, tomatoes, hops, or other industries.³

The community of Wilton is located roughly six miles southeast of Elk Grove in southern Sacramento County. The following historic context for prehistory and early history in Sacramento County is primarily adapted from the *Elk Grove Historic Context Statement and Survey Report*, prepared by Page & Turnbull in 2012.

[...] Little is known of the first people to arrive in the region of Sacramento County, although research indicates that Native American populations were established in California as early as 10,000 years ago. In the more recent pre-historic past, the area that today comprises Elk Grove was located within the territory of the Plains Miwok, a linguistically-related native group that occupied permanent settlements along the Cosumnes and Sacramento rivers. A previous study of the Elk Grove area states that the Miwok lived in "permanent villages, composed of fifteen to several hundred persons, [which] were situated on elevated ground adjacent to streams or above marshy floodplains. Subsistence activities were based on yearly gathering cycles of storable seeds, particularly acorns, pine nuts, buckeye and sunflower seeds...Hunting and fishing were secondary gathering activities."⁴

³ Sacramento County Parks, conversation with Dahlton Brown. Shared with Page & Turnbull in January 2021. Additional information about the Wilton Rancheria Tribal History may be found at this website – <http://wiltonrancheria-nasn.gov/Home/TribalHistory/tabid/305/Default.aspx>.

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

Spanish Period

During the sixteenth and seventeenth centuries, Spain developed an enormous empire in Central and South America. Among the first Europeans to visit the Sacramento Valley was Gabriel Moraga, a Spanish army officer who explored the area between 1806 and 1808. Moraga gave Spanish names to many natural features, including the Calaveras, Merced, San Joaquin, and Sacramento rivers. The name for the Cosumnes River, however, was adopted from the Miwok word for salmon: ko'sum.⁵ Moraga apparently found the Cosumnes River area unsuitable for settlement as it was subject to seasonal flooding and had no readily available stone for construction.⁶ Although the Spanish never established a mission in the Cosumnes River area, Franciscan missionaries made many efforts to encourage [the Miwok] to live at the missions, particularly at Mission San José [in what is now the city of Fremont]. However, for much of the Mission era, it appears that many of the natives living in the Sacramento Valley remained hostile to Spanish influence—including raids on Spanish horses and livestock.

Mexican Period

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

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

⁵ Elizabeth Pinkerton, *History Happened Here, Book 1 – River, Oaks, Gold*, (Elk Grove: Laguna Publishers, 2000), 3.

⁶ *Ibid.*

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

During the first two decades of Mexican rule, there is no indication that Mexican ranchos were established in the Cosumnes River area. Instead, the region remained far from population centers, and Mexican authority was quite weak. This allowed for regular visits by American and Canadian fur trappers, including those employed by the Hudson's Bay Company.⁷

The area's isolation from Mexican authority also allowed some Miwok tribelets to carry out lucrative raids on the vast livestock herds held by the missions and ranchos. This led to retributive expeditions by the Mexican military, which were designed to recapture stolen horses, as well as capture Native Americans who had fled from the missions. The increasing contact between the Euro-Americans and Native Americans eventually led to devastating outbreaks of disease, including a malaria epidemic in 1833 that is estimated to have killed 20,000 Native Americans in the Sacramento and San Joaquin valleys.⁸

Early American History, Mid-Late 19th Century

Throughout the late nineteenth century, cattle ranches and grain production continued to dominate agricultural production in the Elk Grove area. Nevertheless, the rapid transportation offered by the Central Pacific Railroad meant that farmers could shift productions from grain and hay – which were easily stored – to products that were more perishable. By the 1880s, refrigerated rail cars were also coming into widespread usage. As a consequence, some area farmers began experimenting with fruit orchards, including peaches, plums, apricots, figs, lemons, and prunes. [...] By

⁷ California Office of Historic Preservation, "French Camp," http://ohp.parks.ca.gov/?page_id=21483 accessed on April 13, 2021.

⁸ Albert L. Hurtado, *John Sutter – A Life on the North American Frontier*, (Norman, Oklahoma: University of Oklahoma Press, 2006), 71.

1894, 75 percent of all fruit shipped to the east coast was grown in the Sacramento Valley.⁹

Other important commercial crops grown around the turn of the twentieth century included oranges, pomegranates, olives, persimmons, various berries, beans, corn, potatoes, and sugar beets. nectarines, pears, apples, grapes, quinces, figs, almonds, walnuts, peanuts, corn, various beans, potatoes, licorice, sugar beets, among others.¹⁰ With diversification in agriculture came new types of specialized agricultural buildings including drying sheds, sorting bins, warehouses, and other outbuildings; however, few of these buildings constructed during the 19th century remain standing.¹¹

During the early 20th century, the economy in the region continued to be based in agriculture and Elk Grove emerged as a commercial center for southern Sacramento County. A burgeoning wine industry in Elk Grove was impacted by the onset of Prohibition in 1919, yet farms in the region continued to pursue grain production. It appears that by the 1910s, dairy production was expanding in Sacramento County, with over 300 dairy farms counted during the 1930 U.S. Agricultural Census. During the 1930s and 1940s, the Great Depression and wartime rationing brought similar downturns to local economies in the region and limited new development. Elk Grove experienced a gradual post-World War II development uptick, following the widening of Highway 99 in 1947.¹² Communities outside of Elk Grove, including Wilton, remained sparsely populated, but had by the 1950s outgrown the school facilities constructed in the 1910s. Between the 1960s and 1970s, these patterns of development continued, and formerly agricultural lands began to be subdivided. Since the 1980s, the area of southern Sacramento County that Wilton is located in has continued to experience subdivision. However, it retains agricultural uses and clustered commercial and community facilities near at major crossroads.

History of Wilton and Dillard Areas

Settlement in the area now known as Wilton consisted primarily of farmsteads between the mid-nineteenth and early twentieth centuries. Early settlers included Henry Putney, a successful miner who arrived in the area in the 1870s. Putney established Silverdale Ranch and is credited with being the first person to run a thresher in the valley. Other early ranches included the Bandeen, Putney, Taverner, Wardrobe, Gibson, Wilton, Dillard, Davis, Riley, Ross, Bailey, and Lower ranches.¹³ By 1889,

⁹ Page & Turnbull, *Elk Grove Historic Context Statement and Survey Report*, (Prepared for City of Elk Grove, CA: October 4, 2012), 71.

¹⁰ City of Sacramento, *General Plan Technical Background Report*, (Sacramento, CA: City of Sacramento), 6.3-3.

¹¹ *Ibid.*, 6.3-3.

¹² *Elk Grove Historic Context and Survey Report*, 71.

¹³ "History – Town of Wilton," Elk Grove Historical Society, online. <https://elkgrovehistoricalsociety.com/history-town-of-wilton/>.

the Lee School was built to serve local youth. In 1910, Putney's land holdings were acquired by the California Traction Railroad Company, operator of an interurban line between Lodi and Stockton.¹⁴ The railroad company decided to extend service through the area, with the line passing through farmer Seth Wilton's land, near present day Wilton and Green roads. When Wilton Station was completed around 1911, settlement around the station increased.¹⁵ The line, originally established in 1907, included stops at "Dillard's Crossing" and Wilton, among other communities, making 52 passenger trips per day by 1916.¹⁶ In 1913, a store was built, which served stocked groceries, ice cream, and candy, and was soon expanded to accommodate the needs of local farmers, including feed delivered by the railroad.

By 1921, Wilton's population stood at 250. Roughly one mile south, the small community of Dillard was built around a train station at "Dillard's Crossing" beginning in 1911, named for Columbus Wade Dillard, Jr., a grain and hay farmer whose land was at the time bisected by the traction company's rail line. The Dillard family donated land for the construction of the Dillard Store in 1913, which stood until 2014. The Dillard School was built in 1915 on land donated by Columbus Wade Dillard and stood until 1958. The Town Hall was completed in 1921, following formation of a committee that included Columbus Wade Dillard and his daughter, Leatha Stout.

Through the mid-twentieth century the Wilton area and vicinity remained rural and defined by agricultural properties. By the late 1970s and early 1980s, former farm properties began to be subdivided, enabling residential development on smaller parcels. The original school, commercial, and public buildings were in most cases heavily remodeled or replaced during the second half of the twentieth century. The pattern of gradual subdivision has continued to the present, yet the area still retains its rural character.

