

Master Plan for the McFarland Living History Ranch 2001-2005



Prepared for:
The Galt Area Historical Society, Inc.
and
**Sacramento County Department of
Regional Parks, Recreation, and Open Space**

Prepared by:
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and
 **Jones & Stokes**

June 2001

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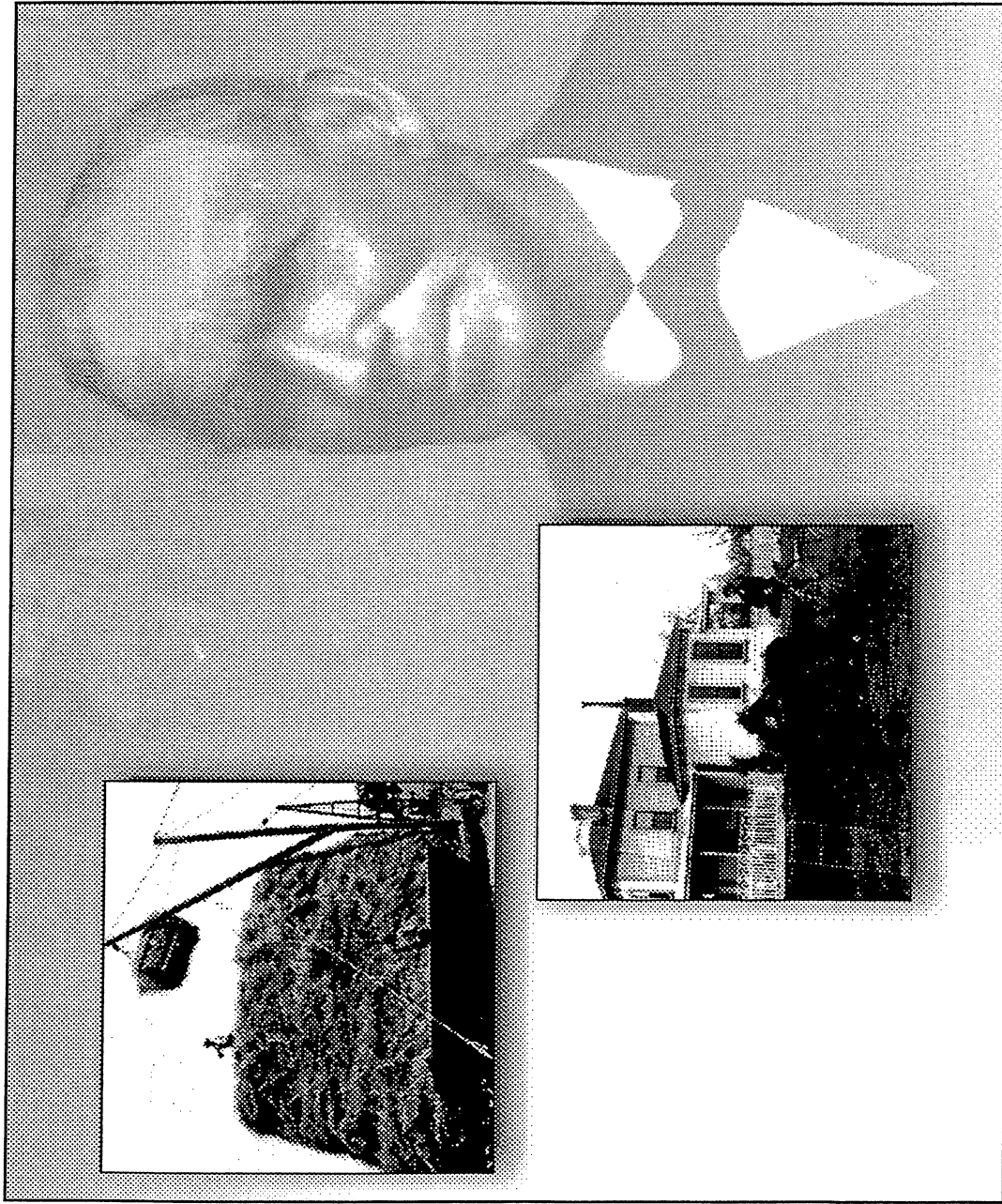
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Acronyms

the Society	1
National Register of Historic Places (NRHP)	2
California State Register of Historic Places (CRHR)	2
Nature Conservancy (Conservancy)	2

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Chapter 1

Introduction

In 1878, when John McFarland built a home on his 1,800-acre ranch in the Sacramento Valley, he had no way of knowing that 140 years later, a portion of his ranch would be preserved as a “living history” ranch. There, visitors would learn about the late 19th century ranchers and farmers who settled in the northern San Joaquin Valley and developed towns in what is now southern Sacramento County. Approximately 10,000 children within a 100-mile radius would annually relive the lives of turn-of-the century ranching families. McFarland’s home would become a living reminder of the vibrant agricultural heritage that he himself helped pioneer.

Developers have discovered the geographical convenience of the Galt area for those who wish to live in a rural setting while working in the nearby urban areas to the north and south. Farms are being sold. Barns, once the sentinels of the rural countryside, are disappearing, and with them, much of the agricultural history of the area. Lost is an understanding of early pioneer farmers and Native Americans who lived in the valley, and the important contributions made by them to the history of the State. This growth, coupled with the natural attrition of Galt’s elder citizens, leaves history-minded residents in the area concerned about the preservation of those few historic sites that remain.

The opportunity to encapsulate California’s pioneer farm history has inspired the Galt Area Historical Society, Inc. (the Society) to facilitate this project. The creation of the McFarland Living History Ranch meets the two primary goals of the Society: (1) to preserve history through identification and restoration of historic sites and (2) to instill in others, young and old, the value of historic preservation and an enthusiasm to see it continue. The Society envisions this project as a way of providing visitors from throughout northern California with tangible experiences that pique their interest in the early history of a rapidly dwindling way of life: the Central Valley family-run ranch or farm. When the McFarland Living History Ranch project is completed, it will replicate a turn-of-the-twentieth-century ranch where visitors will participate in the work, games, and culture of that time under the supervision of the members of the Society.

Mission

The Mission of the McFarland Living History Ranch is:

To protect, preserve, and interpret the cultural and natural heritage of the southern Sacramento Valley by replicating the McFarland Ranch as a late 19th century ranch complex and to invite visitors to participate in the work, games, and culture of the period.

Objectives

1. Restore the historic McFarland Ranch House and preserve its surroundings in a fiscally sound manner.
2. Create a method of experiencing pioneer history in an out-of-classroom setting: a “living history” ranch that creates a sense of time and space on a turn-of-the-century pioneer ranch and encourages an interest in pioneer history among young people and adults.
3. Provide a place where one may learn about conservation and preservation of natural habitat.
4. Interpret the agricultural and cultural history of southern Sacramento County.
5. Create a setting that promotes a continuation of enthusiasm for and understanding of historic preservation and restoration among future generations.
6. Document the McFarland House on the National Register of Historic Places (NRHP) and the California State Register of Historic Places (CRHR).

Governance and Staff

In 1990, Beatrice Orr Hayenga Smithson and Otto Smithson sold their land and the home of John McFarland, in which Beatrice had lived since her birth, to the Nature Conservancy (Conservancy).¹ The sale stipulated that she and her husband, Otto Smithson, would be allowed to remain in the home until their deaths, and that the historic 115-year-old McFarland home would not be destroyed but would be preserved and restored for historic purposes.

The Conservancy kept the McFarland ranch land bordering the Cosumnes River, and it sold 105 acres of ranch property, which included the home of John McFarland, to the Sacramento County Department of Parks, Recreation, and Open Space (Regional Parks). That agency contacted the Society and asked them to consider the restoration and preservation of the historic McFarland home.

¹ Eaton, Michael. 2001. Memorandum re: comments on the draft McFarland master plan to John Durand. February 18, 2001. On file at Sacramento county Department of Parks, Recreation, and Open space.

The Conservancy, Regional Parks, and the Society agreed that this site was a feasible site for a “living history” ranch.

The Society, which has as its purpose the preservation and restoration of historic sites in the area, saw this proposal as a viable project of historic restoration. They viewed the “living history ranch” concept as an ideal arena from which to encourage and perpetuate an interest in the preservation of the rapidly fading agricultural history of the area. For the Galt Area Historical Society, Inc. organizational structure, see appendix A.

Purpose of the Master Plan

As part of the 99-year lease agreement, the Society has agreed to prepare and implement a master plan for the overall management of the McFarland Living History Ranch. The master plan is a living document that sets the parameters for maintenance, interpretative programs, and management of the property. By developing and adhering to the master plan, the Society demonstrates its stewardship of the property. In the process of developing the master plan the Society has discussed numerous options for the future management of the property. This process has focused the Society’s efforts to ensure that the museum reaches the widest audience while ensuring the long-term preservation of this important historic resource. In accepting the master plan, Regional Parks and the County Board of Supervisors has demonstrated their support of the Society’s direction and capabilities.

- The master plan provides long-term direction for the management of the property by:
 - Identifying the mission, policies, and programs for the use of the property.
 - Clearly distinguishing the roles and responsibilities of the various stewards of the property.
 - Providing continuity in the face of changing personnel and political transitions.
- The master plan facilitates greater success in fund-raising efforts by:
 - Demonstrating an implementable plan for the site that may be required in grant applications.
 - Supporting fund-raising for individual programs, which is more successful when conducted within the context of an overarching plan.
 - Identifying high priority projects to target for immediate funding.

- the property.
- The plan establishes a long-range vision that is achievable through short range efforts by:
 - Using the planning process to arrive at a consensus about the future uses of
 - Uncovering opportunities and constraints for achieving the vision.
 - Identifying and prioritizing the tasks required to realize the vision.
 - Serving as the basis for environmental review.

