

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Witter, Edwin, Ranch
other names/site number _____

2. Location

street & number 3480 Witter Way N/A not for publication
city, town Sacramento N/A vicinity
state California code CA county Sacramento code CA 067 zip code 95834

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>5</u>	<u>1</u> buildings (shed)
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>5</u>	<u>1</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register None

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Anthony S. Salsbery 2-6-91
Signature of certifying official Date
State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
for entered in the National Register
Allover Byers 3/14/91
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/AGRICULTURE

Current Functions (enter categories from instructions)

DOMESTIC/AGRICULTURE

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19th AND 20th CENTURY REVIVALSOther: Spanish/Mediterranean Revival

Materials (enter categories from instructions)

foundation Concretewalls Wood, stucco surfaceMetal, aluminum, corrugatedroof Composition/Asphalt shingleother Metal, aluminum, corrugated

Describe present and historic physical appearance.

The Witter Ranch complex lies surrounded by farm land near a bend in the West Drainage Canal in the Natomas District north of downtown Sacramento. The Ranch complex consists of six structures located within a fenced and landscaped ranch site containing numerous mature trees, shrubs, and lawn. Structures within the complex reflect its ranching functions and the strong image of a working farm, and include the ranch residence, former farmhouse, tank house, foreman's cottage, equipment shed, and barn. Original ranch buildings dating from the 1920s are primarily vernacular agriculturally related structures. They are wood frame buildings, surfaced with both wood siding and corrugated metal sheeting. The farmhouse, tankhouse, and foreman's cottage reflect minor Craftsman style influences. The residence, constructed in 1934, reflects revival styles of the era with some Spanish/Mediterranean influences. While larger than the other buildings, its scale and image is compatible with the earlier buildings. The structures and their setting have retained considerable integrity of design and materials. The abundance of mature trees and plants contributes significantly to the character and ambience of the ranch grouping. There are five contributing structures. The equipment shed is considered to be a non-contributing structure due to its later construction date and difference in character.

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The Witter Ranch residence stands in the southwestern portion of the complex. A private drive lined with shrubs leads from the road along the canal levee to a circular drive separating a large lawn with mature trees from the residence entry. A wide expanse of lawn with large trees and shrubs surrounds the structure. The complex with its gardens and working buildings is separated from the surrounding farmlands by a fence.

The residence was designed in 1933 by Williams and Wastell, a prominent bay area architectural firm, and construction was completed in 1934. It reflects some Spanish and Mediterranean influences in its Period Revival design and stands on concrete foundation piers. The structure is a one story, wood frame building, shaped somewhat like a large "U" whose sides or legs have been spread apart at the open end. Each of the three segments so formed contain a separate group of functions. The northern wing contains the kitchen and utility areas, and former maid quarters. This wing is approximately 24 feet by 40 feet in size. The kitchen leads to the living areas with dining and living rooms, forming the central segment or base of the "U". This central section is slightly taller than the flanking wings to the north and to the west, and is approximately 23 feet wide by 47 feet on the southeast and 25 feet on the northwest. The western wing contains the bedrooms and bathrooms, and is approximately 23 feet wide by 64 feet on the south and 53 feet on the north. Each wing has its own gabled roof. The foundation of the house is concrete. The exterior of the structure is surfaced in stucco, while that portion that is protected by the porch is surfaced with wood board and batten siding.

The long covered porch extending along the south and east elevations serves as an entry and exterior hallway, providing easy outdoor access to any of the wings through a series of french doors. The porch also serves as an outdoor recreational area. The porch is screened, the roof is wood with exposed wood beams, and the floor is of scored concrete. Exposed beams in the breakfast room ceiling continue the same design motif used in the long porch which leads to it. The kitchen, breakfast room and pantry/utility area are located in the northern wing remain essentially as originally built, with minor revision in the utility area.

Adjacent to the kitchen lies the central section of the house with its shed roofed dining room and large beam-ceilinged living room. The dining room is reached from the kitchen through a swinging door styled somewhat like a barn door, with vertical planking and a diagonal brace on the back. A pair of french doors is centered in a shallow recessed arch in the northeast wall, flanked by two tall cupboards with doors detailed similarly to the swinging door. Exposed beams in the ceiling relate the room to the living room directly southwest and through another set of interior double french doors.

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The living room ceiling is peaked and taller than other portions of the house. Parallel exposed beams run the length of the room, supporting wood planking forming the base of the roof. There are large exposed beams in the massive triangular trusses that span the width of the room. The corners of a small recessed alcove on the southwest corner are supported by shaped wood brackets beneath a crossbeam, and fitted with built in wood bookcases. Two sets of french doors lead to the long porch on the northwest. The interior living room, dining room and hall walls are surfaced with a rough texture resembling hand troweling techniques. A large and handsome brick fireplace with battered walls and a shallow arched opening stands centered in the southeast wall.

A long hallway with exposed cross beams in the ceiling leads to the bedroom wing on the west. The bedrooms are pleasantly lit by large multi-paned double hung windows and allow a variety of views of the gardens and field beyond.

Windows of the house are primarily double hung, with eight lights over eight and wood sash. There are also double hung windows with one light over one, and casement windows. There are glazed multi-paned french doors in the dining room, living room, breakfast room, and the hall to the bedroom area. Wood moldings enframe doors and windows alike. The house is essentially unaltered with the exception of a change in the roofing material from shake to composition shingle. The residence is in excellent condition.

The original Ranch farmhouse was constructed between 1918 and 1921, as a modest vernacular ranch dwelling of the era. The structure is a rectangular wood frame building, thirty two and one half feet by forty feet in size. It is one story in height with a gabled roof. An enclosed porch with a shed roof extends almost completely around the north, east and west elevations. It is screened on the west and north, and has a strip of six-light windows on the east. The vernacular structure is a standard version of a modest bungalow dwelling type common to the 1920-1930 era. Stylistically, the house reflects some generic Craftsman style origins in its form and image. The porch somewhat obscures the building's form and design. The building stands northeast of the northern wing of the residence.

The house is surfaced with two tiered lap siding. Gable vents occur on the east and west in the gable peaks, and a brick chimney stack projects above the roof on the north side of the house. Concrete footings support the building. Windows are double hung, with one light over one. Entry is through the porch door on the east and a kitchen door to the house on the north. The front door to the house and its living room stands on the west. The porch along the north wall contained long tables that seated ranch workers for the noon meal during the earlier era of worker-intense ranch activity. The structure is in good condition.