¹⁴ The Central California Traction Company was established in 1910 as an electric railroad providing freight and interurban passenger service along a forty-eight mile line stretching from Stockton to Sacramento. One author states that the company "opened up a vast region to agriculture and contributed to the development of south Sacramento County. The freight service carried merchandise, livestock and produce, primarily grapes and strawberries." In the greater Elk Grove area, the rail line crossed the Cosumnes River just north of Wilton Road, and crossed Grant Line Road just south of Sheldon Road where a station (no longer extant) was established. There it continued northwest to a station at Japanese Ranch and then to Sacramento. The company ceased interurban passenger service in 1933, and it converted to diesel power in 1947. The tracks are no longer used in the Elk Grove area, although the company continues to run trains between Stockton and Lodi. See, Elizabeth Pinkerton, *History Happened Here, Book 2 – Fields, Farms, Schools*, (Elk Grove: Laguna Publishers, 2002), 144-145; and, Central California Traction Company, "Welcome to the Central California Traction Company," <http://www.cctrailroad.com/> accessed 28 April 2012.

¹⁵ "History – Town of Wilton," Elk Grove Historical Society, online. <https://elkgrovehistoricalsociety.com/history-town-of-wilton/>.

¹⁶ "Traction Company Contributes Much to Development of a Rich Country," *Sacramento Union*, Volume 187, No.2, January 2, 1916.

CALIFORNIA DAIRY INDUSTRY

Cattle were imported to California with the arrival of Spanish missionaries in the late 1700, which provided for milk and cheese production and consumption at missions. Early herds consisted of Mexican stock, which were better suited for meat, hide, and tallow than milk. The trade of hides and tallow was prioritized initially, but subsided as herds grew larger and dairying became more popular.¹⁷ California State Parks notes that “the first export of dairy products, however, probably happened much farther north than the centers of tallow and hide trades. The Russians at Fort Ross on the Sonoma Coast engaged in farming and dairying and shipped butter, cheese, and locally grown produce to fur-trapping settlements in Alaska between the years of 1812 and 1841.”¹⁸ John Sutter of Sacramento acquired most of materials at Fort Ross following the departure of the Russian settlers in 1841, including the small dairy herd and operated small dairies on land at Mills Station near modern-day Rancho Cordova and Yuba City. Yet, it was not until settlement grew rapidly in the wake of the discovery of gold in 1849 that dairying shifted from a domestic activity to an economic activity.¹⁹

Between the late 1850s and late 1920s, the total number of farms of all types in California grew seven-fold, reaching nearly 136,000 statewide. The number of farms peaked at around 137,000 in 1949.²⁰ The Steele family of Marin County is credited with beginning the earliest major dairy operations in the State of California, and on the heels of the Steele dairy's establishment, Marin County and Point Reyes became leading cheese production areas in California by the turn of the twentieth century.²¹ The state's farming economy transitioned from large-scale ranching and grain growing toward fruit production, as California became a top global producer of grapes, citrus, and other fruits.²² Dairying also became a more predominant agricultural industry during this period, as technology provided for improvements in sanitization and efficiency in production, including mechanical cream separation, pasteurization, a reliable measurement and glass milk bottling were developed by the early 1890s.²³ These improvements enabled the growth of dairying as a major industry by the turn of the twentieth century. The centrifugal cream separation was a particularly important innovation of the 1870s and first appeared in California in the 1880s. The first commercial

¹⁷ California State Parks, “Guide to the California Dairy Industry History Collection,” Online Archive of California.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Alan L. Olmsted and Paul W. Rhode, “A History of California Agriculture,” December 2017, University of California Agricultural and Natural Resources. https://s.giannini.ucop.edu/uploads/giannini_public/19/41/194166a6-cfde-4013-ae55-3e8df86d44d0/a_history_of_california_agriculture.pdf.

²¹ https://www.californiadairyroom.com/Press_Kit/History_of_Dairy_industry. Accessed April 1, 2021.

²² Alan L. Olmsted and Paul W. Rhode, “A History of California Agriculture,” December 2017, University of California Agricultural and Natural Resources. https://s.giannini.ucop.edu/uploads/giannini_public/19/41/194166a6-cfde-4013-ae55-3e8df86d44d0/a_history_of_california_agriculture.pdf.

²³ California State Parks, “Guide to the California Dairy Industry History Collection,” Online Archive of California.

creamery was established in the Northern California community of Ferndale in 1899. Subsequently, the establishment of creameries led to the division of production and processing, with milk produced by dairy farms and processed by creameries.²⁴

Dairy farmers began establishing dairy cooperatives in the first decades of the twentieth century to support members in securing markets for their milk and in preparing and shipping those goods to wholesalers. The growth of the dairying industry spurred the formation of organizations including the California State Dairy Bureau in 1894, with the California Milk Advisory Board, the League of California Milk Producers, the California Creamery Operators Association, the Dairy Institute of California, and the California Dairy Industry Advisory Board, established by the mid-twentieth century.²⁵

During the 1920s, California's dairy industry was impacted heavily by disease outbreaks of foot and mouth disease (FMD) and bovine tuberculosis (BTB). As Olmsted and Rhode note, "FMD hit California twice in the 1920s, with the most serious outbreak erupting in February 1924...eventually spreading to 16 counties. At its peak, the USDA's Bureau of Animal Industry (BAI) quarantined parts or all of 23 California counties."²⁶ As of 1930, USDA agricultural census data counted over 3,800 farms in Sacramento County, with 308 of those farms categorized as dairy. By far, the largest number of farms in the county were operated for fruit cultivation.²⁷ By 1950 the number of dairy farms in Sacramento County grew slightly to 342.²⁸

Over the course of the second half of the twentieth century California's dairy industry was consistently ranked among the nation's top producers. Dairy is currently the state's top agricultural commodity, and in since 1993, California been the top ranked State in milk production, having surpassed Wisconsin.²⁹

²⁴ Ibid.

²⁵ California State Parks, "Guide to the California Dairy Industry History Collection," Online Archive of California.

²⁶ Olmsted and Rhode, 10.

²⁷ U.S. Department of Commerce, Bureau of the Census, Fifteenth Census of the United States: 1930, Agriculture, Volume III Type of Farm, Part 3 – The Western States, (Washington, D.C.: United States Government Printing Office, 1932), United States Department of Agriculture, Census of Agriculture Historical Archive. Accessed online, March 25, 2021. <http://lib-usda-05.serverfarm.cornell.edu/usda/AgCensusImages/1930/03/03/1831/03337983v3p3ch5.pdf>, 388.

²⁸ U.S. Department of Commerce, Bureau of the Census, Counties and State Economic Areas, California, Volume 1, Part 33, (Washington, D.C., United States Government Printing Office, 1952).

²⁹ Two Centuries of Prominence and Personalities," California Dairy Press Room & Resources, online. Accessed April 13, 2021. https://www.californiadairyprssroom.com/Press_Kit/History_of_Dairy_ndustry.

VERNACULAR ARCHITECTURE

Researching and evaluating agricultural buildings in California is a challenging task. As a utilitarian, vernacular form of architecture, such buildings typically did not warrant the attention of newspapers, building journals, and photographers. Often considered temporary structures, many were never recorded on survey or fire insurance maps. Additionally, in California, little scholarship exists to document the state's fast-disappearing rural landscapes and to provide the contextual basis for evaluations. With little regional scholarship to provide a contextual framework, and fewer surviving examples of rural, agriculture-related properties with each passing year, evaluating these property types poses a challenge. The following sections draw on available materials and resources, such as historic resource studies and contexts, to provide a general framework for understanding and evaluating ranch-related properties. The narrative on historic barn typologies was drawn primarily from National Park Service Preservation Brief #20, *The Preservation of Historic Barns*.³⁰

The design, construction, and spatial organization of ranches in the West depended on many factors, including climate, soils, availability of water and building materials and the ethnicity and class of their builders. These factors, as well as the ingenuity of the individual rancher or his employees, affected the handling of materials and use of building technologies. Essentially, a ranch is the Western counterpart of the Eastern farm: a tract of land with fields, orchards, and animals, with a nucleus of structures called the barnyard, farmstead, or "home ranch." Dominated by the house and the barn, the barnyard was rounded out by subsidiary structures that responded to the needs of the particular farming operation.³¹

Anglo-American ranch buildings in California differ from those built in the East and Midwest in that California ranch buildings generally lack heavy timber-framing, weather-tight construction or insulating materials. Many embody the characteristics of a simple Western building technology referred to variously as "plank-frame," "box-frame," "box and strip" or "single-wall construction." Developed in response to the scarcity of milled lumber, the plank-frame building is much simpler than the typical stud-frame building of the same era.³² In addition to barns, other rural building types evolved within California to respond to the state's diverse climactic and social conditions. Other outbuildings often found in California include cookhouses, outhouses, bunkhouses, corrals,

³⁰ Michael J. Auer, *Preservation Brief #20, The Preservation of Historic Barns*, (Washington, D.C.: US Department of the Interior, National Park Service, October 1989).

³¹ National Trust for Historic Preservation, *Built in the USA*, (Washington, D.C.: Preservation Press, 1985), pp. 72-73 & 134-35.