Chapter 2

Resources and Facilities

The McFarland Ranch is located south of the Cosumnes River, east of the confluence of the Cosumnes River and the Mokelumne River near Thornton, and north of the San Joaquin County line at Dry Creek. It is almost midway between I-5 Freeway and Highway 99 (7 miles in either direction east or west), and at the west end of Orr Road at 8899 Orr Road. The ranch is accessed by Elm Street in the City of Galt, which becomes Orr Road after crossing the Union Pacific railroad tracks.

Sacramento County Acreage

Seventy of the 105 acres of the property owned by Sacramento County are managed by the Cosumnes River Preserve. This land is leased to area ranchers for cattle grazing. The Cosumnes River Preserve also manages the land along the Cosumnes River.

The Cosumnes River Project is a broad-based effort to restore and safeguard the integrity of the Cosumnes River and its surrounding landscape. The Nature Conservancy and its partners established the Cosumnes River Preserve in 1987. By 1998 the preserve had grown to some 13,000 acres. Because of the Cosumnes River Preserve's long standing commitment to this area, their educational outreach programs, and their recognition that farm activities are an integral part of the Cosumnes corridor, they enjoy considerable good will and support from local residents.

The Cosumnes River Preserve is dedicated to

- Safeguarding and restoring the finest remaining example of a California valley oak riparian (streamside) ecosystem and its surrounding habitats.
- Restoring and creating freshwater wetlands to increase the Pacific Flyway's populations of migratory waterfowl.
- Demonstrating the compatibility of human uses—particularly agriculture, recreation, and education—with the natural environment.

Additional information about the Cosumnes River Preserve's mission, partners, and conservation and educational programs can be found by visiting their website (www.cosumnes.org).

The Cosumnes River Preserve activities overlap with the McFarland Ranch acreage in that access for members of the Cosumnes River Preserve, volunteers, and leasees is by way of the access roads that run across the McFarland Ranch acreage. In addition, these lands serve as a visual context for the McFarland Ranch and contribute to the interpretation of the ranch as an historic site. In light of this contextual relationship, the Society has an interest in seeing that the surrounding Sacramento County acreage remains in agricultural or natural use, thus preserving the historic setting of the ranch.

McFarland Ranch Complex

The unit of land (35 acres) which encompasses the 120-year-old McFarland home was classified by a Sacramento County resolution as a Living History Ranch under the direction of the Society while under the administration of Regional Parks.

A number of historic buildings constructed on the ranch property remain. The oldest is the John McFarland house, built in 1878. There is also a chicken coop, a woodshed, a garage, a blacksmith shop, a granary, and a storage building.

Documentation in Official Registers of Historic Places

One of the goals of this master plan is to document the McFarland Ranch's eligibility for listing in national or state registers of historic places. The National Register of Historic Places is a list of historic properties that represent the local, state, and national heritage of the United States. The list is managed by the National Park Service for the Department of the Interior, but each State Historic Preservation Office reviews eligibility assessments and forwards recommendations for listing from the state level. Listing in the NRHP does not afford a property with protections or restrictions on future uses. The NRHP program is expressly intended to provide recognition of the importance of a property and to serve as a record of our nation's heritage for the benefit of future generations.

In 1992, California officially established a corollary to the NRHP, the California Register of Historical Resources. The CRHR "...is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (CCR, Title 14, Section 4850.1). The criteria used in determining listing or eligibility for listing of historical resources in the CRHR

are consistent with the criteria developed for the National Register. However, these criteria have been modified for state use in order to include a range of historical resources that better reflect the history of California.

To be eligible for listing in the California Register, a resource must be significant at the local, state, or national level under one or more of the following 4 criteria:

1. it is 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; or
2. it is associated with the lives of persons important to local, California, or national history; or
3. it embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. it has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Integrity refers to a property's ability to convey its historical significance (National Park Service 1991). There are seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. The importance and applicability of these qualities depend on the significance of the property and the nature of the character-defining features that convey that significance.

In 2000, the Society hired historian Paula Boghosian to prepare an NRHP nomination application for the McFarland Ranch. The nomination documented the history of the ranch, John McFarland's role in the history of the Galt area, and the architectural merits of the ranch house. The nomination applied for listing in the NRHP under criteria B, for the property's association with John McFarland, and criterion C, for the building's architectural merits. The nomination was reviewed by the Office of Historic Preservation (OHP), who determined that the property does not meet the NRHP criteria for listing "primarily because of loss of integrity, but also because significance was not established" (Abeyta 2000). The determination goes on to identify that the cumulative effect of changes to the building over time have resulted in a substantial loss of historic fabric, resulting in a loss of integrity. For this same reason, the house would not be eligible for listing in the CRHR.

However, the nomination and the OHP review did not consider the eligibility of the ranch complex as an historic district. Although the OHP has determined that the association with John McFarland was not established as a significant theme under Criterion B, this association and the association under Criterion A with the agricultural trends of the northern San Joaquin County at the turn of the century may be significant associations under the CRHR. However, the integrity of these associations would also be marred by the current configuration of the ranch complex. The granary and the metal barn are currently intrusive elements on the potential historic district because they clearly date to a later period than the rest

of the compound, and their size and materials are in striking contrast to the more modest, wooden structures from the turn of the century.

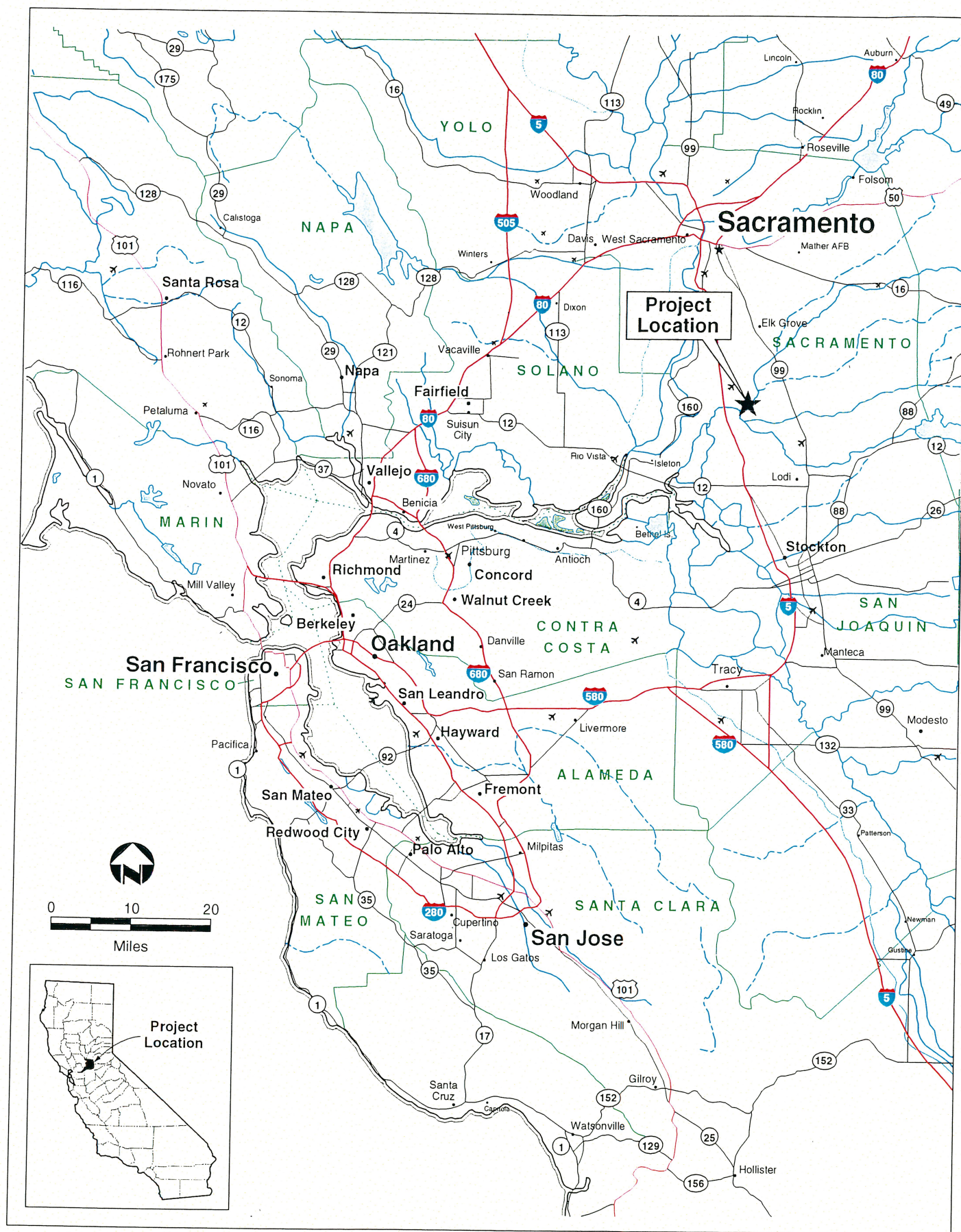
As the restoration and reconstruction programs put forth in this master plan are achieved, the integrity of the historic district may be regained. Removal of the granary and the metal barn, rehabilitation of the ranch house, carriage house, and workshop, implementation of a period-appropriate landscape plan, as well as maintenance of the woodshed would all contribute to the re-establishment of the integrity of the potential historic district. Once these projects are completed a new evaluation should be prepared and submitted to the OHP for consideration of listing in the CRHR.