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The interior of the farmhouse contains two bedrooms, a bathroom, a living room and a kitchen. The kitchen has maintained its original cupboards and 1920-1930 character, with only the original drainboard replaced. A bathroom was added to the house in the 1930s. The porch appears to have been enclosed at a very early date, perhaps soon after construction of the house. The functionality of the porch appears to have inspired the construction of an even larger one on the 1934 residence.

The foreman's cottage is a small, vernacular wood frame structure that stands northeast of the farmhouse and south of the tankhouse. Constructed in the early 1920s, the small building reflects Craftsman style influences in its design.

The one story building has a gabled roof and is surfaced with wide shiplapwood siding. The building contains two windows on the north and south elevations, and one on the east. The windows swing out and contain six lights. Small angled brackets support the eaves on the gable ends. A door provides access on the west elevation, framed and partly obscured by a large vine covered bush. The structure stands directly on earth. The small cottage formerly served as quarters for the ranch foreman. The condition of the modest structure is fair due to some deterioration at the rear. Alterations are minimal.

The tankhouse is a small vernacular utilitarian structure that stands immediately southwest of the barn. The wood frame building is two stories in height with a taller central tower projecting an additional half story above it. The building is 12 1/2 feet by 18 feet, with a small attached shed 4 feet deep by 12 1/2 feet in length and approximately 4 feet high. The roof of the main building is flat with a shed roofed rear section. The roof of the projecting tank tower is pyramidal. The foundation consists of concrete footings.

The structure is surfaced with two-tiered wood lap siding, and roofed with composition shingles. There are square multi-paned windows framed with simple wood molding on the south, east, north and west elevations. A set of wood double doors stands beneath the single window on the west. A small door occurs on the upper tower on the west elevation.

The ground floor of the interior of the structure is used for storage purposes. The upper floor once served as sleeping quarters for 6-8 ranch hands that worked the farm. The shower and toilet were on the ground level. There is some modification to the eave on the southwest corner of the main structure. The storage shed projection on the north may not be original. Alterations are essentially minimal and the condition of the structure is fair to good. A small wood doghouse stands between the tankhouse and foreman's cottage.

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The barn is a vernacular wood frame structure with concrete footings, forty and one half feet by eighty five feet in size, standing on the northeast corner of the complex. The tall, gabled central section of the agricultural building is flanked by shed-roofed side wings, and served as shelter for work animals, and storage for hay and equipment. The gabled central section is approximately two stories in height at the peak. The side sections are one and one half stories tall, with the wing on the south being slightly larger than that on the north. The roof is sheathed with corrugated metal, as are the north, east, and south elevations. The facade, or west elevation, is surfaced with board and batten wood siding, and contains two small doors, one large one, an opening beneath the gable peak, and two garage openings.

The southern wing serves as a garage. Two adjacent garage doors open to the garage area, which is lit along the south elevation by rectangular windows with six lights. The central portion encloses a large open storage and utility space with a set of animal stalls along the south. There is a hayloft opening beneath the gable peak, a large metal sliding door across the front, and a smaller sliding door that leads to the stalls. The rear of the barn contains two large sliding doors and a small one. The north wing presently contains tools, and is described as the tool shed. It formerly served as dwelling space for a Japanese tenant worker and his family. The Barn was apparently constructed between 1918 and 1922, and is in good condition.

Alterations to the original building include the 1930s addition of side wing sections to the 1918-1921 original central section, west elevation door replacement, and the installation of garage doors in the southern section.

An equipment shed stands south of the barn, constructed in the 1950s. The wood frame structure has a shed roof supported by two posts, and is open to the north. Walls of the structure are corrugated metal sheeting. Concrete footings provide the foundation. The building houses large equipment vehicles utilized in ranch activities. The structure is in good condition and essentially unaltered. The structure is considered noncontributing to the complex due to its different visual character and later construction date in comparison to other structures of the ranch complex.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture
Community Planning, Development
Architecture

Period of Significance

1918-1940

Significant Dates

1921, 1934

Cultural Affiliation

N/A

Significant Person

Edwin Witter Sr.

Architect/Builder

Williams & Wastell

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Witter Ranch property possesses significance within several areas and criteria categories: under Criterion A in the area of community planning and development, as an outgrowth of one of California's largest reclamation projects, and as an intact and excellent example of a ranch complex from the 1920s; under Criterion B due to associations with a person prominent in innovative agricultural activities; and under Criterion C in the area of architecture, for its handsome residence, a fine and sophisticated example of its type. The period of significance for the Witter Ranch property extends from the establishment of the ranch between 1918 and 1921, to 1940. The property continued to possess significance during the last fifty years, but lacking associations with events or persons of exceptional significance, the arbitrary date of 1940 has been chosen as the closing date.

The earliest structures of the ranch were apparently constructed by first owner O. M. Saylor between 1918, when Natomas area reclamation work was completed, and 1921. First structures included a barn and a tank house in which Saylor lived while he constructed his farmhouse. A small ranch foreman's house, constructed after the completion of the farmhouse, stands nearby.

In 1933, Edwin Witter resigned from the Dean Witter brokerage in San Francisco, which he had helped found, purchased the Saylor property and moved his family to this ranch. The Witters initially lived in the existing 1920s farmhouse until their new residence was completed in 1934. That same year, Witter agreed to manage the Sacramento office of the Dean Witter Co. as vice president and partner. He managed both ranch and office until the end of 1941, at which time Mr. Witter arranged with Manuel Barandas, a member of the resident Portuguese population, to operate his ranch on a sharing basis, an arrangement still currently in effect.

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The Witter Ranch property is situated in the Natomas District, a rich alluvial agricultural tract north and across the American River from downtown Sacramento. The Natomas District lies in the American Basin, the smallest of five flood plains of the Sacramento River. The Basin is approximately twenty miles long and two to seven miles wide. It extends from the confluence of the Sacramento and American Rivers to six miles beyond the junction of the Sacramento and Feather Rivers. The eastern border is comprised of low alluvial plains to the west of the Sierra Nevada Mountains, while the western borders are the levees of the Sacramento and Feather rivers. In the era prior to historic settlement, area inhabitants included the Nisenan native americans who spoke a language related to that of the southern Maidu tribes in California.