³² Christopher VerPlanck, *Will Rogers State Historic Park, Architectural Study: Historic Outbuildings*, (Unpublished Historic Structure Report: February 4, 2003), various pages; National Trust for Historic Preservation, *Built in the USA*, pp. 72-73 & 134-35.

chicken houses, blacksmith shops, mare barns, fruit packing sheds, drying sheds, hay ricks and other storage buildings.

Ranch-related buildings constructed in California were often characterized by their flexibility and adaptability to new uses. Although the case can be made that farm buildings everywhere have always been designed with change in mind, in California, the benign climate that allowed many different types of crops to be grown, combined with a boom and bust mentality and an active entrepreneurial culture, encouraged continual response to ever-changing markets. Accordingly, ranch buildings needed to be easily adaptable to accommodate different crops, machinery, or entirely different uses, such as Dillard Ranch's transition from grain and hay farming to dairy operations in the 1930s.³³

One of the most significant character-defining features of rural agricultural buildings in California is a utilitarian appearance, a function of the inexpensive materials and design for flexibility described above. As functional buildings set back far from the main house or the road, outbuildings such as field barns, pump houses (in California, a specific typology, tankhouses, has been identified), chicken coops, and bunkhouses were typically designed without the aid of an architect. Most were instead built from pattern books, traditional know-how passed from generation to generation, or a combination of both. Ethnic and regional influences played a part as well.

With electricity, motor vehicles, and gas engines available on farms, some buildings from earlier periods were modified, some demolished, and some new building types emerged. Large barns for hay and work animals were no longer needed for their earlier purposes. Some were modified so that trucks, tractors, plows, and other implements could be stored in them. New buildings were built to shelter these vehicles and other equipment. Machine shops and tool sheds were built to maintain and repair motor vehicles and equipment. Whereas barns, sheds, and other pre-motor-era farm structures were usually built of wood, new building types in the motor era were built of a greater variety of materials including wood, concrete, steel, and sheet metal.³⁴ Such changes in material usage are evident at Dillard Ranch. The ranch house, hay barns, and ancillary sheds are wood-frame buildings, while the more recently constructed dairy barn and attached loafing barn feature concrete block and metal framing and cladding materials.

The buildings within the Dillard Ranch property embody characteristics of vernacular architecture applied to typologies including barns, ancillary buildings including sheds and an automobile garage, tankhouses, and residences in the Sacramento County region between the late nineteenth and mid-

³³ Morley Baer, *Remembering Barns*, (Palo Alto, CA: Stanford University Press, 2002), p. 5.

³⁴ Michael Corbett, *Guardino Property, 1031 Walnut Avenue, on file at Page & Turnbull*.

twentieth centuries. Typically, vernacular buildings are not designed by professional architects and are developed with forms that respond to the requirements of their use, rather than to express a particular style. As noted by historians Herbert Gottfried and Jan Jennings, “the final appearance and character of a building may be more easily influenced by the availability of local materials, than by current trend.”³⁵ Additionally, Gottfried and Jennings argue, “the rules of composition and use of materials were open to interpretation by owner-builders, carpenters, and construction companies,” and a balance of the influence of tradition, availability of materials, and preference for function informed the design of vernacular buildings of various typologies.³⁶ Thus, vernacular architecture is not easily defined by a particular appearance or material palette across broad periods of time. Rather, changes in availability of materials, building technology, and the need to adapt buildings to regional climates and cost constraints all inform the design of vernacular buildings. The vernacular buildings constructed ca. 1898-1965 that are present within the Dillard Ranch property generally feature similar materials including wood, asbestos siding, concrete block, and some metal elements that reflect the extended period of construction and shifting ranch and dairy practices, and their associated building types that were constructed within the property during its historic use.

Hay Barns

In the National Park Service’s preservation brief on historic barns, it identifies five main typologies for historic American barns (the Dutch Barn, Bank Barn, Crib Barn, Round Barn, and Prairie Barns). These typologies are differentiated primarily by their massing and form, structural system, and use. A great deal of variety exists, however, with additional prototypes found throughout the United States reflecting local variations and building traditions or ready-made commercial patterns.

In California, the typical two-story, gable and shed-roof California barns of the nineteenth century are thought to have derived from the “crib-and-shed” type barns of Tennessee. Composed of a central gable-roofed “nave” illuminated by monitor windows and flanked by shed-roofed side aisles, the crib-and-shed barns disseminated westward through the Plains states, where they were modified to employ timber framing instead of log construction. In this guise, the “three portal crib barn” eventually infiltrated the valleys of the Pacific West, including the Willamette Valley of Oregon and the San Joaquin, Sacramento, Santa Clara, and Salinas Valleys of California, where the original prototype was gradually modified in response to local environmental conditions and crops.³⁷

³⁵ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*, (New York: W.W. Norton & Company, Inc., 2009), 11.

³⁶ *Ibid.*, 10-11.

³⁷ Baer, p. 8-10.

Dairy Facility

The Dillard Ranch property contains a dairy facility consisting of a milking parlor with an attached pole barn, and a loafing barn. Milking parlors are designed to contain a pipeline milking machine where multiple cows (often six to eight) enter stalls. The milkers stand through the entire operation in pits below floor level, rather than entering a stall to milk a cow as was done prior to modern dairy technology becoming more prevalent after the 1920s. The milker pits allow the cows' udders to be at the milker's waist level or slightly above, providing easier access to the cow's udder, while increasing milking efficiency. The milk pipelines are typically short and connected to a bulk cooling tank in an adjacent milkroom. These dairy buildings are often referred to as parlors because they can be designed with tiled walls, heating, and can be kept very clean.³⁸

Tankhouses

Tankhouses were common features of farms and homesteads in rural California between the 1870s and the 1940s and served as a means of supply water for agricultural and domestic used through pumped-gravity water pressure systems. Although various types of tankhouses existed, the vernacular structures were constructed of wood framing and were typically rendered in similar architectural character to other buildings, both domestic and agrarian, in their vicinity. In most cases, tankhouses featured minimal architectural ornamentation and reflected the character of the dwellings and other farmstead or homestead buildings they were placed in proximity to. Tankhouse historian Leon S. Pitman notes that horizontal wood siding was the most common exterior cladding material, and in more limited cases board-and-batten wood cladding or stucco were used.³⁹

As described by Pitman:

Domestic tankhouses developed in California in about 1865. [...] Some of the first walled tower tankhouses were probably those found in towns in the 1860s, where owners of hotels, hospitals, boarding houses and other businesses needing their own water supplies built some of the largest elevated water tanks. Enclosing the towers with walling material made them more attractive to the public and functionally more useful, for the rooms beneath the tank platform could be used for storage space. For some businesses a walled tankhouse closely attached to a building could be incorporated in the floor space of that building. [...]

³⁸ John Rezelmen, "A History of Dairy Barns," *The Crooked Lake Review*, May 1993. Randy Leffingwell, *The American Barn*, (Osceola, WI: Motorbooks International, 1997), 121.

³⁹ Leon S. Pitman, "Domestic Tankhouses of Rural California," *Pioneer America*, Vol. 8, No. 2 (July 1976), 84-89.

Most people who elected to install a pumped gravity water supply system for their homes preferred to enclose the tower to form a tankhouse. Because this water supply system was primarily for house and yard needs, the tankhouse was more an extension of the house economy than that of the barnyard or field, and was, therefore, typically placed close to the house rather than near the barn or out in a field.⁴⁰

Tankhouse designs varied somewhat regionally, and even farm by farm, but generally took the form of a square-plan tower of two to three stories in height comprised of a shaft capped by a tank which was inset on or enclosed in an overhanging platform. The shaft, or “box” of the tankhouse was constructed with straight or tapered sides, while the water tank itself was placed on a platform above the tower. The tank platform was set flush with the tower footprint below, or would overhang the tower, while the water tank was enclosed or unenclosed on the platform. Six primary tankhouse typologies were identified by Pitman in 1976. The most popular throughout California was the Straight Box, with strong predominance relative to other types in Sacramento and San Joaquin valleys.⁴¹ Pitman identified several tankhouse typologies, and among them, the Straight Box type is represented by the tankhouse (well & pump) building present at Dillard Ranch. Pitman’s research, published in 1992, found that historic illustrations of agricultural properties published ca. 1880 most often showed the Straight Box and Full Tapered and other tankhouse typologies without platforms in the Sacramento and northern San Joaquin valleys. As of the early 1900s, the most prevalent type of extant tankhouse was the Straight Box.⁴² The tankhouse at Dillard Ranch is a heavily altered Straight Box type.

- **Straight Box Tankhouse**
 - The most popular type and most widespread
 - Simplified construction; enclosed tower and tank from base to the roof
 - Typically placed adjacent to a well with windmill attached to side
 - Extra floor space in the tank room⁴³

⁴⁰ Leon S. Pitman, “The Domestic Tankhouse as Vernacular Architecture in Rural California,” *Material Culture*, Vol. 24, No. 1, Special Farm Windmills and Domestic Tankhouse Issue (Spring 1992), 13.