Utilities and Improvements

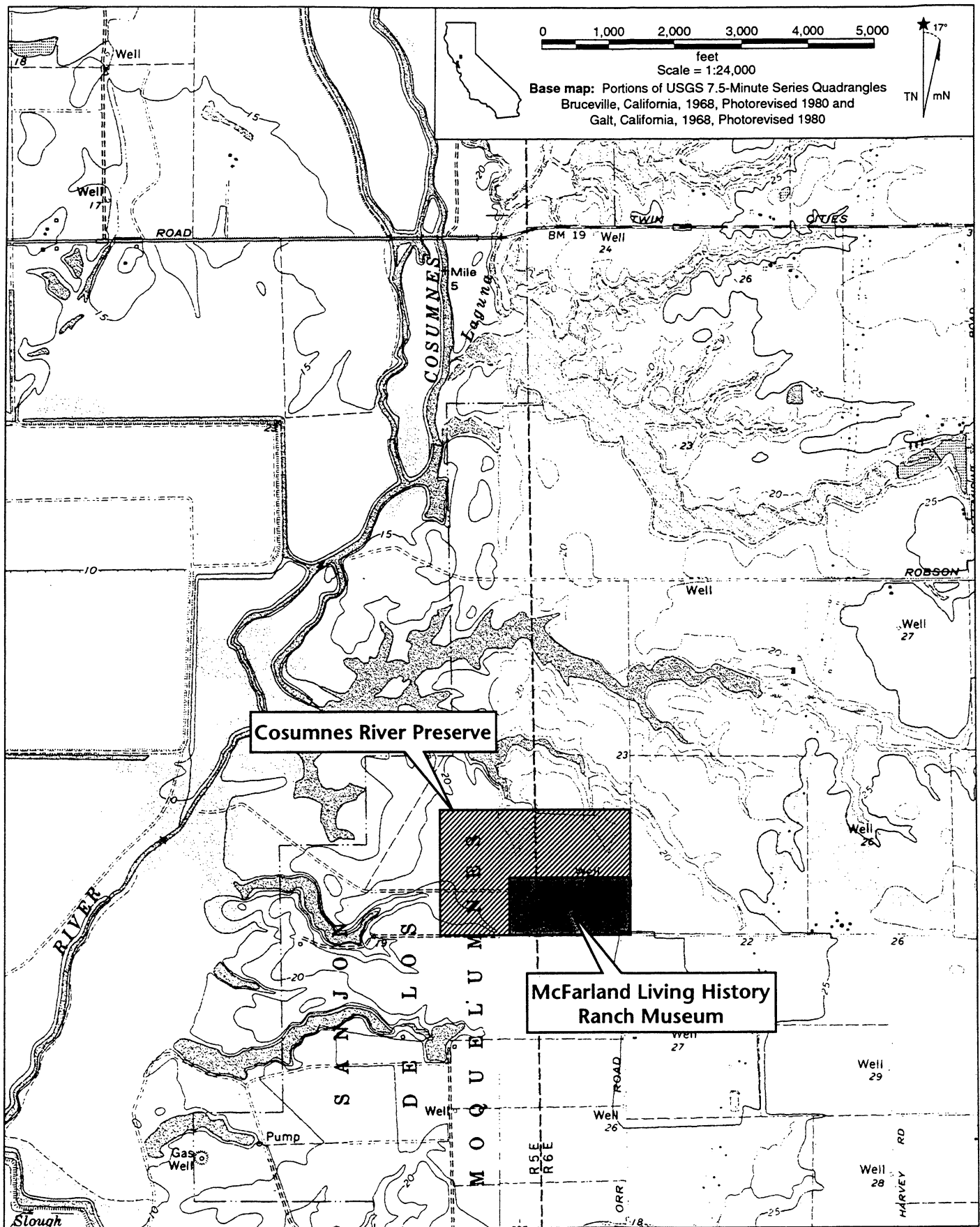
Table 1 summarizes the existing utilities and improvements on the property.

Table 1. Existing Utilities and Improvements

Improvements	Capacity
Parking lot	100 standard vehicles 4 buses
Water and Sewer	
3" hookup for caretaker home	Septic system (two 12,000-gallon tanks)
Hookup for McFarland house	Septic system
4" hookup Public rest room	Septic system
Electricity	
Hookup for caretaker home	100-amp service
Hookup for McFarland house	200-amp service
Lighting for grounds	2 lights furnished by SMUD



Map 1 Vicinity Map



Map 2
Project Location

Chapter 3

Geographic and Historic Background

Geographic Context

Galt is located in the southernmost part of Sacramento County, California, on the east and west sides of U.S. Highway 99, immediately north of the Sacramento-San Joaquin County line. The incorporated city is situated 23 miles south of Sacramento and 22 miles north of Stockton, conveniently located midway between two major cities. It is a short, 2-hour drive from San Francisco and other cities in the Bay Area. The nearby foothills, the site of many small towns, is only a half-hour from Galt.

The rural area of Galt lies within the Sacramento County lines. The incorporated area of the City of Galt is bounded by the San Joaquin County line on the south and Twin Cities Road on the north. Recently, developers have discovered this rural area that was once a gateway to the California gold fields and they have started a “gold rush” of their own. The City of Galt has grown from a population of 7,000 to 18,000 in less than 12 years. As growth in South Sacramento County continues and housing development increases, the historic significance of the area and its historic sites, buildings, and homes are in danger of falling before the bulldozer’s blade.

Portions of the ranch land was cleared of oak groves by McFarland to enable him to plant grain. It has remained as open ranch land ever since, with groves of oak trees along the edge of the Cosumnes River and a few oaks near the house.

The land surrounding the 35-acre McFarland Ranch is either cultivated for crops or pasture grass. It is nature-friendly and is home to deer, raccoon, squirrels, egrets, and, as a part of the land located in the Pacific Flyway, is visited annually by migrating birds, such as Canada Geese, Tundra Swans, and Sandhill Cranes.

Although most of the ranch is designated by the Sacramento County Planning Department as being on a floodplain, and it is adjacent to the Cosumnes River, the buildings on the property have never been threatened by floodwaters. The seismic zone of Galt is Seismic 3, as classified by the Uniform Building Code. This is the lowest earthquake severity zone in California.

Historic Context

Early Settlement: 1700s–1850

The earliest European explorers of California were hardly aware of the abundant resources that the Native Americans had thrived on for nearly 6,000 years. The Spanish explorers of the 1600s and 1700s concentrated on settling the California coast as a means of augmenting trade with the Far East and preventing Russian traders from claiming lands so close to Mexico. Spanish explorations of the early 1800s ventured inland to search for additional mission sites and potential converts among the “uncivilized” natives. In 1808, Gabriel Moraga led the first Spanish expedition through the San Joaquin and Sacramento Valley as far north as the present-day Sutter Buttes before returning south via the same route. Along the way, Moraga and his party explored to the east and west along the Mokelumne, Cosumnes, and American Rivers for possible mission sites (Beck and Haase 1974).

Other explorers followed Moraga’s route through the San Joaquin Valley. With Mexican independence in 1822, the purpose of these expeditions changed. Mexican military parties were sent to retrieve Indian neophytes who had run away from the Missions and to quell the increasing unrest among the tribes. The “mountain men,” who surreptitiously roamed Mexican California to hunt beaver, also followed in Moraga’s footsteps. Jedediah Smith followed the route to the American River then headed east to become the first white man to cross the Sierra Nevadas. But Smith and other trappers would come back to California, despite Mexico’s objections, and establish this route between south and north and between the coast and mountains (Kyle 1990).

Settlement in the San Joaquin Valley began with the holders of land grants issued by the Mexican government. These grants were typically given for agricultural purposes and established the enduring patterns of land use and ownership in California. The unique aspect of these grants was that, in San Joaquin, Sacramento, and Amador Counties, for example, grants ranged from 20 to 50 thousand acres. The project area includes 5 historic Mexican land grants, listed here from north to south: San Juan, Rio de los Americanos, Omochumnes, Cosumnes, Sanjon de los Moquelumnes, and Campo de los Franceses (Beck and Haase 1974). Many of the original land grants were honored when the United States wrested California from Mexico in 1846, thus retaining the pattern of large holdings of prime agricultural land.

From Gold to Grains: 1850s–1900s

Life in the vicinity of Sacramento and the Sierra foothills had changed dramatically by the summer of 1848, only 6 months after James Marshall struck gold on the American River. Prospectors panned along every river in the project area, from the mountains to the valley. Those who grew tired of the “rush” often moved to the gold-depleted San Joaquin Valley to take up ranching, agriculture,

saloon-keeping, inn-keeping, or other commercial ventures. Agricultural ventures turned out to be the long-term gold rush for California, and the San Joaquin Valley has always been a leader in production. By the 1860s, ranches, fenced pastures, corrals, cultivated fields, vineyards, and other signs of agricultural success carpeted the valley floor (Thompson and West 1880). These ventures provided staples not only for the influx of gold-seekers, but with the arrival of the transcontinental railroad these ranches began supplying the Eastern United States with beef, sheep, grapes, walnuts, hay, and barley. Historic resources that remain from this period include remains of structures (hotels, saloons, stores, and residences), barns, corrals, fenced pastures or fields, formal residential landscaping, orchards, and historic landscapes that convey the ranching or agricultural patterns of the period.

With the success of agriculture came the demand for more water and improved modes of transportation. Amateurs dug ditches and built culverts to divert water from the rivers, streams, and creeks. With the passage of the Wright Bill in 1887, cooperatives of landowners petitioned the State legislature for funding and permission to establish special water districts that would enable irrigation. State-funded water projects, conceding to demands from throughout the state, began channeling water from the Sierra to areas far beyond the farms of the San Joaquin Valley. The infamous Hetch Hetchy aqueduct became the first water conveyance system to transport water from the mountains to the San Francisco Bay Area in 1913. Other projects, such as the Pardee Reservoir and Mokelumne Aqueduct, supplemented this system until a comprehensive federal plan was developed. Construction of the Central Valley Project began in the 1930s. This New Deal-funded project created a series of dams, reservoirs, and canals that redistribute water from northern to southern California.