The first settlement in the Sacramento area was Sutter's Fort, established near the banks of the American River in 1839 by John Sutter, a Swiss immigrant. With the subsequent discovery of gold near Sutter's sawmill in Coloma in 1848, the area became flooded with gold seekers and settlers, and the survey, designation, and settlement of lands in this region began.

The American Township that contains the Natomas District and the Witter property was established in 1851. Due to the widespread swamp and land drainage problems in this township, only about one-tenth of the land was used for agriculture. The cultivation of hops was the most profitable early crop, but corn, potatoes, and alfalfa were also primary products. Flooding was a major problem throughout the nineteenth century, with most farms devastated at one time or another by extensive floods. In 1907, the Natomas Consolidated Company initiated the first major efforts to reclaim flood plain lands and open the area to wider agricultural use.

The Witter Ranch has importance under Criterion A, as the property was initially developed as a result of a major early twentieth century reclamation project completed by the Natomas Company, one of the largest private reclamation projects ever undertaken in California, and significant to the technological history of the state.

The earliest version of the Natomas company was formed shortly after the discovery of gold in northern California, in order to provide water for gold mining activities. Over time, the company established other business enterprises as well. By the mid-1870s, Natomas enterprises owned orchards and were operating a drying plant, shipping pears and plums from their orchards to eastern markets. By 1883-1884, the Natomas Vineyard Company had been established, with 2,000 acres in plantings, then one of the largest vineyards in the world.

As surface gold diminished, the company employed other mining techniques, turning first to hydraulic mining and then, in the early twentieth century, to dredging for gold. Several dredging companies combined into the Natomas Development

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Company between 1906 and 1908. The American Reclamation District was formed in 1906, under the auspices of Natomas enterprises and a large landowner in the area.

In 1908, Natomas Consolidated of California came into possession of much of the swampland in the American Basin. The company's intent was to reclaim the flood-prone land, transform the swampy area into irrigated farmland and sell it. By 1910, the company had invested \$1.3 million to acquire approximately 54,000 acres of land. In order to carry out this large project, landowners formed Reclamation Districts 1000 and 1001. The reclamation work the Natomas enterprises proposed to undertake in 1911 was the largest private enterprise of its kind in the United States up to that time (Castenada, Docken, Pitti, Ide, 1984). This area itself became known as the Natomas District.

Construction of the new levee system of the lower tract, District 1000, began in 1912. The levees, cross canal, drainage and irrigation canals, and ditches were completed between 1914 and 1915. Clamshell dredges and draglines did the heavy work, the suction dredge filled the trough between two earth dikes with sand, and the finishing work was done by horse and mule teams with scrapers. Work continued twenty four hours a day, with teams of men living on site in camps or on sledges that could be towed alongside the work. The drainage system consisted of 125 miles of ditches and canals and two large pumping plants (Miller, 1985).

By 1918, the land was available for sale to farmers, and the principal settlement and agricultural production of the area began. A viable initial farming unit averaged approximately eighty acres, an area manageable by a single family with a team of horses. Farms increased in size with the advent of the tractor which allowed the cultivation of larger acreages.

Recent Portuguese immigrants and their families were among the first to settle in the area, seeking new land for farming activity. Agricultural land in the Pocket/Riverside Boulevard area in southern Sacramento, long a settlement site for Portuguese families, had become limited and this reclaimed land offered expanded farming options. By the 1920s, Portuguese were moving into the area in large numbers, ultimately becoming the largest ethnic group in the area. Though close to downtown Sacramento, the District was somewhat isolated due to transportation routes and conditions, and as a result families in the area formed a closely knit community.

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The Witter Ranch is important as an excellent representative of a ranch complex of the 1920-1940 era. The Witter Ranch property is one of the last intact and best examples of a ranch in the Natomas area that dates from the 1920s era. The only other ranch remaining in the area is a horse ranch, approximately one mile to the north, whose structures are not all original and which is currently operated as an avocation by its attorney owner. The Witter Ranch has retained a high degree of integrity and has maintained a strong image reflective of its period of significance and operation as a Ranch. Retention of such integrity and image are rare in northern California and in the Sacramento area, due to the considerable pressure for development of the agricultural lands surrounding the capital city that has occurred in recent years.

Agricultural innovation played an important role in the history of the Witter Ranch. From the time Edwin Witter moved to the ranch, he assumed a lead role in this district for the initiation and development of new ranching practices and trial crop innovations. In 1934 or 1935, Witter introduced the first wheeled tractor to the Natomas district, drawing visitors from miles around. This heralded the end of animal power on this and other ranches in the area. Witter's interest in modern farming equipment led to his participation in the ownership of the Sacramento Valley Tractor Company, the local International Harvester distributor. He was also early to utilize airplanes for seeding and for spreading insect and weed control chemicals. Witter and his tenant farmer, Manuel Barandas, were the first to use siphon pipe irrigation in this area, implementing the technique between 1945 and 1950.

Witter also pioneered attempts to raise different crops and coordinate new forage with different live stock. He made extensive use of the latest agricultural developments, working with agricultural specialists from the County of Sacramento and the University of California at Davis. He was among the first to use chemical fertilizers, and continually had the soil augured and tested. He also assisted University of California geneticists in their development of a new hybrid tomato that was firmer, ripened uniformly and could be harvested by a one man rig, by trying the new experimental types on his ranch as they were developed. According to Peter Lindert of the University of California at Davis, the tomato variety first developed through the University for such use with the machine harvester when it was created approximately 1958-1960, was F-145, derived from the tomato variety named "Tom Thumb". Witter was commended by Emil Mrak, Chancellor of the University of Davis for his contributions and cooperation with the University.

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The principal crops of the Witter Ranch during the 1930s era were alfalfa, hay, beans, barley wheat Ladino clover and peas. Sheep were also raised during that period. It was during this period that the first case of the sheep disease, Australian Blue Tongue, in California was diagnosed on the ranch by Dr. Blaine McGowan, a northern California veterinarian. His diagnosis led to the development of the vaccine still utilized on sheep for that disease.

During the 1940s, the raising of sheep was eliminated, and hay, tomatoes, sugarbeets and safflower were principal crops. Sheep were again raised in the 1950s, along with Ladino clover, rice, grains and tomatoes.