⁴¹ Ibid. 86-87.

⁴² Pitman, “The Domestic Tankhouse as Vernacular Architecture in Rural California,” 20-25.

⁴³ Ibid., 86-87.

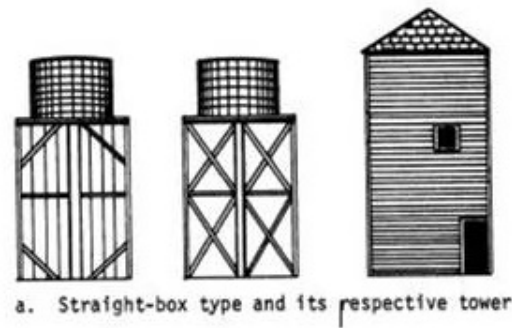


Figure 42: California tankhouse types identified by scholar Leon S. Pitman in "Domestic Tankhouses of California," 1976. Source: *Pioneer America*. Edited by Page & Turnbull.

Granary

A granary is a building intended for the storage of grain, whether grown as a cash crop or for animal feeding. Farmers prioritized the storage of small grains such as wheat, oats, and barley. Typical characteristics of granaries include tight wall boarding, few windows, doors at gable ends, interior storage bins, and very often, elevation above the ground to deter pests from entering.

Ancillary Buildings

Additional buildings within the Dillard Ranch property can be categorized as ancillary buildings. Outbuildings and sheds are often referred to and typically recorded as ancillary buildings. Historically, these buildings were generally used for storage of tools, small machines, or equipment. Overall, ancillary buildings support the major functions of a property that are typically houses or based out of residences and specific facilities such as dairy barns or hay barns, such as is the case at the Dillard Ranch property.

V. SITE HISTORY

Early Property History, ca. 1900 – ca. 1930

The land that is now the Walter Dillard Ranch was originally acquired by Preston Albert Strong (1842-1927) around 1882 from C.W. Pierce.⁴⁴ Strong had substantial land holdings in Elk Grove, where he resided, and Wilton. A map of Sacramento County illustrating Strong as owner of a 166-acre tract was published in 1885 (**Figure 43**). Strong's land was located to the southeast of the intersection of present-day Dillard Road and Davis Road. In 1899, Strong deeded several land holdings to family members, including the 166-acre tract, which was transferred in two transactions. The first was an 86-acre tract to Albert J. Strong, and the second was an 80-acre portion to his daughter, Emma R. Dillard, and his wife, Mary J. Strong, which became a portion of Dillard Ranch.⁴⁵ It was around this time, ca. 1898-1899, that a one-story, bungalow type residence was built at the northwest corner of the property for Strong's daughter, Emma R. Dillard (1876-1973) and her husband and farmer, Columbus Wade Dillard, Jr. (1877-1926). The Dillard's oldest daughter, Leatha Dillard Stout (1900-1996), was born in 1900, and the family occupied the residence, which is referred to herein as the ranch house, by 1900 according to U.S. Census data.⁴⁶ A 1909 USGS topographic map indicated that at least one building stood near the northwest corner of the Dillard property, immediately southwest of Dillard and Davis roads. The map did not illustrate other buildings within the property; however, many topographic maps of the period were produced at a scale that did not provide for fine detail or full documentation of all buildings that were on a property (**Figure 44**).

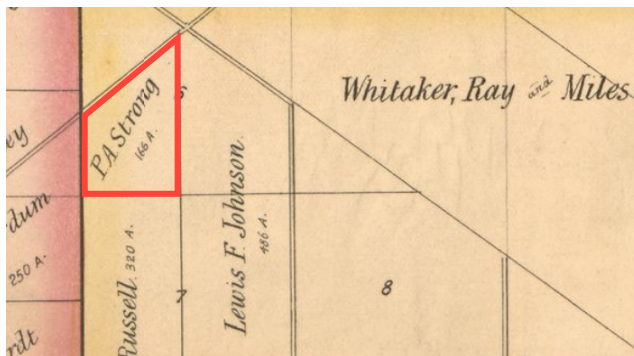


Figure 43: Shepherd's *Official Map of Sacramento County, California*, 1885, illustrating 166-acre tract owned by Preston Albert Strong (outlined with red). Source: Library of Congress. Edited by Page & Turnbull.

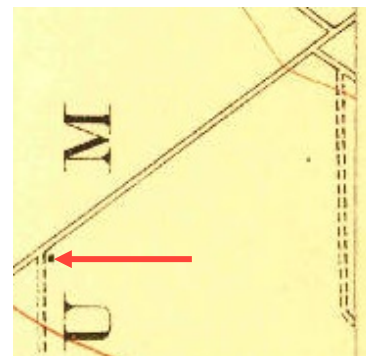


Figure 44: USGS topographic map illustrating one building at corner of what is now Dillard and Davis roads, 1909. Source: US Topo Viewer, online.

⁴⁴ Property description and title report provided by Sacramento County Parks.

⁴⁵ "Recorder's Office," *Sacramento Bee*, August 29, 1899.

⁴⁶ 1900 U.S. Federal Census data, accessed at Ancestry.com; and, "Stout, Leatha," *Sacramento Bee*, March 14, 1996.

An undated but apparently early photograph of the Dillard's ranch house shows several additional buildings and structures were present at the site early in its existence as the Dillard Ranch. The ranch house appeared as a one-and-a-half story bungalow with a pyramidal roof that had a large gabled dormer at the front and a cross gable at the east façade, covering a side porch (**Figure 45**). The roof overhung the building footprint, featured exposed rafter tails, and a chimney was visible at the rear section of the roof. The front and side porches were supported by square columns, with straight picket balustrades between. Windows were wood-sash with upper sash containing two to four divided lites above a single-lite lower sash, with the front porch featuring paired and picture windows while the secondary east façade had single windows.



Figure 45: Undated photograph taken around the turn of the twentieth century, with the ranch house at center and additional buildings within Dillard Ranch in the background. Source: Courtesy Wilton History Group.

A gabled barn with a hay hood on its west gable end was captured at the far left of the photograph, to the rear (southeast) of the house. This barn's orientation differed from the two existing hay barns on the site, which are oriented with their gable ends facing north-south, rather than east-west. This indicates that the barn in the photograph has either since been demolished, or was relocated and reoriented within the site. Further documentation of either scenario was not found through archival research. A small one-story dwelling and a windmill with an adjacent ancillary structure appear at the far right in the photograph, to the rear (southwest) of the ranch house. The dwelling had a side gable roof and a porch at the front with an entry door and an adjacent window. The windmill was taller, approximately three stories, and the unidentified structure next to it was shorter at roughly one story. Trees appeared in the background and were planted in even intervals, suggesting the presence of an orchard. Wood fencing appeared in the foreground, with a narrow pathway leading from fence to the ranch house's porch.

Summary of Buildings Present ca. 1900s (Bold indicates extant)

- **Ranch House (1899)**
- **Hay Barn (1899, estimated)** (potentially, this barn is hay barn 1 or hay barn 2 and was relocated)
- Small cottage to the southwest of the Dillards' ranch house (1899)
- Windmill with adjacent rectangular structure, potentially a tankhouse (unknown if this building was incorporated into the existing tankhouse (1899))

In 1905, the Dillards' daughter Delma was born, followed by son and future dairy proprietor and Dillard Ranch namesake, Walter C. Dillard (1908-1967), in 1908. By 1911, Columbus Wade Dillard, Jr.'s land extended further northeastward, but was in that year effectively bisected by the extension of the Central California Traction Company's electric, inter-urban railroad line connecting Lodi and Stockton to Sacramento. As a consolation for impacting Dillard's ranch land, the traction company named the line's intersection at Dillard Road "Dillard's Crossing."⁴⁷ The line's path continues to boarder the northeast boundary of the subject site.

Between 1900 and the early 1930s, the land currently contained within the subject property, and other land in the Wilton vicinity owned by the Dillard family, was a part of Dillard, Jr.'s farming operations related to grain, bean, and hay production (**Figure 46 and Figure 47**). During this period, the Dillard family not only engaged in agriculture, but also donated or sold portions of their land to support the growth of local school and store facilities. The Dillard Store was built on land sold to proprietor Alma Wilhoit ca. 1913-1914, and the Dillard school was built on land at the corner of Dillard and Wilton roads (the current location of the Wilton Fire Protection District Fire Station), donated by Dillard in 1915.



Figure 46: Undated photograph of Columbus "Lum" Dillard (second from left) and combine in field. Source: Wilton History Group.