Transporting people and goods was also important in the San Joaquin Valley. The trails blazed by the early explorers became the main routes of transportation from the southern valley to Sacramento and along the American River to the Sierra and the eastern United States. During the Gold Rush, enterprising men looking to profit from commercial ventures would establish ferries across the Cosumnes and Mokelumne rivers to draw clients to their establishments. Stagecoach lines proliferated in the 1850s in response to the rush to the Sierra foothills. One of the first lines in the state ran from Sacramento to towns along the American River (Beck and Haase 1974). From 1860 to 1880, California Stage Company and Wells Fargo stage routes extended from Sacramento to the Sierra, San Francisco, and the length of the San Joaquin Valley. The arrival of the railroads in the 1870s and the increased demand for transporting agricultural goods led to the early development of railroad lines in the upper San Joaquin Valley. Many of these transportation corridors continue to provide access throughout Sacramento and San Joaquin Counties for modern farmers, business people, and residents. Signs of the early days of transportation include historic trails; stagecoach routes, artifacts, and remains of business offices; ferry crossings and structures; and early railroad structures, corridors, or artifacts.

Galt History

The following history of Galt is largely adapted from the Galt Centennial, 1869–1969, a publication compiled by Galt Centennial 1969, Inc. to celebrate the town's 100th anniversary.

In 1869 the town of Galt was laid out by the Western Pacific Railroad Company. The surveyors staked out the town on the southeast quarter of Section 27, on what was known as the "Troy place" in the Dry Creek township. The Dry Creek township was established in 1853 from a portion of the Rancho San Jon de los Moquelumnes. During the period of legal battles over the Mexican land grants, Dr. Obed Harvey defended his 1861 purchase of over 33,000 acres within the Dry Creek township. Other early and prominent settlers of the Galt area included Dr. W. L. McIntyre, who arrived in the area in 1849 and built the area's first house in 1851. Calvin T. Briggs, an old mountaineer, and John Burroughs, were engaged in the stock-raising business as early as 1850. Briggs built the second frame house in the area in late 1851.

Establishment of the town and the railroad station in 1869 shifted the area's development from the earlier town of Liberty over to Front Street in Galt. In fact, the principal hotel of Galt, Devins' Exchange, was moved from Old Liberty to Front Street directly opposite the depot, providing easy access for the traveling public. The hotel was owned by Calvin Briggs and leased to others to manage. The town also built a schoolhouse in 1869, which they quickly outgrew leading to the construction of a larger school in 1878. Early commercial endeavors included the town's first store, opened by Whitaker and Ray in 1869 in a building belonging to John McFarland. By the next year they had built a brick store on Front Street. McFarland's building was later the home of John Brewster's general merchandise business, buying and selling locally harvested wheat. John Brewster was appointed as the first postmaster when the United States post office was established in 1869.

The next decade brought tremendous success to the town. In 1880 Galt boasted of having two general merchandise stores, one variety store, one hotel, one harness shop, two blacksmith shops, two wagon and carriage manufacture and repair shops, one wood yard, one livery stable, two barber shops, two shoe stores, two saloons, one meat market, one barley mill, a Wells Fargo & Co.'s Express Office, three physicians and one attorney-at-law. During the early history of the Dry Creek township, stock raising and dairying were the principle industries. By the last quarter of the century these had begun to decline, and grains became the primary agricultural endeavor. The amount of grain shipped from Galt was quite large. During the quarter ending September 30, 1879, there were shipped from Galt's train station over 47,000 sacks of wheat and nearly 2,000 sacks of barley. By the next year, these amounts would double. Prominent farmers in the area during this period included Andrew Whitaker, Dr. Obed Harvey, John F. McCaulley, Richard Rude, and John McFarland.

History of the McFarland Property

John McFarland Emigrates to California

John McFarland was born in Starlingshire, Scotland, on March 4, 1823. He was 1 of 11 children born to John and Jeanette McFarland. They emigrated from Scotland to Canada, where young John lived the first 15 years of his life. At age 15, John McFarland began learning the carpentry, joiner, and machinist trades. Soon after, he went into business for himself. Beginning in 1838, he worked in Buffalo, Chicago, and Cleveland.

In 1850, drawn by the gold fever, McFarland traveled overland by horse team from La Salle, Illinois, to California. He arrived in Placerville a short time before the squatter riots took place in Sacramento, and he later related to friends that he witnessed Sacramentans coming into Placerville and other mountain towns for protection. He successfully engaged in mining in Coon Hollow for a time and was the first man to sell water for mining purposes in El Dorado County in 1851.

John McFarland's Ranch (1857–1902)

McFarland came to the Sacramento Valley in 1857 and purchased 3,500 acres of the Chabolla rancho for farming grain. History records reveal that he also owned a timber claim in Shasta County. He chose the Galt area for its rich soil, ample water, and its location, equidistant from Sacramento to the north, and Stockton to the south. Both Sacramento and Stockton had shipping facilities to carry his wheat, barley, and oats to market. McFarland eventually sold some of the 3,500 acres of land in the southern portion of Sacramento County and reduced his acreage to 2,800.

His vast land holdings and successful grain farming gave John McFarland a place of prominence among the people in the area. When the railroad came through the Sacramento Valley, he was asked by his friend Dr. Obed Harvey to name the small town near the tracks that Harvey and the Central Pacific railroad had just created some three miles east of the McFarland ranch. John McFarland chose "Galt" after the name of the town in Canada where he had lived with his family as a youth (the town has since been renamed Cambridge).

In 1878, McFarland began building a home on his ranch. Other improvements around the homestead included a tank house, a carriage house, a blacksmith shop, a barn and corrals, a chicken coop, and three sheds near the house. He also built a bunkhouse for the local area Miwok Indians that he hired to work his fields. McFarland's success afforded him the opportunity to contribute to the development of his community. He funded the construction of the First Congregational Church in Galt (now, St. Luke's Episcopal Church.) and built the first store in Galt, the Brewster store (now, the IOOF Hall). McFarland also took a civic interest in the town, and was especially interested in its schools. For 20 years he acted as a school trustee for the Galt Grammar School District.

McFarland never married, but he brought his niece, Mary, from Galt, Canada, to live on the ranch in 1866.

After McFarland's death in 1902, the real property of his estate was sold at auction. It was so vast that it included entire tracts of land, such as the Dry Creek tract, the Russell tract, the Sawyer ranch, the Randolph tract, the Frank tract, the home place, and several lots in Galt. The home and 772-acre ranch was purchased by George Orr. The ranch soon became known as Orr Ranch, and the McFarland name was lost until it was reintroduced in 1998.

George and Mary (McFarland) Orr (circa 1902–1930s)

Mary McFarland married George Orr 6 months after her arrival on her uncle's ranch in 1866. They lived in a home built for them by John McFarland, about a half mile east of the main house that would be built a decade later.

George Orr was born in Ontario, Canada, on October 20, 1864. At the age of 19, he came from Canada to Galt. Two years later, he met and married Mary McFarland, John McFarland's niece. Together they worked the McFarland Ranch, introducing dairy cows as well as grain. George Orr attained a position of prominence in the town of Galt, and, in 1912, he became vice-president of the Bank of Galt, a position he held until his death. In later years, the aging McFarland became lonely in his large two-story home and asked Mary and George to move in. They did so and raised their 5 daughters there.

Charles and Beatrice (Orr) Hayenga (circa 1934–1994)

When Mary and George Orr died, the ranch was inherited by their daughters and divided among them. Beatrice Orr, the only daughter still living on the ranch at the time, acquired some of the land from her sisters and kept the ranch at 840 acres. The ranch remained her home where she lived from her birth until her death in 1994. Beatrice Orr married Charles William Hayenga in 1934, and a daughter, Charlene Orr Hayenga Mathews, was born in 1938.

Charles Hayenga arrived in Galt from the San Francisco Bay Area about 1932. He originally settled on the Charles Mabee farm on New Hope Road. When he married Beatrice in 1934, he moved to the McFarland Ranch where Beatrice and her mother, Mary Orr, resided. At the time, the farming operation consisted of a dairy, grain farming of about 400 acres, and about 100 acres of Tokay and Zinfandel grapes. Charles assumed the duties of managing the ranch and farming the land.

Several years after taking over the farming operation, Charles contracted undulant fever, which comes from contact with infected cows. Dairy operations were suspended. While recuperating from this fever, he enlarged the grain production, which consisted of barley, oats, and wheat. At this time, he erected a

building which housed 4 large grain bins and also installed an auger to fill the bins with grain to be stored until it could be sent to market.

During this time, the farming operation was expanding, and a full-time farm worker was hired. Charles Hayenga built a small house north of the main McFarland home to house the hired farm worker and his family. This house no longer exists. He also maintained the grape vineyard and began to develop a herd of Hereford beef cattle. A house that existed at that time in the eucalyptus grove was demolished because it was in disrepair, and the corral was created for the cattle. To provide year-round feed for the cattle, Hayenga developed land in the fertile river bottom area where he planted Sudan Grass. The beef cattle fed on hay in winter. During the summer, the 50 acres of clover pasture could be used for feed. Along with the clover and grass, he also baled hay and straw from the ranch for winter. Because he owned several tractors, harvester, hay baler, discs, plows, and various other farm implements, he built a large steel building to house farm machinery.

As the cattle operation grew, the grape vineyard began to decline because of the age of the vines. Soon the vineyard was removed and the land just west of the house was used for grain and hay production.

Beginning in 1950, Hayenga remodeled the McFarland house. He and Beatrice often joked that it was a "10-year project." The only improvements that Charles did not perform himself were the electrical installation and the inside painting. He alone put on all the asbestos siding on the house by building a large scaffolding completely surrounding the house. At this time, the wash house and the outhouse, which were next to the wood shed (now a storage building behind the house), were demolished because the buildings were old and needed extensive repair.

