

# The Fair Oaks Citizen

## Progress Edition

FAIR OAKS, SACRAMENTO COUNTY, CALIFORNIA, NOVEMBER 2, 1911.

# Fair Oaks' Leading Institution-- The Fair Oaks Fruit Company

(Written for The Citizen by William W. Hinsey, Manager of the Fair Oaks Fruit Company.)

**FAIROAKS FRUIT COMPANY: WHY?** There is a reason. In 1895 a pilgrimage began to move with its face toward Fair Oaks. Simultaneously it started from North, East and South. It took place because of "California Fevers," which had left individual victims full of romance and hope. It would be romantic to erect the air castles that had been dreamed of and hopeful to contemplate the proverbial vine and fig tree with the attendant security vouchsafed by the Giver of all good to the owner thereof. Each who had thus Westward set his face, whether to gain a livelihood or escape from the rigor of an uncomfortable climate or to gain impaired health was the prime reason of the pilgrimage, he had, as a secondary consideration at least, a vision of a wealth of production and the necessary adjunct, a marketing agency.

The writer had this in mind for ten years previous to any knowledge of Fair Oaks. California fever had well nigh consumed himself and wife, and he had longed for and prayed that a California home might be theirs and that he could be an humble factor in helping to solve the problem. To nine years' experience in the fruit business in Iowa, four more associated with Geo. B. Kellogg of Newcastle were added, and in 1902 an agreement to serve the Fair Oaks Fruit Association for two years was entered into. This association was conceived in purity of motive and purpose, but was lacking in the necessary power to pursue its laudable ends. Frequent assessments, no matter how worthy the purpose, defeat the end sought. So the Fair Oaks Fruit Association closed up its affairs by selling for \$1.00 its assets and liabilities to the Fair Oaks Fruit Company. The latter was organized by a few faithful members of the association and the present manager, Mr. A. T. Hodge took the initiative and called the hopeful together after the dissolution of the association and named Mr. J. H. Cunningham, who had been zealous and helpful in the former organization, as chairman of the meeting. Mr. Hinsey was elected secretary. Then upon motion of Mr. H. A. Buffum, duly seconded, put and carried, the new company was styled, Fair Oaks Fruit Company. Mr. W. R. Gore then made a motion that a board of five directors be elected. It was put and prevailed, and Mr. H. E. Mack, then visiting in the Colony, nominated the five gentlemen who had served in like capacity for the Fair Oaks Fruit Association. There were no other nominations, and

Messrs. Cunningham, Houser, Gore, Hodge and H. A. Buffum were unanimously elected. It was then that upon motion duly made and disposed of, that Fair Oaks Fruit Company was incorporated for 500 shares, each \$50.00 par value. Thus in November, 1902, the institution that has proven so potent for good, was legally born. The first officers were as follows: president, J. H. Cunningham; vice-president, W. R. Gore; treasurer, John J. Houser;



W. W. HINSEY.

and W. W. Hinsey, Secretary. A pleasing incident in connection with the subscription for stock was that the aforesaid H. E. Mack, who was visiting his son, was the first to pay cash for stock and Certificate No. 1 was later issued in his name. Twenty-one shares were subscribed for at the same meeting by resident growers, and on October 28, 1902, seventeen more were subscribed for by members of the Chicago-Fairoaks Association, then living in Chicago. A history of Fair Oaks Fruit Co., in fact of the Colony itself, would be woefully lacking truism if it did not record the remarkable loyalty and ready sacrifices made by the individual members of this association for the mutual welfare of Colony and Fruit Company. Without such assistance a dirge rather than the song we are now singing, would have been the result long ago. May their numbers never grow less, nor their fealty forgotten!