⁴⁷ Joseph Kerr et. al., "Wilton" from "Cosumnes: Communities in the Elk Grove Area (A Kid's History, Book-2)," (Elk Grove, CA: Wes Neff Printing Service, 1975). Published online at Elk Grove Historical Society website. Accessed March 25, 2021. <https://elkgrovehistoricalsociety.com/history-town-of-wilton/>.

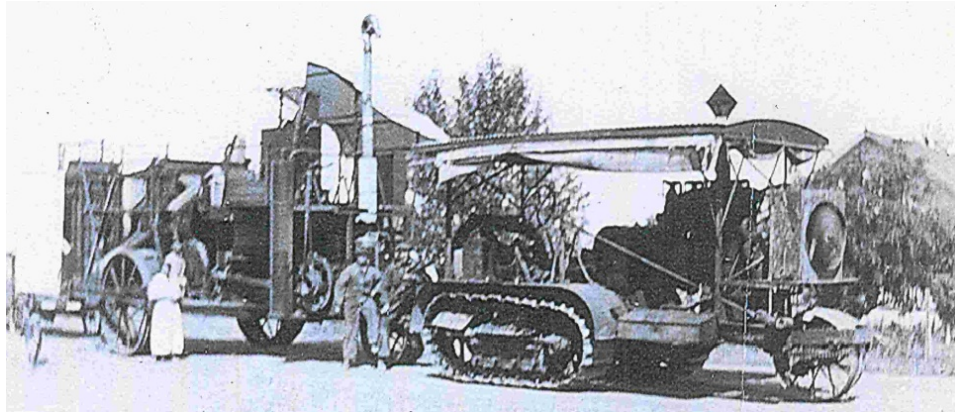


Figure 47: Undated photograph of Columbus "Lum" Dillard's harvest and tractor. Note: the building to the rear of the machine is unidentified. Source: Wilton History Group.

In 1921, Dillard Jr. was instrumental in construction of the Wilton Town Hall located at Wilton Road and Green Road. The building served as the Town Hall until the 1950s when it was sold. The Dillard School stood until 1958, when it was replaced by modern facilities.⁴⁸ In 1956, a new Dillard School was built on additional land donated by Dillard Jr. which was only a short walk up the road on the corner of Dillard and Colony Roads. The first Dillard School was then torn down in 1958. The historic Dillard Store stood until 2014 when is demolished to make room for the new and expanded Dillard Store.⁴⁹

⁴⁸ "Dillard," Elk Grove Historical Society website. Accessed March 29, 2021. <https://elkgrovehistoricalsociety.com/history-town-of-wilton/>. See also, "Real Estate Transfers," *Sacramento Union*, Volume 176, Number r58, June 27, 1914.

⁴⁹ "Dillard," Elk Grove Historical Society website.

Walter Dillard's Dairy, ca. 1930 - 1967

By the late 1920s, Walter Columbus Dillard took over operation of the ranch from his father and began to transition the ranch's operations to dairy production. Over the next three decades, Walter expanded from milk production and a small herd of stock to raising replacement stock for other dairies, and eventually pursued retail sales. An aerial photograph from 1937 provides the earliest available aerial documentation of the property (**Figure 48**).



Figure 48: Aerial view of Dillard Ranch (approximate property boundaries outlined in red, 1937. Cluster of buildings within the ranch appear at upper left. Source: UC Santa Barbara Frame Finder, ABC-1937-45-79. Edited by Page & Turnbull.

A small orchard was located to the east of the ranch house, immediately south of Dillard Road. The detached garage to the immediate west of the ranch house also stood at its existing location by 1937. Land immediately west of the residence, facing the intersection of Dillard and Davis Roads was vacant. Two sheds or barns were located to the southeast of the ranch house, however, the use of these non-extant buildings as of 1937 is unknown. Further south, two similar hay barns stood, one closer to Davis Road and the other closer to the open land. It is unknown whether either of these barns were that which appeared in the ca. 1900 photograph shown above. Both barns pictured in 1937 are extant and in the same location as of 2021.

A group of two to three ancillary buildings were placed between the barns and appear to be the sheds that are present in that location as of 2021 (**Figure 49**). Finally, a non-extant barn with a smaller rectangular footprint than the existing hay barns stood immediate east of Davis Road, at the southwest corner of the grouping. It appears that another potential building or structure stood further eastward, just west of the railroad tracks that run along the northeastern boundary of the property. The 1937 aerial photograph does not provide for a clear indication of what stood at this location, but the area does appear to have featured a series of trees or shrubs aligned in rows (**Figure 50**).



Figure 49: Detail view of buildings present at Dillard Ranch as of 1937.



Figure 50: Detail view of secondary area to the east of the main grouping of buildings at the southeastern section of the ranch as of 1937.

Summary of Buildings and Features Present by 1937 (Buildings in Bold are Extant)

- **Ranch House (1899)**
- **Garage (built by 1937)**
- **Hay Barn 1 (potentially 1899, by 1937)**
- **Hay Barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- Unidentified sheds north of hay barn 2 (by 1937)
- Horse Barn (by 1937)
- Unidentified buildings at southwestern area of property near railroad tracks (by 1937)
- Corrals south and east of the hay barns (by 1937)

Walter was very community-oriented and in the 1930s, he constructed Wilton's first fire engine with donated parts and funds from local residents. Walter also served as a trustee of the Wilton Town Hall Association in the 1940s and as the Fire Commissioner for the Wilton Volunteer Fire Department for nine years. Daughters Shirley (1932-2018) and Jeannie (1933-2010) grew up on the family dairy and contributed to the dairy's operations during school lunch times. By the mid-1940s and into the 1950s, Walter Dillard's stock raising operations and related auctions of stock were advertised in regional newspapers. In 1946, Dillard and fellow dairy operator Joe T. Lopes auctioned several heifers, guernsey, and spring stock. In 1954, Dillard, Lopes, and fellow Elk Grove area dairymen DeLore Lawrence, John Mensh, and Jack Hansen were appointed to a committee to study the possible formation of a milk pool or dairy producer cooperative for the Western Dairymen's Association.⁵⁰ A 1952 aerial photograph shows several changes to the complex of buildings at Dillard Ranch that occurred after 1937 (**Figure 51**). A milker's house with a rectangular footprint was constructed at the northwest corner of the site to the west of the ranch house. This area was vacant land in the 1937 aerial photograph. One of the smaller ancillary buildings that stood between the residence and the hay barn at the southeast corner of the cluster was removed. A building with a gable roof was photographed to the immediate west of the railroad tracks near the northeast boundary of the property (**Figure 52**).



Figure 51: Aerial view of the buildings at Dillard Ranch, 1952. Source: UC Santa Barbara Frame Finder, pai-abc_3k-53-1952.



Figure 52: Since-demolished building near railroad tracks, 1952. Source: UC Santa Barbara Frame Finder, pai-abc_3k-53-1952.

⁵⁰ "Dairy Group Ponders Cooperative Milk Pool," *Sacramento Bee*, April 24, 1954.

Summary of Buildings and Features Present by 1952 (Bold indicates extant)

- **Ranch House (1899)**
- **Hay Barn 1 (potentially 1899, by 1937)**
- **Hay Barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- **Garage (by 1937)**
- Unidentified sheds north of hay barn 2 (by 1937)
- Horse Barn (by 1937)
- Milker's House (built after 1937, by 1952)
- Ancillary building immediately south of Milker's House (built after 1937, by 1952)
- **Storage shed (built between 1937-1952)**
- **Small storage shed (built between 1937-1952)**
- **Workshop (built between 1937-1952)**
- Unidentified building at southwestern area of property near railroad tracks (1937-1952)
- Corrals south and east of the hay barns (1937-1952)

By 1961, Dillard entered a partnership with fellow Elk Grove dairyman, George Lenzi, and purchased a drive-in dairy processing plant with a retail outlet in North Sacramento, which the business partners leased to proprietor Vic Gregorson. In 1964, Walter Dillard was featured in an article in the *Sacramento Bee*, which reported on his recent construction of a parlor type, Grade A dairy barn at his property in Wilton. Dillard, identified as a dairyman who “not until recently...became a processor and retailer,” built the concrete block barn for better handling of milk production. According to the article, the parlor was designed to handle six cows, three on each side, and gave milkers the ability to milk 100 cows in under four hours. The barn was built with a covered corral, which sped up milking time by staging cows closer to the milking area and keeping the cows shaded. A fan at the head of the barn cooled air for the working area and warm water connection was provided at each milking station. Stainless steel tanks in the barn cooled the milk before it was trucked to the processing plant for bottling by Dillard. The article also reported that Dillard by this time purchased hay, rather than raising it at his own ranch, which he used for the irrigated pasture. Dillard also raised his own replacement heifers to build up milk production capacity. The article also noted that Dillard was born on the “original 40 acres of the ranch” and that his parents C.W. and Emma Strong Dillard started their married life on the ranch.⁵¹

⁵¹ Helen Mahon, “Wilton Dairyman Turns to Processing and Retailing,” *Sacramento Bee*, May 31, 1964.