Charles Hayenga died on December 24, 1955, while herding cattle. There had been tremendous rains, and the land adjacent to the Cosumnes River was flooding. He took his tractor down to the area to herd the cattle to higher ground during the storm and suffered a heart attack.

Beatrice remained on the ranch and later married Otto Smithson, a member of a pioneer family from the area. When Beatrice married Otto they were both elderly and neither wanted to run the ranch. Instead, they leased it out and Otto spent his time caring for the area around the house, a small vegetable garden, and Beatrice.

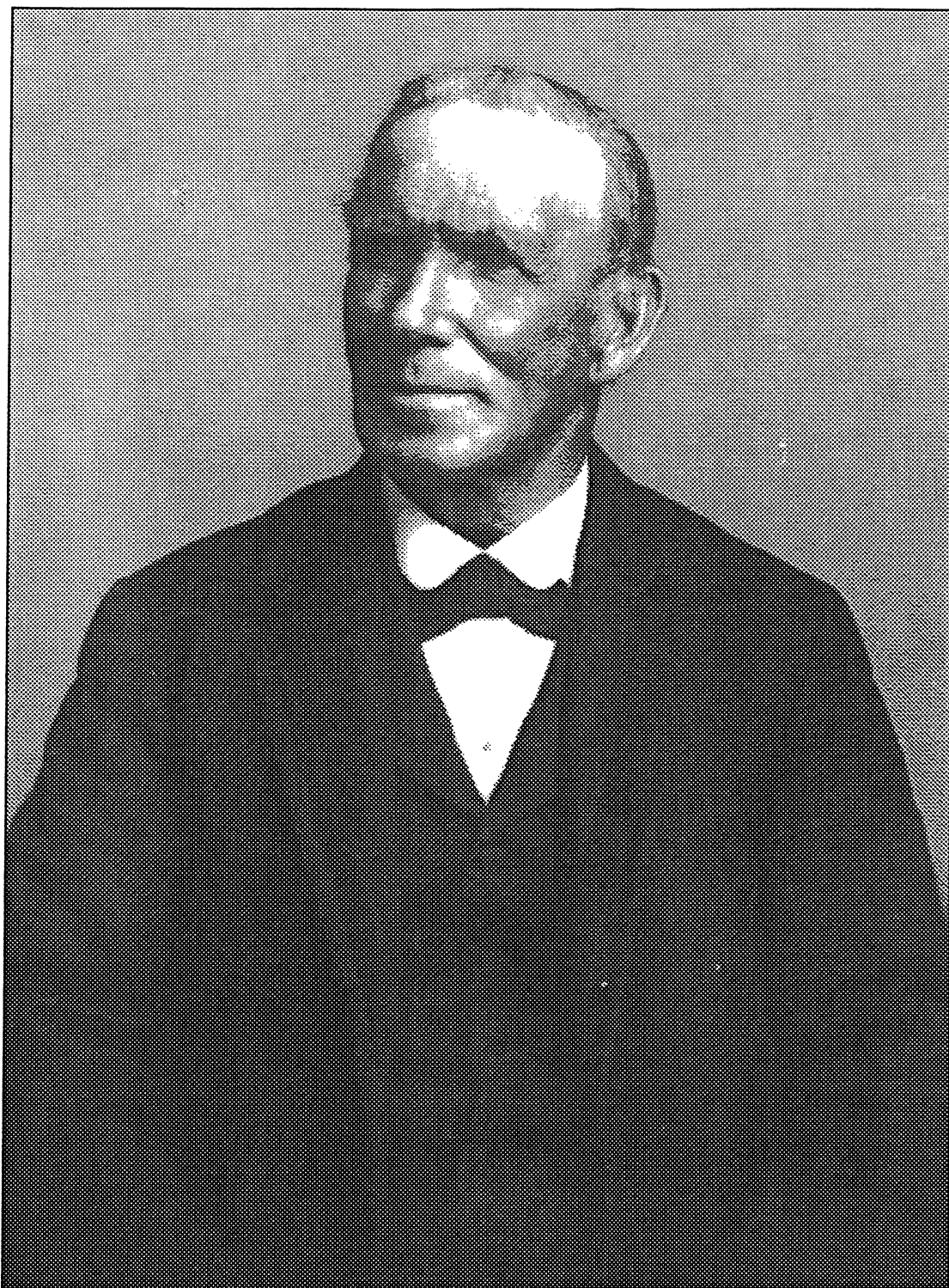


Self-portrait. John McFarland seated before fireplace.

Source: SAMSI

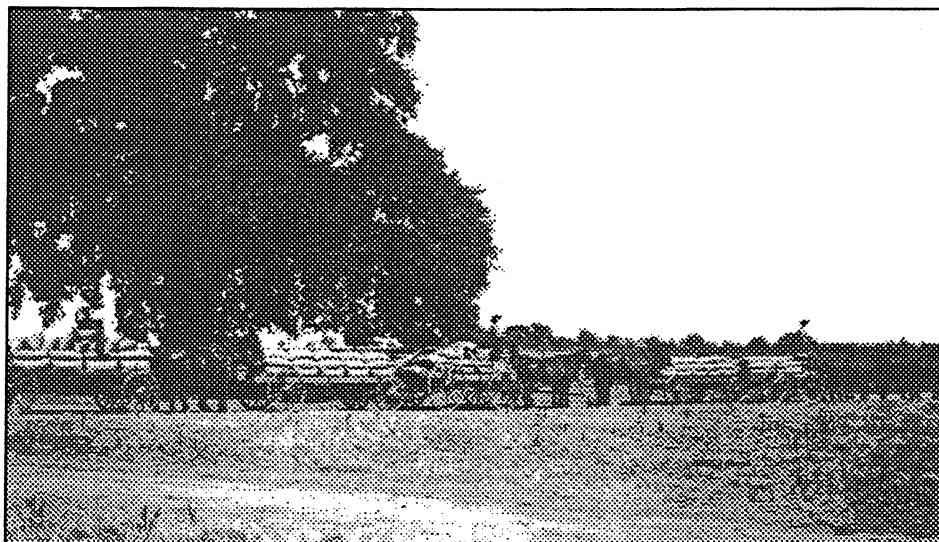
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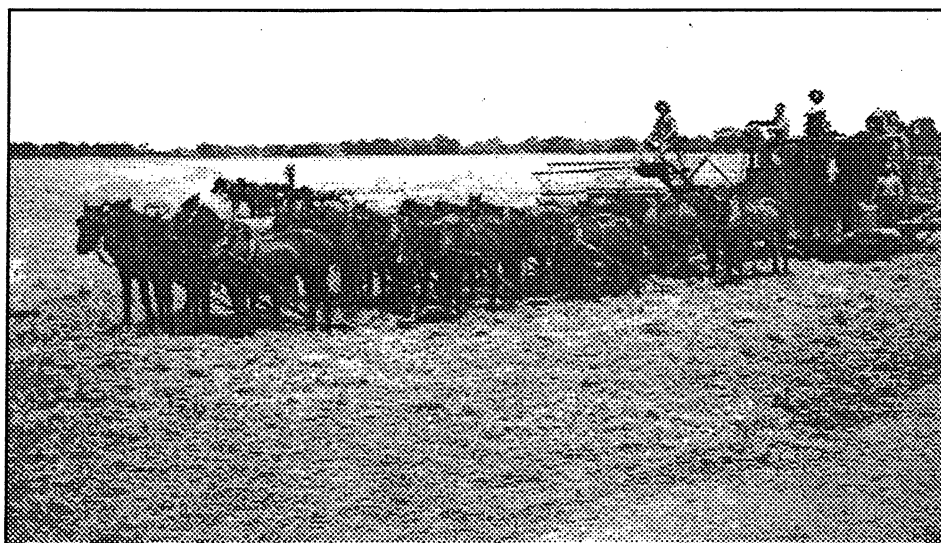


Portrait of John McFarland.
Source: SAMSI
Catalogue number: 2000/117/13.