The property owner, Edwin Witter, played an important role in the evolution of banking and investment in California and in Sacramento. Witter was a prime figure in the first establishment, in San Francisco, of Dean Witter Reynolds Co., a brokerage company that has become the nation's fifth largest brokerage firm, and has international components. In Sacramento, Witter continued to play a strong leadership role in the company as the manager of the office for Northern California, located in Sacramento. Witter retired from the brokerage in 1969, and passed away in 1986.

Witter was one of the four founding partners of Dean Witter and Co. which included his brother Jean, and cousins Dean and Guy Witter. These Witters were all graduates of the University of California at Berkeley, and after serving in the Army in World War I, they began investment work with a firm called Blyth, Witter & Co. In 1924, they founded their own firm under the Dean Witter title in a two-room office in San Francisco. In 1934 Edwin Witter became manager of the Northern California

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office in Sacramento, remaining with the firm as manager and partner in charge until he retired in 1969.

A brief history of the company indicates that the firm purchased its first seat on the New York Stock Exchange in January, 1929. The first office acquired, Duisenberg, Wichman & Co. in 1929, expanded the firm to Honolulu and also to the Manilla Stock Exchange. An early highlight of the firm was the underwriting of the first public financing for Boeing, TransWorld Airlines and United Air Lines at the very beginning of their development.

In 1936 the company opened its own New York office at 14 Wall Street, now with 65 employees. The San Francisco office also expanded, moving from its original two rooms on the third floor of the Kohl Building, to its present location at 45 Montgomery Street in October, 1935. Beginning in 1939, other offices were acquired over time by merger and purchase. New offices were opened in strategic areas, and facilities of other investment houses were acquired in a long succession of mergers that have contributed to the present day composition of the company.

In 1953 the firm acquired Harris, Hall & Co, of Chicago, resulting in a seat on the Chicago Stock Exchange (Midwest Stock Exchange). A major acquisition, Central Republic Co. of Chicago, added a number of new offices in the Midwest Division. In 1959, a merger with Laurence M. Marks & Co. of New York resulted in the acquisition of a branch in Geneva and the entrance of Dean Witter into the international field. The 1959 merger with Laurence M. Marks added the first institutional research facilities to the department, and the 1970 merger with J. Barth created the West Coast Research Department. Dean Witter thus has separate research departments serving both East and West Coasts, a situation unique in the industry. A merger with J. Barth & Co. added an old established San Francisco firm. The merger in 1973 with Laird, Bissell & Meeds added a Southeastern Division and gave the firm its first representation in Florida., with five offices.

In February 9, 1972 Dean Witter & Co. offered its common stock to the public, with shares listed on the New York Stock Exchange. A holding company, Dean Witter Organization Inc., was approved by the stockholders in January of 1974. By this year, the firm had grown to include one hundred offices; ninety four in the United States, two in Canada, and four in Europe. In 1978, the firm of Reynolds was acquired, and in 1980 Sears Roebuck & Co., at the time the nation's largest retailer, merged with

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Dean Witter Reynolds in a \$609 million transaction. At the time of the merger, Dean Witter Reynolds was the nation's fifth largest brokerage firm.

Mr. Witter played a leading role in the formation and development of community educational facilities and their administration in Sacramento County, in addition to his ranching and brokerage management activities. This role focused upon the development of the Grant Union High School District and the establishment of American River College. Among Witter's first innovations as new member of the Board of Trustees to the Grant Union High School District in 1946, was the opening of Board meetings to the public for the first time. His initial work on the Board guided the establishment of a new administration during a period of controversy concerning staff and financial accountability, and fiscal responsibility. In 1947, Edwin Witter purchased and donated land adjacent to the Grant Union High School to be utilized for an athletic field. In 1949 Witter was instrumental in effecting the unification of eight grammar school districts into the Grant Union District; and in 1953, was among those who brought about the creation of Rio Linda Junior High School.

In 1955, Mr. Witter became chairman of trustees for the new junior college district (an outgrowth of Grant Technical College) and led the effort to acquire a one hundred and fifty three acre site for the present American River College campus in Sacramento. By this time he had served as member of the Board of Trustees in the Sacramento County Schools for over seventeen years. Mr. Witter's experiences in education also led him to initiate efforts that led to the formation of the San Juan Unified District, one of the largest school districts in California.

Edwin Witter also contributed to the education field as a lecturer and instructor. Witter helped organize the first annual Business-Education Day programs in Sacramento and was often a keynote speaker at these teacher conferences, his favorite theme being "American Industry and the Free Enterprise System" (Sacramento Bee 1954). In 1962 he began a lecture series at American River College on "Understanding Securities Markets".

Witter's work as a community leader extended to a variety of areas in addition to education. Such work included participation in Rotary International (president 1947; governor, 1951; representative to the Lincoln Christian Center and the Sacramento Children's Receiving Home) and special events at MacClellan Air Force Base. He was a Board member of the Farm Bureau and the Chamber of Commerce, and served as

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Director in 1952. In 1954, Witter was instrumental in urging the Sacramento City Council and County Board of Supervisors to pass a resolution to provide shelter for migrant farm workers. He served on the Sacramento Metropolitan Area Advisory Committee, the Red Cross (executive board member), United Crusade (1957 chairman for advance gifts, Sacramento/Yolo Counties), Sutter Hospital (1959 Director of Sutter Medical Research Foundation), and the Y.M.C.A. (1950 board member). In 1963 Mr. Witter received the Sacramento Chamber of Commerce "Outstanding Citizen's Award".

The Witter Ranch is significant under Criterion C, due to the design quality and execution of the Ranch Residence which is the work of a notable Bay Area architect and a fine example of single family residential design of the era. The quality and sophistication of the residence, both in design and materials, are unusual for that of a dwelling on a working ranch. Its character and detailing are more reflective of a suburban or urban setting than an agricultural one. The design and quality of construction of the residence are highly unusual in an agricultural context in the Sacramento area.

The residence is unusual in form and appears uniquely designed for its siting and function. It is the form of the structure, its handsome interior spaces and fine detailing that constitute its most noteworthy design contributions. The form of the building, an expanded "U" shape, utilizes the site and its spacious landscaped gardens to particular advantage. The design encourages an interaction and appreciation of outdoor spaces, while providing gracious interior living areas. The three connecting segments, or wings, are divided as to function, the primary entry occurring at the central point of the "U", its most public area. The large screened porch is a particularly functional design element. The porch provides an advantageous buffer between ranch activities that are primarily oriented north and east of the residence, and the more formal living within the house. It allows specific access to any of the three major living areas from the outside without requiring passage from one to the other. The porch also allows pleasant and protected recreational access to outdoor spaces, and looks out upon the entry drive with its large trees and shrubs. The strong horizontal emphasis of the design contributes to its skillful integration into the landscape.