At a meeting of the directors in October, 1902, acting informally as incorporation had not been authorized by the State as yet, it was agreed that pickling olives of No. 1 grades were worth \$40.00 per ton and that oil olives be bought at \$20.00 per ton. I refer to this that the reader may more readily appreciate the progress in the interest of the grower of the nine years since organization. At the next annual meeting the prices were advanced 10 per cent for oil olives and 25 per cent for pickling olives. At this annual meeting two hundred and forty votes were cast for or following the directors for the second year: A. T. Hodge, W. R. Gore, H. A. Buffum, W. W. Hinsey, C. H. Slocum. This year the basement of the original building was excavated and converted into a pickling room. Those who had labored upon hands and knees to make pickles previously, will recall what an improvement that was. But it was for only a short while, as we were forced to move to the rear of the lot and erect a special building for processing ripe olives, and the basement vacated was used for bottling olive oil. At the next annual meeting it was ascertained that 335 votes were cast and the same gentlemen were re-elected as directors. The price of oil olives established for this year was \$25.00 per ton, and \$60.00, \$70.00 and \$80.00 for pickling.

An interesting thing in connection with this year's business was an apparent surplus of over 30 per cent on the stock sold. A stock dividend of 30 per cent was declared, in response to a request from the stockholders. During 1904 cement tanks were installed in the pickle house and gradually all departments were enlarged. In August the secretary was sent on an Eastern trip and Mr. A. T. Hodge was appointed secretary pro tem, with authority to conduct affairs during the secretary's absence. The trip proved quite successful and is the only extended trip for soliciting trade ever undertaken. The benefits are still being enjoyed. In September, 1905, the price of oil olives was placed at \$27.50 per ton, and the price of pickling olives remained the same as in 1904. In September, 1906, an extension to the

pickle house was authorized and new cement tanks and a boiler were installed. At the annual meeting 1 October, 1905, the incumbent Board of Directors was re-elected. During preceding years and in this same year, exhibitions of product had been made at St. Louis and Portland and several awards for merit received. As trade expanded and crops increased, local men, women and boy and girls were employed, and local capital borrowed in preference to outside. Thus an institution by, for and of our own people was growing into importance and designed to maintain stability and insure advancement if the value of our staple products. In 1906 many needed improvements were advocated, viz: a deep well fire protection, horse and wagon a new packing house, and registering our brand, which had by the time become valuable. All of these hoped for things materialized during that same spring and summer. A special meeting of the stockholders had been called for June 4, 1906, to consider the paramount need, namely, the purchase of more real estate and the erection of a separate orange house. At this meeting Dr. E. I. Buffum prophesied that the West Pacific Railroad would eventually seek the location we selected for our new house. We are still bringing this prophetic vision may become a reality. Be that as it may, the purchase of the necessary real estate was authorized and also the erection of a house 40x60 feet in size. At the same meeting, in discussing the price of oil olives, Mr. Hodge predicted that if our plan of yearly advances were continued, we would in 1906 be paying \$40.00 per ton for them, and if it gradually worked up to that point it would mean permanency of such market value. In July follow-

ing, the price fixed for oil olives was \$32.50 per ton, the price of pickling olives remaining the same. Up to August of this year the certificates of stock issued aggregated but two hundred and five shares, and in view of the imperative need for larger quarters it did not furnish capital enough on which to do business nor enable us to legally borrow what was needed, so in order to surmount the difficulty, the directors pledged themselves individually for what was necessary, and they have been doing it regularly and willingly ever since. At the close of this year a 7 per cent cash dividend and a 20 percent stock dividend were declared, and the incumbent board of directors again re-elected. The new orange house had been completed and that year we joined the California Fruit Growers Exchange, thus becoming affiliated with the greatest marketing agency of its kind in the world. It has been a sense of security ever since, to know that we are able for a few cents per box, to share with this efficient organization the benefits so obvious to all conversant with the fact. During the year 1907, oil cellars were renovated and fortified against changes in temperature, and made sanitary in every particular. Ways and means for making packers and employes comfortable were devised and so far as known our packing house is the only one in the State having circulation of hot water around the feet of the girls working there.