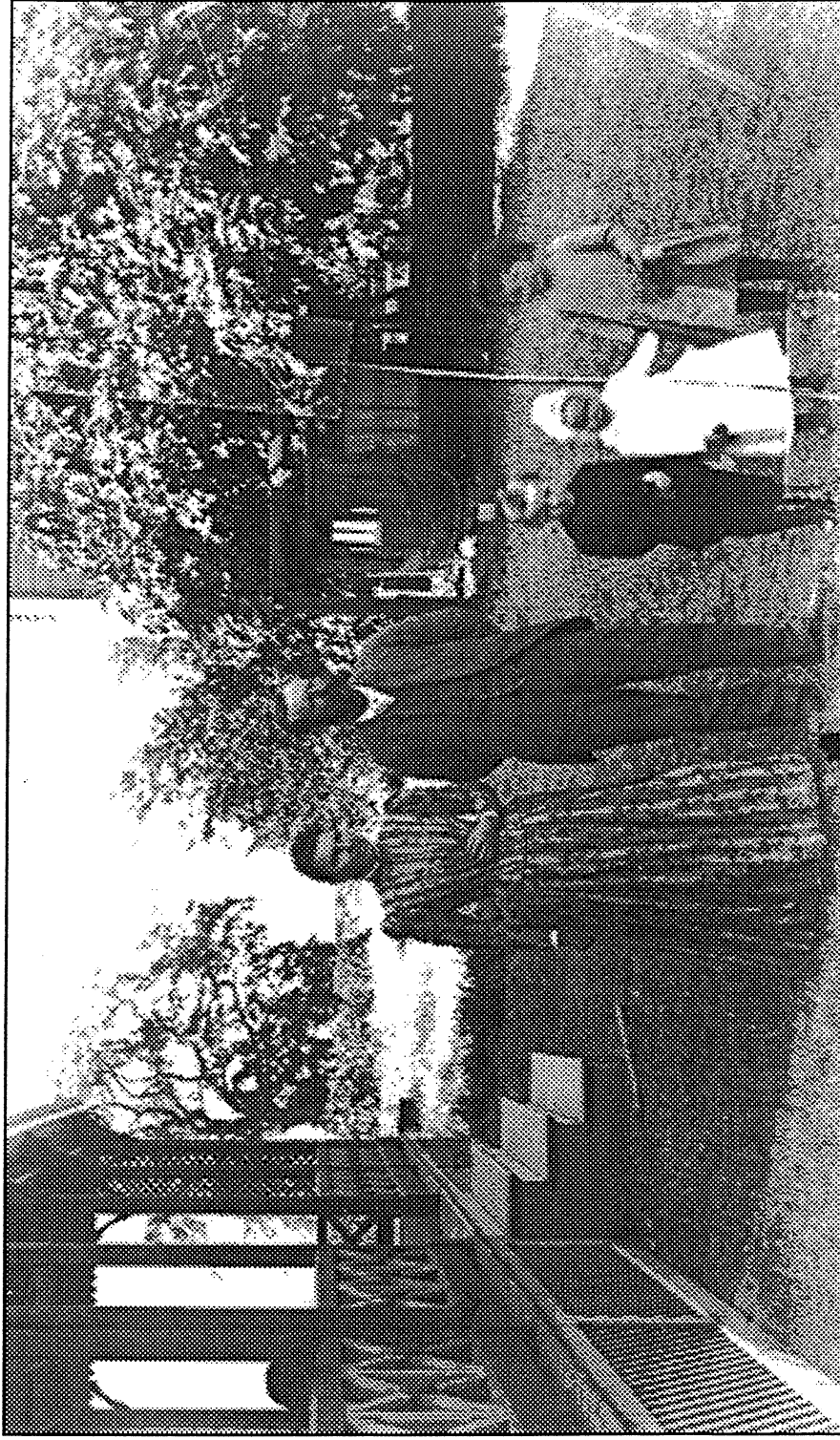
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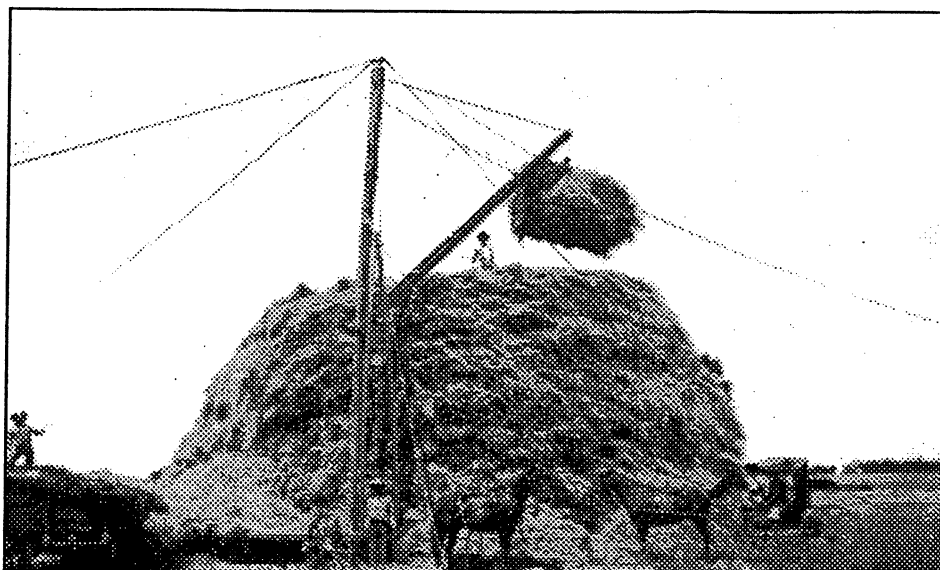
Ranch hands driving wheat to market.
 Source: SAMSI
 Catalogue number: 2000/117/240.



Horse team drawing harvesting equipment.
 Source: SAMSI
 Catalogue number: 2000/117/122



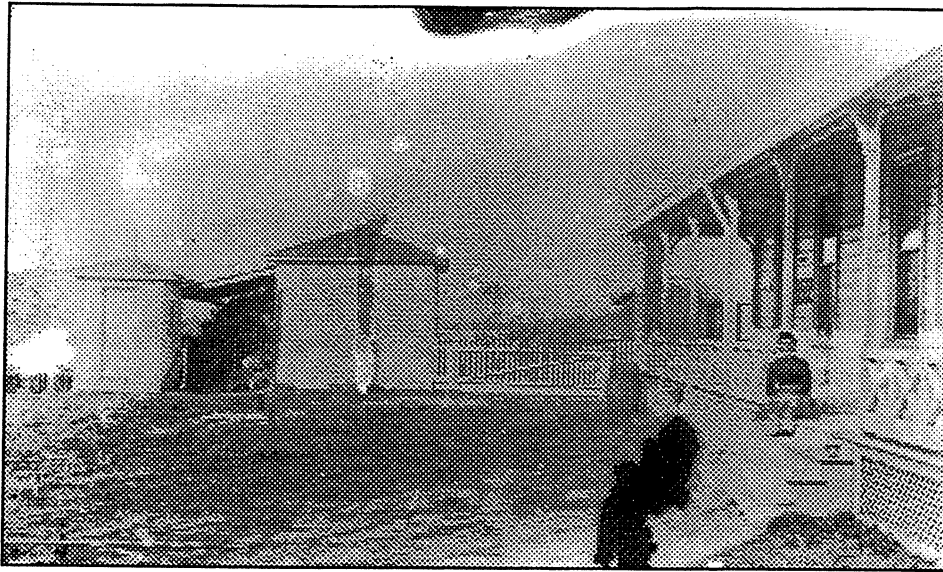
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Ranch hands stacking hay with hoist.
 Source: SAMSI
 Catalogue number: 2000/117/50.



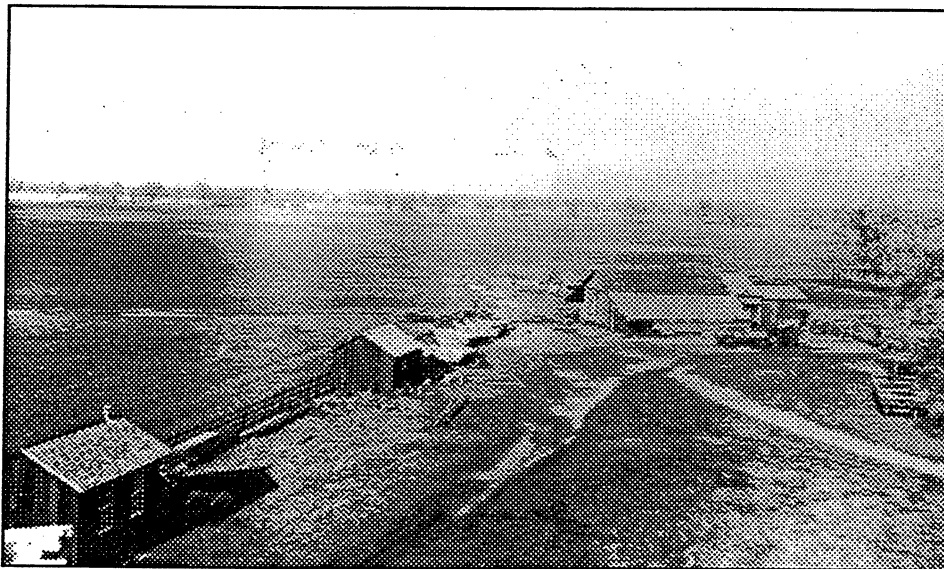
Hay-stacking operation, west of McFarland House.
 Source: SAMSI
 Catalogue number: 2000/117/51.



McFarland House back porch with sheds and bunkhouse.

Source: SAMSI

Catalogue number: 2000/117/124.



Overview of ranch interior and fields. View from second story of residence.

Source: SAMSI

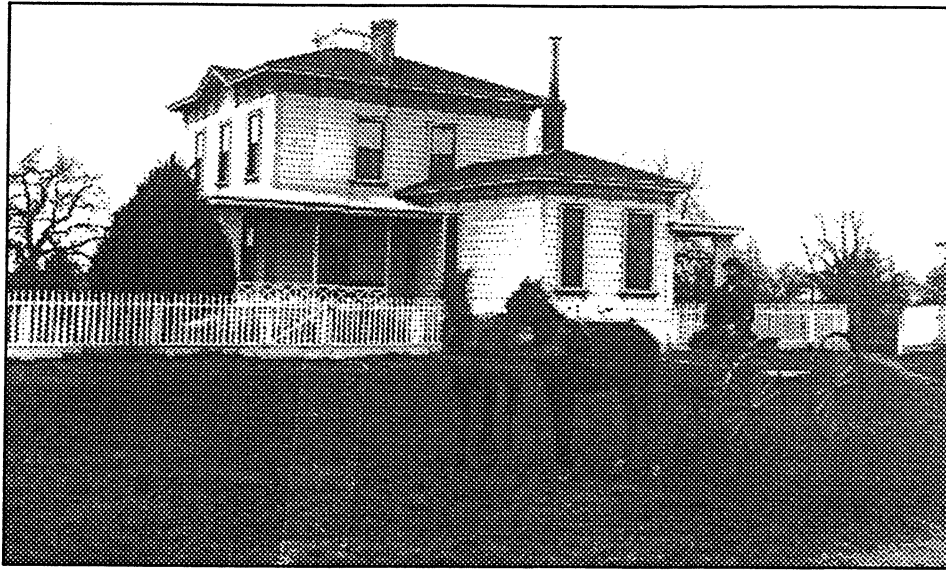
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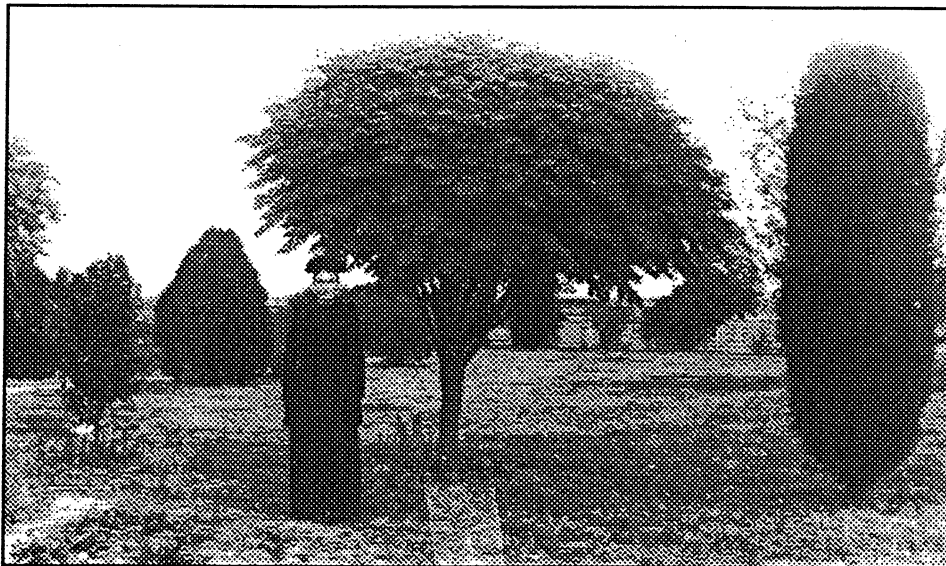
Sisters, Mrs. Chamberlain and Lena Stephens before the McFarland House fountain.
Source: SAMSI
Catalogue number: 2000/117/71.