The interior of the residence more strongly reflects its Period Revival stylistic references than does the exterior. The beamed ceilings of the dining room and spacious living room, the wood brackets and Dutch door cupboard details, shallow recessed arches enframing french doors and windows, handsome fireplace, and

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textured walls all contribute to the image of the building and its Spanish/Mediterranean Revival influences.

The residence is the focal point for the Witter complex, one of the last two operating ranches remaining in the area. The Ranch has functioned continually in farming and ranching activities since its establishment in the early 1920s. The complex still includes its original barn, tankhouse, foreman's cottage, and farmhouse structures, and its spacious landscaped grounds, essentially unchanged from that time. As such, it is an important and intact remnant of its era and conveys a strong sense of time and place related to that era.

The Ranch residence was designed by a well-known Oakland architect, who worked on important Bay Area buildings for other firms as well as his own. The residence was designed in 1933 and completed in 1934 by Ralph E. Wastell, a principal in the firm of Williams and Wastell.

In his early years, Mr. Wastell was employed by the major San Francisco firm of Bakewell and Brown, which designed San Francisco's famed City Hall. In 1921 he established the firm of Williams and Wastell with partner M.A. Williams. Mr. Wastell designed homes in a number of Bay Area communities including Atherton, Piedmont and Hillsborough. Notable examples include houses at 2621 and 2623 Virginia Street (1929), and 2617 Le Conte (1936) in Berkeley; as well as the Bath House and Headquarters at Lake Temescal (1938) in the East Bay. He also designed many schools, and received an award for his work with the Burckhalter Elementary School in Oakland. Between 1950 and 1960 he worked for the State of California, where he supervised construction of the restoration of the historic town of Columbia, now a State Historic Park. He also supervised the restoration of the historic State Capitol at Benicia. Mr. Wastell was also active in Bay Area music circles, a member of the Oakland Orpheus Club men's choral society; a member of the Bohemian Club chorus; and popular soloist at many Oakland churches. As a result of his music interests, he also designed the Aviary Camp, used by the chorus at the Bohemian Club Grove on the Russian River (Bruce 1990).

Edwin Witter Jr. is currently completing plans to gift the ranch complex and surrounding property to a combination of public and private non-profit entities for

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public use as an interpretive park site. The City of Sacramento is interested in utilizing the Ranch as an educational city park, oriented toward youth activities. The 4-H Club and Rotary International are interested in providing opportunities for young people to experience ranch activities and learn more about the practice of agriculture in an original agricultural setting. The City also plans to construct a drainage canal for the area approximately five hundred feet to the north of the Ranch, forming the northern boundary of the nominated property. Current negotiations include both the Witter gift and the purchase by the city of additional lands adjacent on the south for park expansion.

9. Major Bibliographical References

Please see continuation sheets attached.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 12 Acres

UTM References

A

1,0	6,2,7,6,5,0	4,2,7,6,8,3,0
Zone	Easting	Northing

C

1,0	6,2,7,4,5,0	4,2,7,6,5,6,0
-----	-------------	---------------

B

1,0	6,2,7,6,5,0	4,2,7,6,6,2,0
Zone	Easting	Northing

D

1,0	6,2,7,4,6,0	4,2,7,6,8,2,0
-----	-------------	---------------

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Paula Boghosian, Architectural Historian
organization Historic Environment Consultants date February 23, 1990
street & number 8579 La Riviera Drive telephone (916) 386-2428
city or town Sacramento state CA zip code 95826

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Section number 9 Page 1

BIBLIOGRAPHY

Davis, Hon. William; Pen Pictures From the Garden of the World, an Illustrated History of Sacramento County, California. The Lewis Publishing Co., Chicago, 1890.

Guinn, J.M.; History of the State of California and Biographical Record of the Sacramento Valley, California. Chapman Publishing Co., Chicago, 1906.

Hoover, M.D.; H.E. Rensch & E.G. Rensch
Historic Spots in California, Third Edition. Stanford University Press, Stanford, 1966.

Reed, G. Walter, ed.;
History of Sacramento County, California, with Biographical Sketches of the Leading Men and Women...From the Early Days to the Present. Historic Record Company, Los Angeles, 1923.

Thompson, Thomas and West, Albert, A.; History of Sacramento County, California with Illustrations. Howell-North, 1960. First published 1880.

Witter, Dean & Co.; "The Dean Witter World". 50th Anniversary edition, April vol. San Francisco, 1974.

Documents:

Architectural Drawings:

Williams, M.A. and Wastell, Ralph E., "Residence for Mr. Edwin D. Witter", November 1933.

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Honors:

"In Grateful Appreciation to Edwin D. Witter for outstanding and meritorious service to the citizens and youth of the Grant Union High School District in the establishment and construction of the Rio Linda Junior High School. January 16, 1953.

Maps:

Assessor's Map, Book 225, Page 18, County of Sacramento, California.

Map of Reclamation Districts, Nos 1000 and 1400, Sacramento and Sutter Counties, California, Natomas Company of California, 1921.

United States Geological Survey Map, Taylor Monument, California, 1967,
Photorevised 1980.

Unpublished Secondary Sources:

Castenada, Antonia, Docken, Robert, Ide, Chandler, and Pitti, Edith, Natomas Company 1851-1984, prepared under the direction of the Sacramento History Center, 1984.

Miller, Georgina M., Natomas District: One Big Family, Where the Neighbors Seemed More Like Aunts and Uncles Than Neighbors, California State University, Sacramento, 1985.

Thompson, John and Dutra, Edward ; "The Tule Breakers," University of the Pacific, 1983.

Newspaper Files:

Oakland Tribune:

"Rites Held For Ralph Wastell". December 18, 1971

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Sacramento Bee :

"Edwin D. Witter is Elected Grant Union Trustee". May 18, 1946

"Witter Starts Duties on Grant Union Board." July 1, 1946

"Two Trustees of Grant School area to arrange Audit." July 18, 1946

"Rutherford Quits as Superintendent of Grant Union." July 26, 1946

"Witter Will Donate Land for Playground." September 7, 1946

"Grant Field Will be Named for Trustee." July 2, 1949

"Witter Field Will be Dedicated Tonight." August 11, 1949.