The Walter Dillard Dairy was described as a “model of automation” in a 1964 newsletter published by the Sacramento Municipal Utilities District (SMUD). This included the elevated milking ramps, which make the work of milking much cleaner, easier, and more comfortable for both the worker and the cow. The milking parlor was equipped with a pipeline milker, refrigerated bulk milk tank, electric water heater and high-level illumination (**Figure 53 and Figure 54**). Walter operated the dairy until his death in December of 1968 at age 61. Dillard’s obituary noted that he had been active in Wilton area civic affairs, and had been a member of the community’s school, park, and fire district boards. Daughters Shirley Dillard Jackson and Jeannie Dillard Womack inherited the property after the death of Walter and his wife Genevieve Morris Dillard and continued agricultural and dairy operations through the early 2000s.

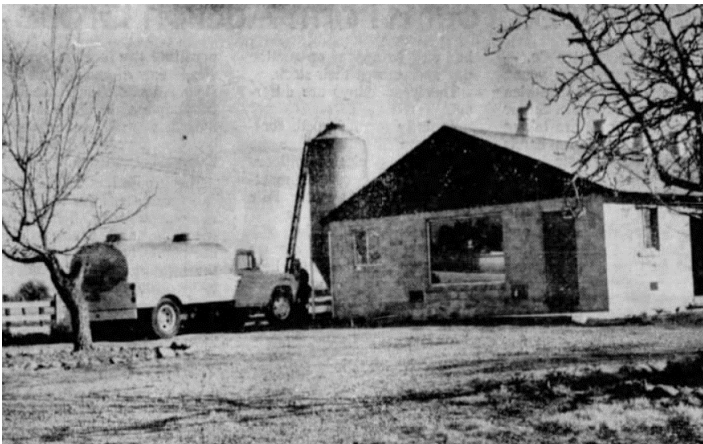


Figure 53: Parlor type milking barn, pictured shortly after construction in late May of 1964. Note original single-lite window, and taller silo to the rear of the building, which have since been replaced. Source: *Sacramento Bee*.

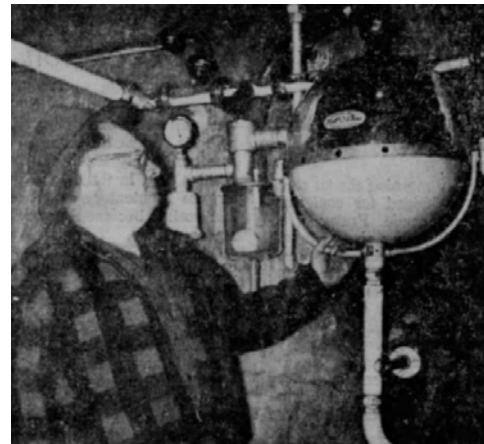


Figure 54: Walter Dillard inspects milk flowing through his dairy's automatic pipeline system, 1964. Source: *Sacramento Bee*.

A 1971 aerial photograph provides a detailed view of the property following the construction of the dairy barn in 1964 (**Figure 55**). By 1971, a section of pasture was repurposed as a retention pond, located immediately east of the dairy barn and loafing barn. This aerial also shows that between the 1950s and early 1970s, several ancillary buildings that are no longer standing at the property were located immediately west of the dairy barn (southeast of the tankhouse), and west of the workshop, near the site’s west perimeter. Livestock, likely cattle, can be seen in the corral to the immediate south-southeast of the granary and haybarns. The 1971 aerial also captured a gabled shed building at the east perimeter of the site near the railroad tracks; this building appears to have been larger than the buildings photographed at that location on prior aerials, and is no longer present at the site. By 1971, the small, rectangular, concrete block addition on the east façade of the west hay barn was built.



Figure 55: Aerial view of the buildings at Dillard Ranch, 1971. Source: UC Santa Barbara Frame Finder, Cartwright Aerial Surveys Flight CAS 3069, Frame 5-207.

Summary of Buildings and Features Present by 1971 (Bold indicates extant)

- **Ranch house (1899)**
- **Hay barn 1 (potentially 1899, by 1937)**
- **Hay barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- **Garage (by 1937)**
- Unidentified sheds north of hay barn 2 (by 1937)
- Horse Barn (by 1937)
- Milker's house (built after 1937, by 1952)
- Ancillary building immediately south of Milker's House (built after 1937, by 1952)

- **Storage shed (built between 1937-1952)**
- **Small storage shed (built between 1937-1952)**
- **Workshop (built between 1937-1952)**
- Unidentified building at southwestern area of property near railroad tracks (1937-1952)
- **Corrals south and east of the hay barns (1937-1952)**
- **Dairy barn (built 1964)**
- **Loafing barn (ca. 1964-1971)**
- Unidentified building near railroad tracks (built after 1952, by 1971)
- **Retention pond (after 1952, by 1971)**

By 1981, the horse barn situated immediately east of David Road at the south end of the cluster of buildings remained extant, but was demolished ca. 1999-2006, based upon available historic satellite imagery (**Figure 56**). The corral to the east of the Horse Barn and south of the Granary appears to have been upgraded with a linear path that directed cattle toward the entrance to the loafing barn between 1971 and 1981. The milker's house that was situated near the intersection of Dillard and Davis roads was demolished ca. 2007-2008, based upon available historic satellite imagery.



Figure 56: Aerial photograph of buildings at Dillard Ranch, 1981. Source: UC Santa Barbara Frame Finder, Cartwright Aerial Surveys, Flight CAS-81081, Frame 6-40.

Summary of Buildings and Features Present by 1981 (Buildings indicates extant)

- **Ranch house (1899)**
- **Hay barn 1 (potentially 1899, by 1937)**
- **Hay barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- **Garage (by 1937)**
- **Dairy barn (built 1964)**
- **Loafing barn (ca. 1964)**
- Milker's House (built after 1937)
- Ancillary building immediate south of Milker's House
- **Storage shed (built between 1937-1952)**
- **Small storage shed (built between 1937-1952)**
- **Workshop (built between 1937-1952)**
- Unidentified Sheds north of hay barn 2 (appear to be non-extant)
- Horse Barn (non-extant)
- Unidentified buildings at southwestern area of property near railroad tracks
- **Corrals south and east of the hay barns with linear pathway to loafing barn**
- **Retention pond (after 1952, by 1971)**

By 1999, the smaller unidentified ancillary buildings documented on prior aerial photographs were no longer present at the site. The location of the former Horse Barn was repurposed with a concrete slab for hay bale storage. The retention pond and corrals retained their general size and relationship to the building cluster as documented on the 1981 aerial (**Figure 57**).

In 2006, the year Jeannie Dillard Womack died, Shirley and Jeannie sold the Walter Dillard Ranch to the Elk Grove Community Services District, now known as the Cosumnes Community Services District. As part of the agreement, the property was to be developed as a park site and named the Walter Dillard Ranch. In September 2018, the Cosumnes Community Services District entered into a trade of the property with Sacramento County Regional Parks. Sacramento County Regional Parks now owns and manages the site. Shirley Dillard Jackson died in 2018.⁵²

⁵² "Shirley Lee Jackson," <https://www.legacy.com/obituaries/sacbee/obituary.aspx?n=shirley-lee-jackson&pid=190022903&fhid=2509>. Accessed April 13, 2021.



Figure 57: Aerial photograph of buildings at Dillard Ranch, 1999. Source: UC Santa Barbara Frame Finder, HM-1999-usa_1002-174. Edited by Page & Turnbull.

VI. EVALUATION AND STATEMENT OF SIGNIFICANCE

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
- Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1 (Events)

The Dillard Ranch property appears to be individually eligible under Criterion 1 (Events).

The Dillard Ranch property was established as a grain farm in 1899 by Columbus Wade Dillard Jr. and his wife Emma Strong Dillard. During the first quarter of the twentieth century, the Dillards continued to own and occupy the ranch, which appears to have grown from an original size of approximately 40 acres to its present 97-acre size by 1926, the year Columbus Wade Dillard, Jr. died. In the 1930s, the ranch began operation under son and dairyman Walter Dillard, who raised replacement stock on the ranch. By 1967, the year of Walter's death, additional buildings were erected on the property, including a dairy barn with a milking parlor, a loafing barn, and several ancillary buildings. It appears that many of the buildings from the period of Columbus Wade Dillard, Jr.'s use of the property were incorporated into Walter Dillard's operations, excepting a windmill and small cottage to the southwest of the ranch house. Overall, the buildings within the property were originally constructed between 1899 and 1964, with the ranch house, hay barns, and granary representing the earliest extant buildings on the property. Over time, the Dillards' land holdings grew and diminished slightly, as they donated land for the sites of schools and stores. Yet, the 97-acre existing parcel is largely reflective of the property as it was documented in 1937 by aerial photography, in terms of size, presence of a cluster of buildings, and abundant pasture lands.