Photograph of Mary McFarland before the bunkhouse, woodshed, and residence.
Source: SAMSI
Catalogue number: 2000/117/234



Sisters, Mrs. Chamberlain and Lena Stephens before the McFarland House fountain.
 Source: SAMSI
 Catalogue number: 2000/117/71.



Photograph of Mary McFarland before the bunkhouse, woodshed, and residence.
 Source: SAMSI
 Catalogue number: 2000/117/234

Chapter 4

Land Use and Site Planning

The purpose of the Land Use and Site Planning element is to establish the specific long-range resource management objectives and policies necessary to protect and perpetuate the resource values of the McFarland Living History Ranch. This element identifies specific resource sensitivities and physical constraints and establishes the Society's guidelines for acceptable levels of development and use with respect to these values. The major programs that need to be developed to protect and perpetuate the natural and cultural resources of the ranch are identified; however, specific means of implementing these programs are to be formulated as funding becomes available, and more in-depth study is done.

The McFarland Living History Ranch will serve the public in a wide variety of ways: natural and cultural education, historical interpretation, agricultural experiences, and recreational activities. The facilities needed to implement the many uses have been carefully planned to be in harmony with the environment in which they are located and to serve their purpose efficiently. The retention of the McFarland Ranch natural qualities is one of the Society's underlying planning concepts. This will be accomplished by keeping the house and outbuildings clustered together as they were and not adding any structures within the cultural preserve except the Farmhands' bunkhouse, and by minimizing the visual impact of the few facilities to be developed outside the cultural preserve. The boundaries of the preserve area are indicated on the site plan.

Cultural Preserve

The McFarland Ranch Cultural Preserve will include the restored or reconstructed buildings from the period of interpretation (1878–1902) and the open areas that connect these structures. This includes the ranch house, wood shed, chicken coop, bunkhouse, carriage house, blacksmith shop, and barn and corrals along with the landscaped area in front of the house and the open area between the farm buildings. Demonstration and living history program areas for the purpose of interpreting and demonstrating the history of the area, the ranch, and pioneer agricultural history will take place in the open areas within the cultural preserve. Activities essential to the program and the operation of the McFarland Living History Ranch will be allowed in this cultural preserve. Support facilities such as the parking lot, maintenance buildings, caretaker's home, rest rooms, and picnic area will be located outside the cultural preserve.

Classification

Cultural preserves in park and recreational areas are established for the purpose of protecting such features as sites, buildings, or zones, which represent significant places or events in the flow of human experience in California. Areas set aside as cultural preserves shall be large enough to provide for the effective protection of the prime cultural resources from potentially damaging influences, and to permit the effective management and interpretation of the resources. Within cultural preserves, complete integrity of the cultural resources shall be sought, and no structures or improvements which conflict with such integrity shall be permitted. The recommended name for the cultural preserve component of the McFarland Living History Ranch is the McFarland Ranch Cultural Preserve.

Purpose

The McFarland Ranch is recommended to be classified as a cultural preserve. The recommendation is based on the historic significance of the area and its association with early grain farming, which was a primary agricultural occupation in this region. It is also based on the variety of architectural trends represented by the complex of ranch buildings and the Victorian ranch house.

Policies

McFarland Ranch Complex

The 8 structures are in various states of repair. The McFarland house is in need of restoration to its interior and exterior to restore its historic integrity. The following policies shall guide all restoration activities.

- No restoration activities shall be done to the McFarland home until funds are available. Critical repairs will be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The period of interpretation within the cultural preserve is 1878–1902. Buildings that date from that period will be restored or, as funds permit, reconstructed. Buildings that post-date that period will be removed.
- A preservation architect shall be hired to determine the needs for restoration to its 1890 appearance. The Society will carry out the recommendations.
- All but two structures on the McFarland Living History Ranch are wood frame buildings and each is in need of a certain amount of repair, restoration and stabilization. Each structure shall be investigated separately.
- The Society shall stabilize and restore each building to the extent deemed appropriate and for which it has funding. It is imperative that all structures be examined for restoration purposes at the earliest possible date.

Native American Resources

Oral history and pictorial records show that members of the Miwok Tribe worked on the McFarland Ranch for John McFarland. While there, they lived for sometime in a bunkhouse built for them by McFarland. Although the bunkhouse no longer exists, the Society feels that it is imperative that the influence of the Native Americans in the Sacramento Valley must be preserved. In order to sensitively interpret the heritage of Native Americans at the ranch, the following policies shall guide the Society's management of the property.

- The Society shall preserve any and all history of those Miwok Tribe members who lived on the McFarland Ranch.
- The bunkhouse, which housed farmhands including members of the Miwok Tribe, will be reconstructed following additional research and planning to ensure the integrity of the building and its interpretation.
- Miwok cultural activities that took place off-site historically will be interpreted outside of the cultural preserve.

Trails and Pathways

The pathway user will have the opportunity to experience the many cultural environments including the Victorian-era McFarland ranch house, the farmhands' bunkhouse, the carriage house, the metal shop, the barn, and the animals. The following policies will guide the design and development of trails and pathways.

- The pathway and trails system will be as unobtrusive as possible.
- The pathway and trails system will follow the original walkways as much as possible.
- Pathways will also provide opportunities for visitors with disabilities to move comfortably from one exhibit to another.

Vehicular Access

The pedestrian-oriented design concept is meant to emphasize the natural and cultural qualities of the park by de-emphasizing the intrusive automobile. The pedestrian-oriented concept will be maintained by adhering to the following policies.

- Minimal vehicular circulation and penetration into the site shall be maintained.
- Vehicular access to the camp out parking site, the animal pens and barn shall be by using a designated service road east of the parking lot.
- An entrance road, leading west from the gate at Orr Road, shall be the only vehicle access into the parking lot at the McFarland Living History Ranch.

The road will be paved, but with limited site grading to maintain a low profile in the environmental setting.

- Overnight campers shall be asked to leave their vehicles in the parking lot. Certain security measures may need to be taken to protect these unattended vehicles from vandalism and theft.
- A visitor location shall be established in the northwest corner of the parking lot. The facility shall provide visitor orientation for the various forms of recreational activities to be administered from this point. This location is an important visitor control point.

Maintenance Facilities

- The maintenance shop shall be located just east of the service road. The facility itself shall consist of storage of outdoor equipment and supplies, service yards, repair shops, and covered storage areas. Almost all unit maintenance shall either occur at this point or be administered from here. This area shall not be visitor oriented.
- The service road from the parking lot to the east shall make possible delivery or removal of any equipment needed.
- Secondary or specialized maintenance shops and storage shall be developed outside of the cultural preserve. These satellite shops could supply day-to-day maintenance needs more conveniently when located adjacent to the facility or activity requiring maintenance support.
- The satellite shops shall be kept to a minimum and not be intrusive on the visitor use areas or cultural zones.

Utilities

The McFarland Ranch requires modern utilities, including water, sewage, and power, to maintain the historic and natural resources and provide interpretive programs to visitors. The following policies will guide the development of utilities for the property.

- All utilities will be upgraded in an environmentally and culturally sensitive manner. Upgrades shall be coordinated with the CRP to ensure compatibility with livestock management.
- The outdated, single-pump water system shall be replaced. The upgraded water system shall supply drinking water to the house and the caretaker's home, as well as irrigation for lawn, flower beds, and agricultural areas.
- Septic leach systems shall be created for the caretaker's home and public rest rooms.
- Where feasible, the existing overhead electric power service lines shall be placed underground except where needed for historical interpretation or where the existing lines would adversely affect agricultural operations.

Access for People with Disabilities

To make the ranch experience accessible to all, accessibility for people with disabilities must be considered. This means all pathways, entrances, and exits must be accessible to wheelchairs and walkers. In addition, the ranch will have all the necessary equipment to help people with hearing and visual impairments experience their visit on the farm to the fullest.

- A special plan for people with hearing and visual impairments will be designed with the help of the Sacramento County Office of Special Education.
- Alternative media for interpretive programming may be created throughout the ranch for people with hearing and visual impairments. They will be made portable so that they can be brought out for use by children with special needs.