"Witter Named as B-E Day Speaker; Response of Local Firms Sets Record."
November 3, 1954.

Photo, Board of Directors of General Savings & Loan Association. April
19, 1958.

Sacramento Union:

"Auditor Quits as Records at Grant Vanish." July 17, 1946.

Interview with Edwin Witter. October, 14, 1979.

"Witter, Swartz Are Named to Alumni Posts. June 12, 1952.

"Shelter Asked for Migrant Farm Hands." February 16, 1954.

OProgresso:

Portuguese Historical and Cultural Society; Sacramento, California
Holmes, Lionel, Vol. 8, No. 3, October 1989.
Holmes, Lionel, Vol 8, No. 4, Winter 1989.

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Periodicals:

Business Week: "Dean Witter Buys An Army of Brokers", October, 17, 1977

Economist: "Wall Street's Biggest Merger", October, 8, 1977

Forbes: "Will Dean Witter Go On the Block", August, 8, 1988

Fingleton, E., "Superbull", May 10, 1982

National Underwriters (Prop ed):

Piontek, S., "Dean Witter's Sweet Smell of Success", April 24, 1981

Sands, V., "Sears Buys Witter" October 16, 1981

Training: "Dean Witter Merged With Reynolds 1978, A Time For Training",
September 1984

Personal Letters:

Mrak, Emil M.
University of California, Davis. June 5, 1969.

Pollock, Wayne, M.D.
Sutter Community Hospitals. February 6, 1959.

Wernsman, Gloria
Grant Union High School Technical College, Del Paso Heights. October 30,
1947.

Personal Communications

Ed Witter Jr.
Anthony Bruce
Elizabeth Thompson
Mr. Stern, Oakland Tribune Archivist
William Coburn
Robert Docken

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10. Geographical Data Acreage: 12

Boundary Description:

The property includes a twelve acre section within Parcel 2 in The City of Sacramento Assessor Map Book 225, page 18 as shown on the accompanying map, as follows: from the northeastern corner of Parcel 225-0180-002 to the south for a distance of 1,258 feet, thence to the southwest for a distance of 695 feet to the West Drainage Canal, thence north and east along the Canal for 652 feet, and thence east for a distance of 598 feet, to meet the point of beginning. (See attached parcel map with delineated section)

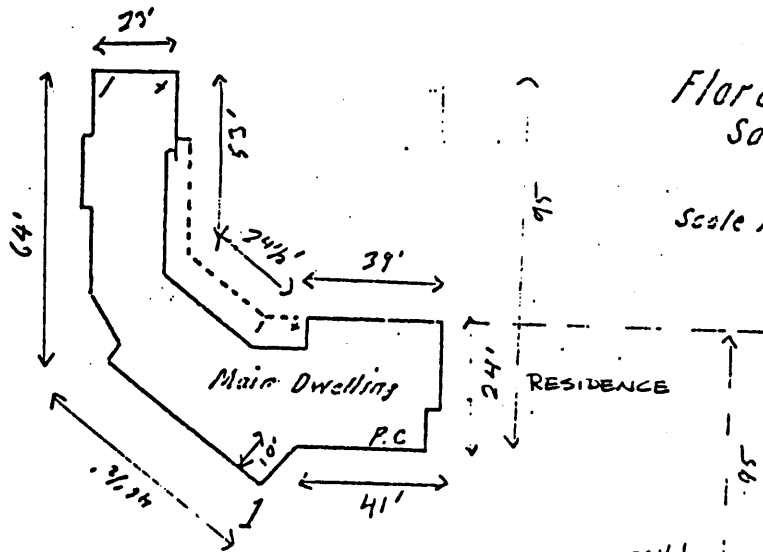
Boundary Justification:

The east and west boundaries of the nominated property correspond to the original Witter Ranch property parcel.

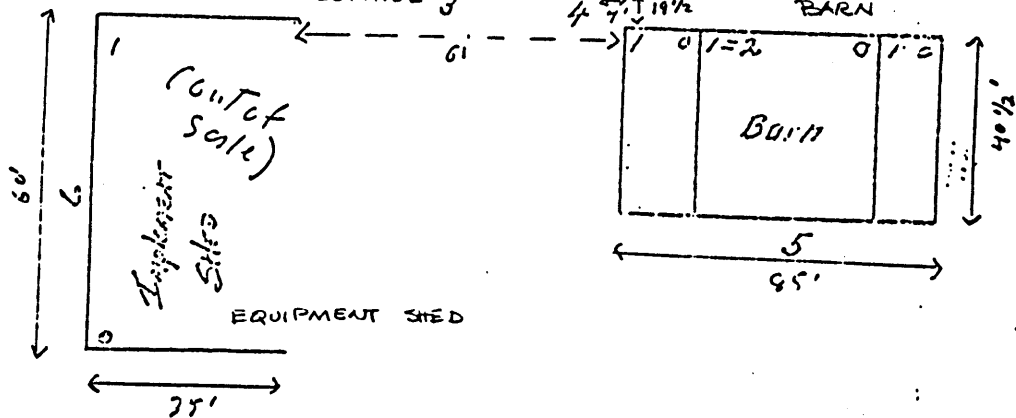
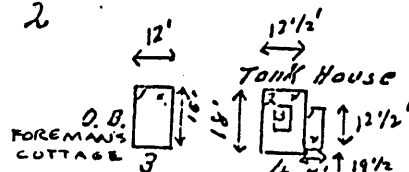
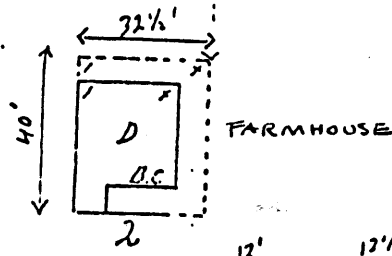
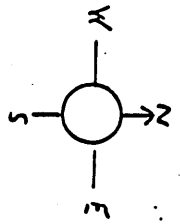
The northern boundary has been determined to be approximately 500 yards north of the ranch complex, as a minimum viewshed of ranch land necessary to retain the image of the ranch site and its surrounding farm area. The construction of a drainage canal along the northern boundary of the designated property is planned by the City of Sacramento. The construction will occur approximately 500 yards north of the ranch complex, a distance determined to be the farthest north the canal can be placed to meet engineering needs, and still provide an appropriate viewshed for the retention of the property's ranch image. Potential designation of the property to the National Register of Historic Places has resulted in the relocation of this canal north from the edge of the complex to this location.