Research indicates that the Dillard Ranch property is among very few remaining agricultural properties of its vintage in Wilton and the immediate vicinity in southern Sacramento County that retains a cluster of buildings representative of a relatively early period of settlement in the community of Wilton's history, with very few known examples of agricultural properties dating prior to 1899 existing in Sacramento County. The property also appears to have played an important role in the development of Wilton and the smaller community of Dillard, so named for Columbus Wade Dillard, Jr. The Dillard Ranch property therefore appears to be individually representative of early patterns of development in Wilton. A period of significance of 1899 to 1926 spans the ranch's establishment and ends in the year Columbus Wade Dillard, Jr. died, which effectively marked the transition of the property's use to from grain farming to dairy ranching.

Although the ranch transitioned to dairy operations ca. 1930 and continued in operation as a dairy through the early 2000s, research did not identify the property's role in the history of dairying and the dairy industry locally or statewide as individually significant.

Criterion 2 (Persons)

The Dillard Ranch property appears to be individually eligible under Criterion 2 (Persons). Original owners and occupants of the ranch, Columbus Wade Dillard Jr. and his wife Emma Strong Dillard, were among earlier settlers and ranch owners in community of Wilton and played key roles in enabling the community to established library, school, store, and town hall facilities. During the first quarter of the twentieth century, the Dillards continued to own and occupy the ranch, which appears to have grown from an original size of approximately 40 acres to its present 97-acre size by 1926, the year Columbus Wade Dillard, Jr. died. Over the course of their lives, the Dillards contributed to the establishment of community facilities through donation of land for a school building, a town hall, and a store near Dillard's Crossing, one mile south of Wilton's center, to the immediate east of subject property on formerly agricultural land. It also appears that Emma Strong Dillard served as the first librarian of Wilton and provided space for the first Wilton library within the Dillard's ranch house before the library was relocated to the home of other Wilton residents over ensuing years. Between the 1950s and 2000s, the school and store buildings erected on land formerly owned by the Dillards were replaced, leaving the ranch property as the property with the strongest direct association to their productive lives. Although the personal roles of the Dillards in terms of their influence upon agricultural practices carried out at Dillard Ranch have not been found to have been of particular significance based upon available documentation, the ranch property does remain associated with the Dillards' role as settlers and supporters of community development between 1899 and 1926.

Research found that the Dillards' son, Walter Columbus Dillard, was a well-known local dairyman who participated in professional organizations during his career and operated a dairy at Dillard Ranch between ca. 1930 and his death in 1967. Construction of Dillard's dairy barn with milk parlor was reported in the *Sacramento Bee* in 1964, and his dairy barn was purported to be a model of automation by the Sacramento Municipal Utilities District. Research of the dairy industry in California did not find that Dillard's dairy operations were individually highly influential or innovative, relative to the broader impacts of significant innovations and earlier established dairy operations documented in available scholarship, such that he would be identified as a historically important person.

Therefore, a period of significance of 1899-1926 is recommended for this criterion, which begins with the ranch's establishment and continues to the year Columbus Wade Dillard, Jr. died, effectively ending the first period of agricultural operation.

Criterion 3 (Architecture)

The Dillard Ranch property appears to be individually eligible under Criterion 3 (Architecture) at the local level of significance as a property that embodies the distinct characteristics of a ranch in Wilton, Sacramento County constructed between 1899 and 1937, based upon currently available information. Page & Turnbull notes that this period of significance may be adjusted if additional information relating to the development of the property between 1899 and 1937 becomes available and can refine the construction dates of the contributing buildings. The Dillard Ranch property is comprised of a collection of residential and agricultural buildings constructed between 1899 and at latest 1937. These buildings form a cluster of built resources that define the residential and agricultural features systems of the historic ranch property. The ranch house, garage, hay barns, and granary as a collection provide a good local example of building typologies built in Sacramento County between ca. 1899 and 1937. The ranch house, constructed in 1899, is representative of vernacular bungalow houses designed with influences of the Arts & Crafts style by local builders around the turn of the twentieth century. Some features of the ranch house are missing, such as its original porch balustrade and two porch columns, and windows have been replaced in most locations. The house's fenestration locations, footprint, form, and position within the site, as well as its setback from Dillard Road, appear to be consistent with its original location on the property. The detached garage to the immediate west of the ranch house was likely constructed to serve automobiles after the ranch was established, as automobiles became more commonly used ca. 1910s to 1930s. The garage was built by 1937 and has supported the residential use of the property while retaining its original location.

Both hay barns within the property provide examples of once abundant hay barns built within the region ca. 1899-1937. The barns feature board walls and truss-supported roofs with corrugated metal roofing. Based on available documentation of the property, it appears that at least one of the barns was built by ca. 1900, and was reoriented (turned 90 degrees to the north), or a barn built by ca. 1900 was later replaced, with the existing barns built by 1937 in their current positions. In either case, the existing hay barns are very good local examples of vernacular agricultural typologies, and continue to feature hay hoods, wood plank siding, and ad hoc openings that are common features of such buildings that accommodated access for various equipment and hay storage during the ranch's historic use. The granary building situated between the hay barns features common features of an early twentieth-century granary including board-and-batten siding, non-fenestrated walls, an access door, and a gable roof. Although the building typologies present at the site do not appear to represent innovative or the very last remaining examples of their types in Sacramento County, they do provide an apparently rare example of a collection of buildings that comprise a ranch property.

The former tankhouse does appear to be an early building that was constructed by 1937; however, it is not known whether this building was originally designed with a windmill, and if it was the building with windmill captured in a ca. 1900 photograph of the property. The building's existing form with a two-story straight-box tower and a one-story hip-roofed wing does not provide an individually distinct representation of an identified tankhouse typology based on available scholarship, as straight-box type tankhouses do appear to be fairly common in the Sacramento County and San Joaquin County regions, with other extant tankhouse providing better examples of this the straight-box tankhouse variant. The building's position between the residence and the agricultural buildings within the cluster is common for buildings that supported residential and agricultural systems on a ranch, yet the building appears to have been altered to the degree that it does not contribute significantly to an understanding of the property's historic use.

Additional ancillary buildings in the site appear have been built between 1937 and the 1952, during the second phase of the ranch's operations, which introduced and expanded dairying operations. These buildings were constructed such that they filled open areas in the property, but do not appear to have caused preexisting buildings constructed 1899-1937 to be relocated. Thus, the known early locations and spatial relationships that defined the ranch during the first three decades of the twentieth century appear to remain intact. Potential relocation of one of the hay barns prior to 1937 occurred during the period of significance and is thus not a detrimental change to the character of the property.

The ranch property continues to feature abundant grazing land and pasture, with circulation into the property off of Dillard Road and Davis Road, with Dillard Road providing primary residential access and Davis Road providing primary agricultural access. Some sections of wood rail fencing that appear to date to 1899-1937 are intact; however, existing documentation of the property does not provide for a thorough understanding of the former locations of such fencing. The fencing may have been used to create early corrals on the property, and to create perimeter fencing along roadsides; however, it appears that much of the early fencing has been replaced or has deteriorated into poor condition. For this reason, the extant fencing along the north perimeter of the property along Dillard Road, and that which lines the driveway to the immediate west of the garage, appears to be a contributing element of the property, while other sections do not, given their state of condition and less intact nature.

Criterion 4 (Information Potential)

The “potential to yield information important to the prehistory or history of California” typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The analysis of the Dillard Ranch property for eligibility under Criterion 4 is beyond the scope of this report.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”⁵³

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

⁵³ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources*, (Sacramento: California Office of State Publishing, 4 September 2001) 11; U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995) 44.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

Ranch House

The ranch house remains situated at its original location of construction in 1899 and retains its footprint with only a small rear shed addition. The building's original pyramidal roof and side gable over its east side porch are also intact. Most original wood-sash windows have been replaced, yet the window locations, flat wood surrounds, and porch entry locations appear to remain intact. The exterior of the house has been covered with non-original asbestos siding, however, this has not diminished the ability to interpret the building's original form. The house's original porch balustrade and central porch columns have been removed, however the front porch's width, and outer columns provide reference to its original size and scale. Overall, the residence retains sufficient feeling and association with its period of construction and use by the Dillard family during the early twentieth century to remain contributory to the property.

Garage

The garage is an ancillary building that supports the ranches domestic feature system and has since at least 1937 remained situated to the immediate west of the ranch house. The garage's utilitarian materials, basic rectangular footprint, and use of wood and metal materials reflect the vernacular construction methods utilized at the ranch during the early twentieth century.