Natural Resources

The land surrounding the McFarland Living History Ranch is the responsibility of the Cosumnes River Preserve. They will provide leadership and maintenance of natural conservation needs. Public access into this area will be restricted to authorized tours. Only Cosumnes River Preserve staff members and individuals authorized by them will be allowed entry into the site for the purpose of investigations or habitat improvement.

Former owners have stated that historically the McFarland Ranch was the home of many migratory birds that traveled the Pacific Flyway. Historically the ranch has been home to Sandhill Cranes, Tundra Swans, and Canada Geese. Increasing human use could affect nesting and seasonal use of these and other birds. The McFarland Living History Ranch shall be managed in a manner that facilitates the protection and perpetuation of its natural resources. Interpretive programs will incorporate opportunities to team with the Cosumnes River Preserve to promote an awareness and appreciation of the unique natural resources of the area.

Policies

Activities and Access

The Society intends to reflect and protect the earlier landowners' efforts to maintain the agricultural land surrounding the ranch. The following policies will guide the Society in combining the interpretation of agricultural history with the conservation efforts on neighboring lands.

- Activities such as visits by school children, picnicking, overnight group camping, and the like shall be contained within the 35-acres of the Museum.

- Access to the Cosumnes River Preserve lands shall be by way of 35-foot-wide strip at the eastern boundary. Gated entry to this access strip shall be the responsibility of the Cosumnes River Preserve.
- Visitors shall be restricted to authorized conducted tours of natural sites outside the ranch.
- Cosumnes River Preserve staff shall be allowed access to the preserve through the ranch property. To the extent feasible, this access will be provided outside of the cultural preserve.
- Appropriate measures shall be taken if adverse impacts due to visitor use become apparent.
- Any hiking trails and interpretive tours and trails in the area outside of the McFarland Living History Ranch cultural and historical area will be planned and provided by the Cosumnes River Preserve.

Agricultural Lands

Cultivated agricultural lands in the area represent an important aspect of the Valley's history and are recognized as significant to the community of Galt. The retention of this land in cultivated agriculture is considered of importance in providing the appropriate ambiance for the ranch and in protecting natural resources. Retention of agricultural lands surrounding the ranch will be supported through the following policies.

- The eastern portion of the McFarland Living History Ranch will be retained for some crop production and pasture for animals.
- Retention of farmland or natural habitat on neighboring properties shall be encouraged and supported in order to preserve the sense of vast rural openness which was a part of pioneer life.
- Access for locating cattle on the CRP lands shall be provided by way of the 35-foot wide strip at the eastern boundary of the property. Access to this strip and the gate shall be coordinated directly with the CRP.

Open Space

The McFarland Living History Ranch offers the scenic features of open space, large spreading oaks, a view of Cosumnes River's edge with its trees, a variety of birds, and wildlife. The openness of surrounding agriculture land gives one a sense of the vastness of the land holdings that were once John McFarland's.

Wildfire Protection

A fire protection plan is required for protection of resources and for visitor safety. This also applies to the caretaker's residence. The following fire protection policies will apply.

- A fire protection plan shall be maintained and must include the creation of a 20-foot firebreak. The plan shall include prevention measures, fuel management, visitor evacuation and safety, maintenance of fire access, and acceptable fire-fighting procedures.
- Prescribed burning may be used for fuel reduction or vegetation management purposes but does not reduce the necessity for prevention and control of wildfires.

Domestic Animal Control

Uncontrolled domestic animals on the ranch, particularly dogs and cats, may seriously disturb wildlife. Also, a visitor's experience can be disturbed by the sight or intimidating action of a stray dog. The following policies will ensure the appropriate interaction with domestic animals.

- The Society shall strictly enforce rules and regulations prohibiting free roaming dogs, cats, and other domestic animals on the ranch.
- Domestic animals that relate well to the interpretive theme of the ranch may be kept in the areas designated for interpretation of the ranch.

Vector Control

Rodents, as well as other animals, may transmit diseases or support parasites capable of transmitting certain diseases to man. The probability of most diseases reaching epizootic levels (disease levels in animals that resemble epidemic levels in man) and becoming a possible health hazard to man is in many cases related directly to over-population of the animal host. As animal populations become crowded, the possibility of disease increases. The following policies are aimed at keeping these populations down.

- The population of animals that are important vectors of disease, such as ground squirrels, skunks, and raccoons, shall be visually monitored by the caretaker while pursuing his or her regular duties.
- If significant increases in animal observations are observed in any particular area the caretaker shall consult the Department of Agriculture representative in Galt, or a public health officer shall be consulted.
- Should epizootic levels of disease be found in areas frequented by the public, actions that lower the vector population shall be investigated and carried out as necessary for public safety.

Pesticides

The McFarland Living History Ranch, by virtue of its responsibilities in preserving, protecting, and managing the land and providing for the safety of visitors, must use care in preventing environmental pollution, whether by harmful

pesticides or other pollutants. The following policies shall guide all activities involving pesticides.

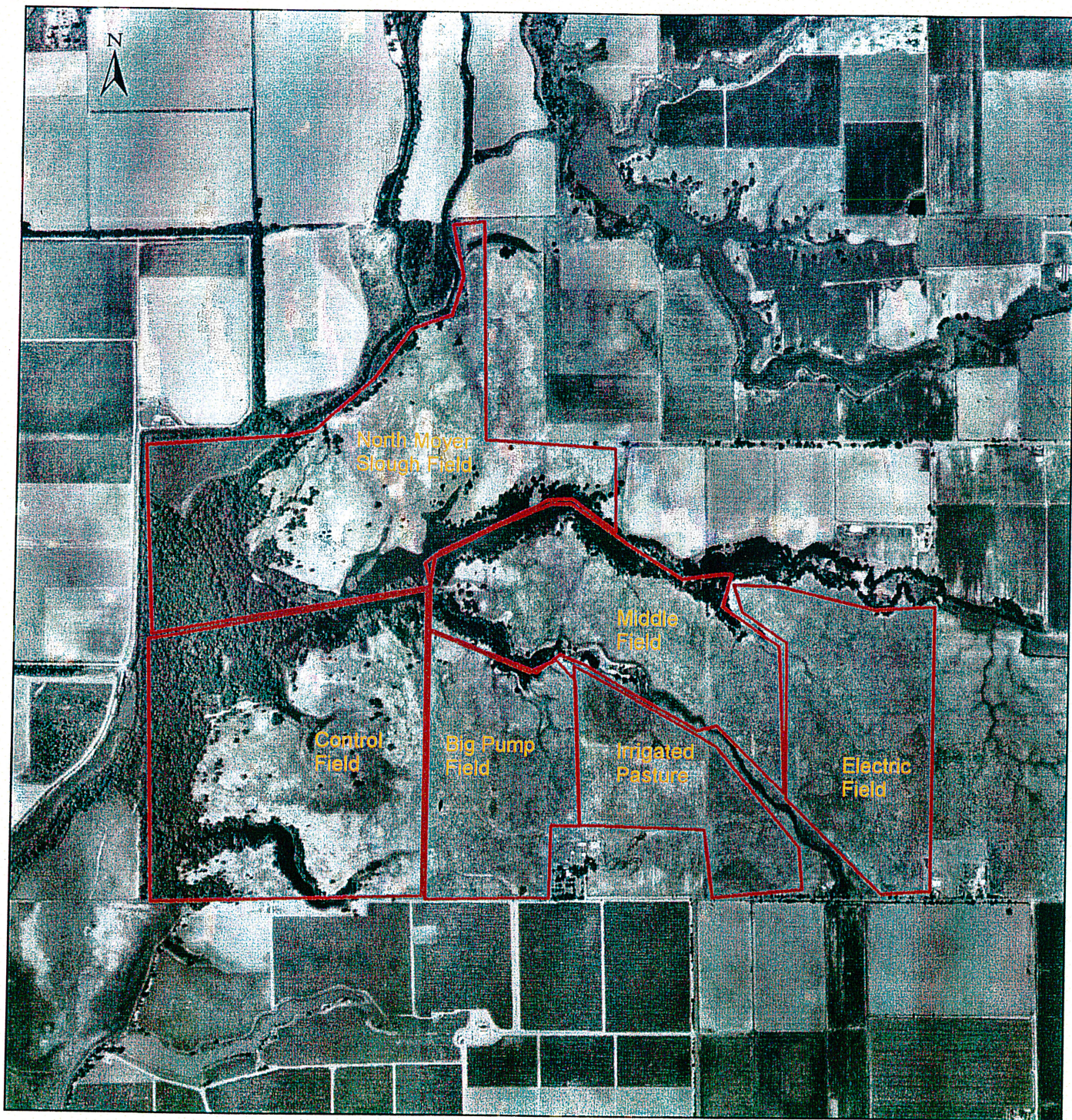
- In determining the acceptability of any pesticide on agricultural lands within or adjacent to the ranch the Society shall give primary consideration to the health and safety of ranch visitors. Of secondary concern shall be the protection of important natural ecosystems.
- Pesticides that are determined by the Society not to be potentially hazardous to ranch visitors or the natural environment may be approved for use.
- Pesticides that are determined not to be potentially hazardous to ranch visitors but which would significantly degrade important natural ecosystems shall be prohibited.

Future Land Acquisition

A number of programs addressed in the master plan could be expanded if additional adjacent lands were to become available for the Society to lease. As lands become available, the Society will prepare a proposal outlining the intended uses, the benefits to implementation of this master plan, and the financial commitments involved for Regional Parks' consideration. All discussions regarding land acquisition are intended for long-range planning purposes only and are not a commitment for acquisition. Further acquisition of land is subject to negotiation with and approval of Regional Parks.



Source: Cosumnes River Preserve, 2000



Source: Cosumnes River Preserve, 2000