The southern boundary coincides with the northern boundary of that portion of the parcel that is currently under sales negotiations with the City of Sacramento. The intention of the City is to combine the purchased segment with that portion designated by the nomination, which will be gifted to the City by Edwin Witter Jr. for public park and interpretive uses.

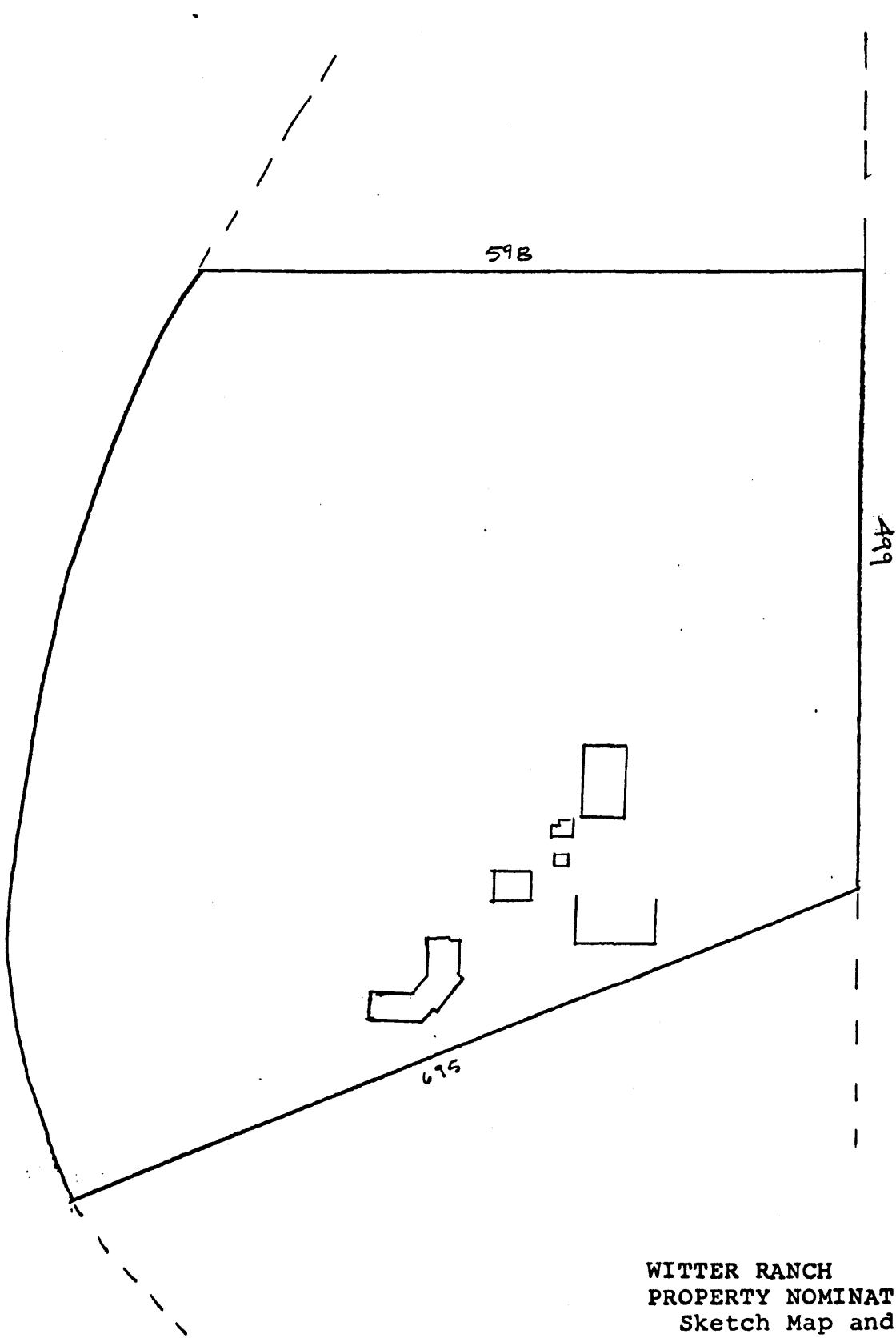
WITTER RANCH
 NORTH NATOMAS, SACRAMENTO, CA.