During this year a trip through Southern California was taken by the manager and many new devices were observed and some inaugurated. During this year two very attractive designs for orange box labels, submitted by Miss Helen Hodge, were adopted as our leading brands. This and in many other ways the ladies have shown an interest and are a factor in the growth of our Company. Early in May, 1907, the way financially seemed to be clear to reach the goal as to the oil olive price and the same was named as what we would pay that season, and the pickling olives were advanced to \$100.00, \$80.00 and \$60.00 per ton, according to grade. There was gen-

erally the same gentlemen serving as directors, their collective eye has been single to the welfare of Fair Oaks industrially, and unanimity has marked the consideration given every proposal for improvement. I do not mean that there was never

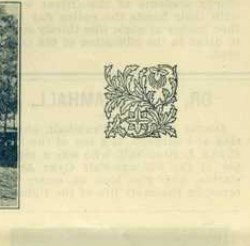
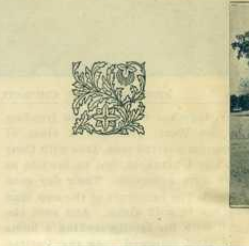


W. R. GORE.

wholesome, for almost immediately there was a drop of nine or ten cents per box, and once more price of supplies became reasonable. Nor was this the only way Fair Oaks Fruit Company proved itself helpful. Much investigation and study of fruit pests, olive knot, etc., was being done and for a time the expenses of the experts were assumed by the Fair Oaks Fruit Company with some slight reservation, and great good was accomplished in this line.

All working, all the time, for all collectively, is a motto that inspires confidence of the trade and fellowship among ourselves, and our progress is viewed by stranger and friend alike as something remarkable. Three successive exhibitions of oil and olives at the California State Fair resulted in awards for first prizes and gold medals being given us, and without a single reverse, we had attained the age of six years. After continuous service as director since first elected, the writer resigned and Mr. J. B. Wrangham became the new member. His counsel has ever been helpful and the Fruit Company and Colony are to be congratulated upon having his services. Up to this time it had been an annual necessity that we remodel or add to our equipment or buildings. The oil department had been changed three times, the pickle plant three times, and the orange house twice. In April, 1909, first consideration of new office and ware-room was given. In May it was decided that it should be a fire-proof building and separate from our other buildings. It progressed rapidly and the annual meeting of that same year was held in the new quarters. At this meeting a change of stockholders in the new quarters, it was voted to increase the capital stock from \$25,000 to \$50,000 and the number of directors from five to seven, and the following gentlemen were elected to serve for the ensuing year: H. A. Buffum, Geo. P. Robinson, C. H. Slocum, A. T. Hodge, W. R. Gore, Geo. E. King and J. B. Wrangham. The organization of the new board was as follows: C. H. Slocum, president; George E. King, vice-president, and W. W. Hinsey, secretary and treasurer.

Early in January, 1910, it was demonstrated that we must again enlarge our orange house and equip it with up-to-date machinery and build an oil mill. The need was admitted by all, and with little delay both improvements were arranged for. This of course is such recent history that repetition now would be superfluous. Suffice it to state both were completed and were used last season and are a credit to our Colony. I have briefly, as is befitting the importance of our plant, reviewed its organization and growth. Much more could be stated truthfully, but in closing will summarize thus: Fair Oaks Fruit Company has justified its promotion and answered the query: Why? Its purpose has been unselfish. It has had devoted directors. It is here to serve all alike. Since organization it has paid dividends aggregating 92 per cent. Its future may be judged by its past. The unanimity of its directors should be contagious and spread to every interest of this interesting locality. "Labor Omnia Vincit." Let us all boost Fair Oaks for our home's sake.



SOME VIEWS OF THE FAIROAKS FRUIT COMPANY'S PLANT.

ing, the price fixed for oil olives was \$32.50 per ton, the price of pickling olives remaining the same. Up to August of this year the certificates of stock issued aggregated but two hundred and five shares, and in view of the imperative need for larger quarters it did not furnish capital enough on which to do business nor enable us to legally borrow

eral felicitations over the decision. It was indeed like reaching the summit after a tedious journey up hill. At the annual meeting in 1907 the same gentlemen were re-elected as directors. Up to this time the directors had served the grower in the capacity without a cent of compensation, and the story of Fair Oaks Fruit Company would lack its thrill

difference of opinion, but as a rule, after full and sometimes animated discussion, the minority acquiesced and conclusions almost invariably became unanimous. Thus the greater and more pleasing progress has been made.