Hay Barns

The two similar hay barns on the property appear to have been altered as needed to accommodate storage of hay and equipment, during the course of the ranch's operations. Nonetheless, each barn retains the majority of its historic wood plank siding, truss-supported, gable roofs, and distinctive hay hoods that are key component in understanding how each building functioned historically. Alterations beyond the cutting of openings and patching of plank siding including patching with

galvanized metal at the rear of hay barn 2 and construction of a concrete block addition at the northeast corner of hay barn 1. These alterations occurred outside of the ranch's early period of operation, but overall have not diminished the integrity of either barn's design, materials, or workmanship. Each barn has since at least 1937, retained its location near the south end of the ranch's building cluster, which informs the overall property's retention of a ranch setting.

Granary

The granary has retained its location, which appears to be original, since at least 1937. The building shows no signs of major alteration and retains board-and-batten siding, a rectangular footprint, gable roof and no façade openings beyond the door that has been cut into the siding of one façade. The building continues to contribute to the property's historic setting and its highly intact design enables it to retain integrity of feeling and association with the ranch's early operation as and cultivation of grain.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of the contributing buildings at Dillard Ranch include, but are not limited to:

Ranch House

- One-and-a-half story, rectangular footprint
- Pyramidal roof with side gable at east façade
- Moderate roof overhang and exposed rafter tails
- Full-width front porch
- Outer columns at front porch
- Side porch
- Fenestration (window locations)
- Remaining wood-sash windows (front gable and east side porch)
- Flat wood window surrounds
- Modest wood trim along roof edges

Note: the rear shed addition is not considered character-defining

Garage

- Adjacency to the ranch house
- Wood siding
- Wood vehicle bay door
- Gabled roof with moderate overhang and exposed rafter tails

Hay Barns

- Random with, plank wood siding
- Gabled roof that extends from central two-story section over one-story shed wings
- Hay hoods

Note: Concrete block addition at Hay Barn 1 is not considered character-defining.

Granary

- Rectangular footprint
- Gabled roof
- Wood board-and-batten siding
- Single-entry door cut into façade
- No window openings to minimize light penetration into the interior

A Contributing Features Diagram for the property, illustrating the location of each contributing building is included in **Appendix B**.

VII. CONCLUSION

The Dillard Ranch property was established as a grain farm in 1899 by Columbus Wade Dillard Jr. and his wife Emma Strong Dillard. During the first quarter of the twentieth century, the Dillard's ranch grew and harvested grain and the Dillard's made significant contributions to the community of Wilton through land donation in support of civic efforts. The ranch's early agricultural activities transitioned to dairying ca. 1930, when the Dillard's son, Walter Columbus Dillard took over management of the property following his father's death in 1926. Walter was a well-known dairyman in Wilton and expanded dairy operations over 30 years, with the existing buildings and many of the ranch's existing features in place by the year of his death in 1967. Research did not identify the ranch's operations as innovative or otherwise significant, however, the ranch's earliest buildings, including the ranch house, granary, hay barns, and garage form a distinct collection of building typologies that are representative of ranches in Sacramento County during the early twentieth century. The property also remains the last and most direct representation of the lives and significant local contributions of Columbus and Mary Dillard, while remaining an apparently rare local example of a property of its vintage with a relatively highly intact collection of residential and agricultural buildings that comprised a ranch.

Accordingly, the property appears be eligible for listing in the California Register of Historical Resources for its significant association to patterns of agricultural history in Wilton, Sacramento County, its association to Columbus and Mary Dillard, and as a property that embodies the distinct characteristics of a ranch in Wilton, Sacramento County, California. Consideration of the integrity of the property's contributing buildings finds that the ranch house, garage, granary, and hay barns retain sufficient evidence of their historic design, use, and association with the ranch's early operations to support the property's eligibility. Additional buildings within the property appear to have been built after the ranch's early period of grain cultivation ended and are not contributory to property's significance.

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IX. APPENDICES

Appendix A – Preparer Qualifications

This report was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Lada Kocherovsky, AIA, Principal-in-charge; Christina Dikas Associate Principal; Greg Yanito, AICP, Project Manager; Josh Bevan, Cultural Resources Planner, primary author; all of whom meet or exceed the Secretary of the Interior’s Professional Qualification Standards for Historic Architecture, Architectural History, or History.

Appendix B – Contributing Features Diagram

The diagram below illustrates locations of each of the contributing and non-contributing buildings within the ranches building cluster. The ranch features two entry areas that served the residential and agricultural sections of the property's building cluster. The intact portion of the historic cluster area is outlined with an orange dashed line. Remnants of wood rail fencing running east-west from the west side of the dairy barn towards the three non-contributing ancillary buildings at the center of the cluster provide evidence of the division of residential and agricultural areas within the historic building cluster area. The existing retention pond and corrals at the property are not contributing features as they were built outside of the identified periods of significance.

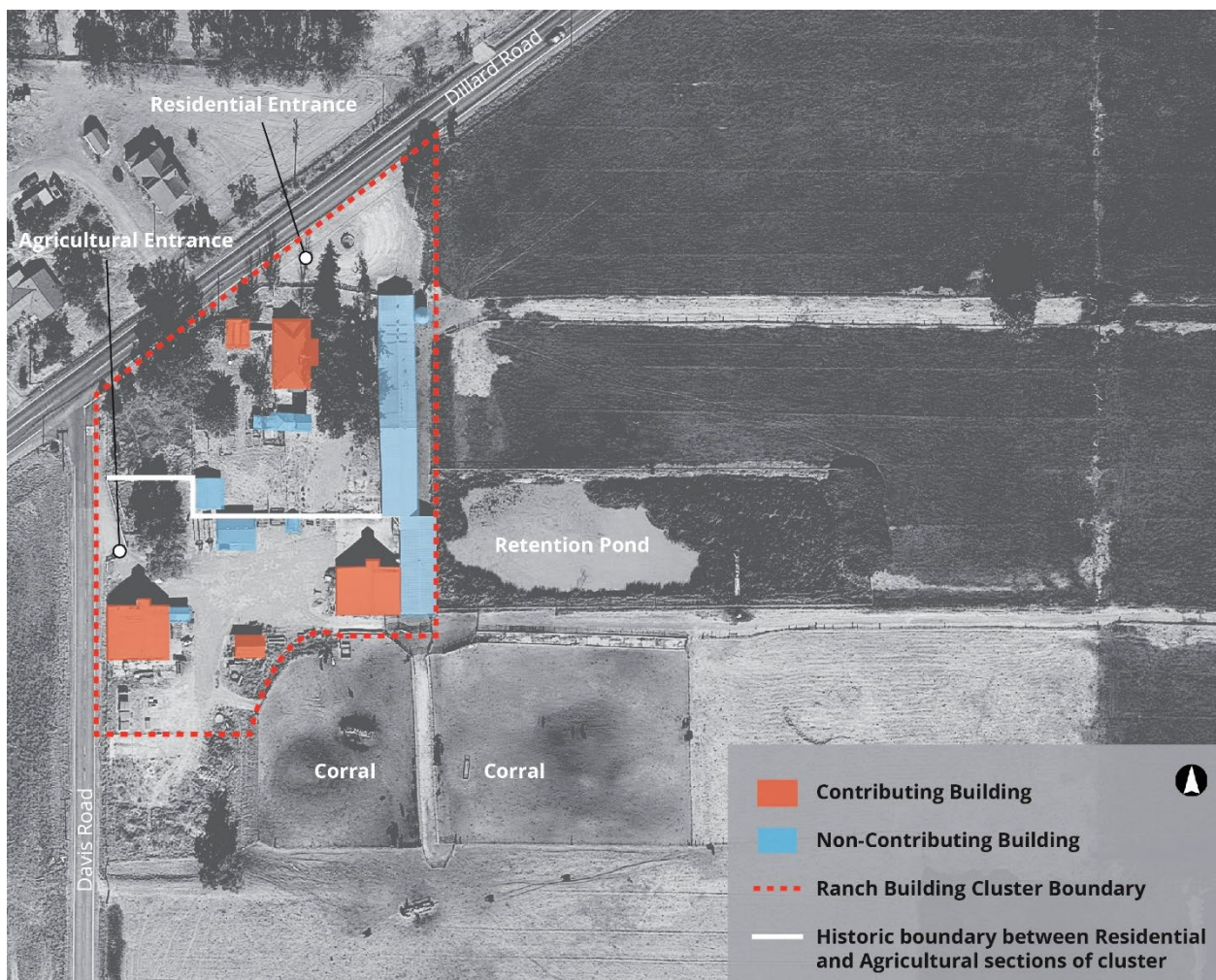


Figure 58: Diagram prepared by Page & Turnbull, 2021.
Aerial imagery date, October 2020. Source: Google Earth Pro.



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