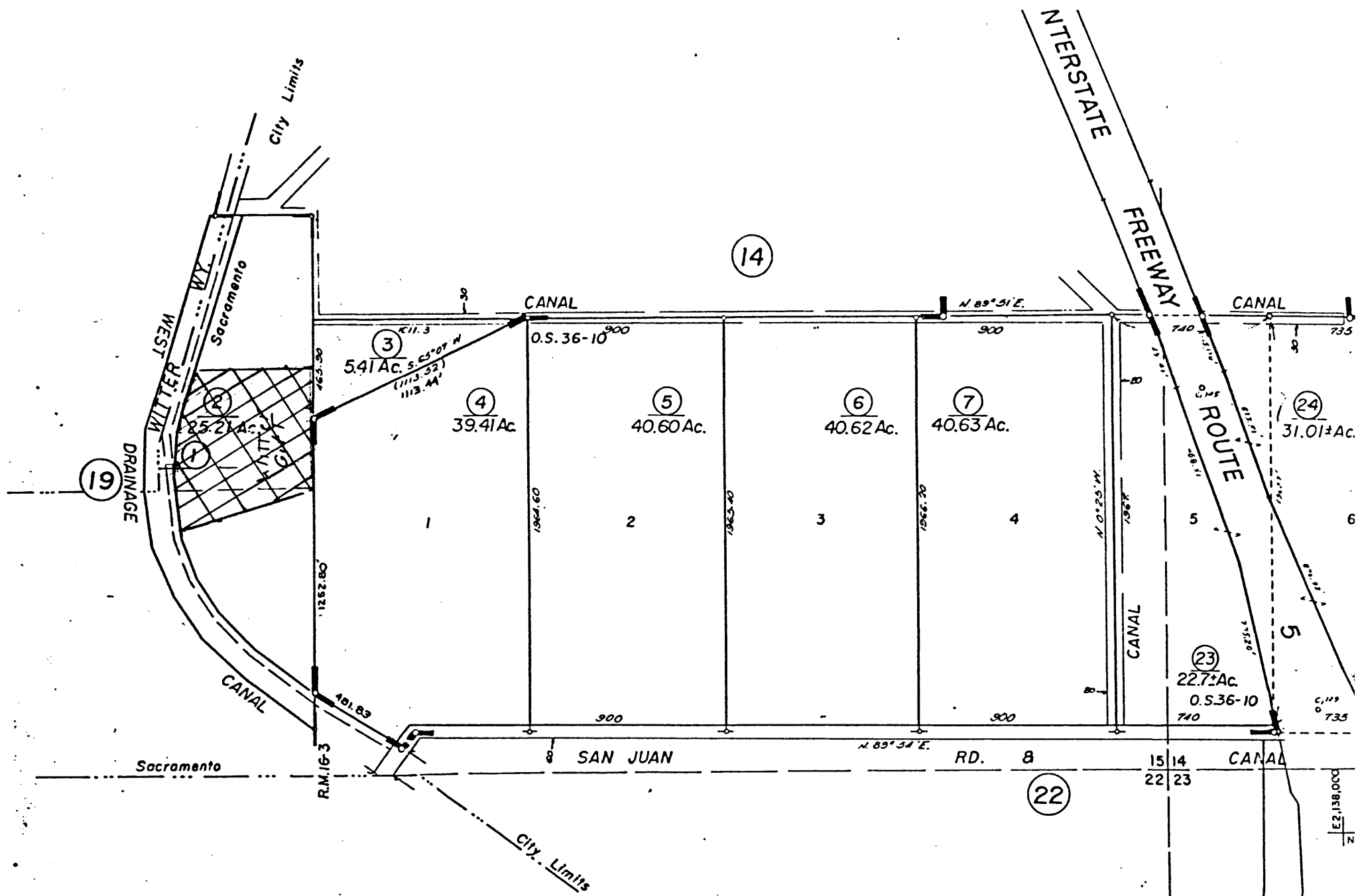
Florence E. Witter Ranch
 Sacramento County
 California
 Dec. 20, 1973
 Scale 1" = 50'



WITTER RANCH
 SKETCH MAP OF STRUCTURES
 3480 Witter Way
 Sacramento, CA
 Sacramento County



WITTER RANCH
PROPERTY NOMINATED;
Sketch Map and boundaries
3480 Witter Way
Sacramento, CA
Sacramento County



WITTER RANCH
 Parcel 225-0180-002
 3480 Witter Way
 Sacramento, CA
 Sacramento County

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Section number Photos Page 1

Photographs:

The following information is the same for the following numbered photographs: 6-8, 10-12, 16-27, 29-34 and 39.

1. Witter Ranch
2. Sacramento, California
3. Paula Boghosian
4. August, 1989
5. 8579 La Riviera Drive, Sacramento, CA 95826

The following information is the same for the following numbered photographs: 1-4, 9, 13-15, 28, 35-38.

1. Witter Ranch
2. Sacramento, California
3. Edwin Witter, Jr.
4. June, 1989
5. 3480 Witter Way, Sacramento, CA 95834

The following information pertains to Photo #5:

1. Witter Ranch
2. Sacramento, California
3. Sacramento Bee
4. 1989
5. Sacramento Bee Photo Files, Sacramento, CA

Photograph Description:

1. Witter Ranch; aerial view to northwest showing Ranch in center, fields surrounding complex, irrigation canal; 1989
2. Witter Ranch; aerial view to west with Sacramento River at horizon; 1989
3. Witter Ranch; aerial view to southwest; barn at lower left, tank tower and foreman's cottage slightly above and to right of barn, farmhouse in center, Witter residence mid and upper right, 1989

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4. Driveway leading to Ranch complex; view to east showing road and house on south; 1989
5. Witter Residence; front and northwest elevation; view to southeast, 1989
6. Witter Residence; north elevation, view to south, 1989
7. Witter Residence; east elevation, view to west, 1989
8. Witter Residence; southwest elevation, view to northeast, 1989
9. Witter Residence and garden; southeast elevation, view to southwest, 1989
10. Witter Residence; garden, view to west, 1989
11. Witter Residence; screened front porch on northwest elevation, view to west, 1989
12. Witter Residence; screened front porch on northwest elevation, view to east, 1989
13. Witter Residence; interior; living room, view to northeast, 1989
14. Witter Residence; interior; detail of living room beamed ceiling, 1989
15. Witter Residence; interior; dining room, view to east, 1989
16. Farmhouse; east elevation, with Residence beyond to left, view to west, 1989
17. Farmhouse; west elevation, view to east, 1989
18. Farmhouse; north elevation, view to southeast, 1989
19. Farmhouse; northeast elevation, view to southwest, 1989
20. Farmhouse; east elevation, view to west, 1989
21. Farmhouse; screened porch on north elevation, view to west, 1989
22. Farmhouse; interior; kitchen, view to south, 1989
23. Complex with Farmhouse on left, Foreman's Cottage in center, Tankhouse on right; view to northwest, 1989

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24. Complex with Foreman's Cottage on left, Tankhouse beyond, and Barn on right; view to north, 1989
25. Tankhouse; southwest elevation, view to northeast, 1989
26. Tankhouse; east elevation, view to northwest, 1989
27. Tankhouse; northeast elevation, view to southwest, 1989
28. Tankhouse; interior, view to east, 1989
29. Foreman's Cottage; west elevation, view to southeast, 1989
30. Foreman's Cottage; southeast elevation with Tankhouse at rear, view to northwest, 1989
31. Tankhouse with Barn at left, dog house and Foreman's Cottage at right; west elevations, view to east, 1989
32. Barn; west elevation, view to east, 1989
33. Barn; south and west elevations, view to northeast, 1989
34. Barn; east elevation, view to west, 1989
35. Barn; interior, view to east, 1989
36. Barn; interior stalls and equipment, view to east, 1989
37. Barn; interior stalls and equipment, view to southwest, 1989
38. Barn; interior, stall ranching tools, view to northeast, 1989
39. Equipment Shed; north elevation, view to southwest, 1989