In November, 1907, a financial cloud appeared: a panic was on; contracts for a large crop of olives at high prices had been entered into; clearing house certificates were the medium of exchange. They served a good purpose, but the grower could not pay Oriental labor with them to any degree of satisfaction. We were at our wits end, but again the stockholders rallied to the community needs, and with scarcely an exception they assured Fair Oaks Fruit Company no demands would be made upon it until the clouds rolled away, and that the one urgent need was to keep the "wheels turning around" in taking care of the crops. Not a moment's time was lost, nor any consideration of the greatest crop we have ever had, wasted because of financial stringency. It was a refreshing demonstration that where communities co-operate mountainous difficulties may easily be overcome. Simultaneous with financial problems, was the attitude of shrewd operators who had boosted material excessively high, and then it was that the Exchange proposed a scheme to finance independent mills and we were asked to contribute our mite with the end in view of reducing the cost of packing. This was most

The following summary shows the nine years' growth and no doubt will be interesting, especially to stockholders of the Fair Oaks Fruit Company:

Building (original)	\$ 3,173.88	
Machinery and fixtures	11,703.40	
Real Estate (3 1/2 acres)	2,600.00	
Stock certificates issued		\$39,250.00
Stock subscribed, partial shares		812.47
Bills receivable	146.55	
Bills payable		16,700.00
Stock in Fruit Gro. Supply Co.	2,240.00	
Furniture and fixtures	1,626.43	
Olive oil, packages, tanks, etc.	14,383.44	
Merchandise	930.90	
Sample bottles, booklets, etc.	14.10	
Packing house, etc.	8,529.92	
Cash on hand and in banks	1,822.92	
Trays, olive cloths, leathers, etc., for press	730.41	
Office building	3,213.69	
Horse, wagons, harness, etc.	352.37	
Oil building (new)	3,427.88	
Almond building and equipment	544.73	
Pickle house, packages, etc.	4,207.91	
Accounts receivable	2,063.67	
Accounts payable		2,431.61
Surplus		2,467.92
		\$61,662.00
		\$61,662.00



The orange crop of Fair Oaks this year will be in the neighborhood of one hundred and seventy-five carloads. In 1902 we sent just five carloads from the Colony.



This year's output of oil and pickling olives from Fair Oaks groves will amount to a thousand tons.

Handwritten notes and scribbles at the bottom of the page, including numbers like 25000, 333, 67, 67, 67, 500, 277, 212, 106, 3, 21, 23, 785, 485, 485, 785.

# Schools of Fair Oaks

Closely associated with the educational life of the youth of Fair Oaks are four schools: San Juan, Fair Oaks, Four Gables, and East Fair Oaks. More than thirty years ago, while the present site of Fair Oaks was but a hunting ground, the ranchers of the San Juan district organized a school, held first at the home of Mrs. T. F. Kelly, whose ranch joins that of Harry Dewey. The pupils, numbering eight, were taught by Miss Nettie Ives, now Mrs. Philip Van Maren. The country at that time was one of magnificent distances, the homes were miles apart, and the children were small, yet soon the present

Dean's Hall, west of the old hotel, in the fall of 1906. Mrs. Butler was the instructor. Then the small school house, which was afterward moved to East Fair Oaks and in which school is now held, was built on the north-west corner of the alfalfa tract just opposite the U. B. Watkins home. In this was taught the grammar grades, while primary work was carried on in the basement of the Methodist Church.

But while the educational life was advancing rapidly a need was felt for higher branches of learning. To meet this need the academy at Four Gables appeared upon the stage of action in 1899, with Professor E. Chase at the head of its staff of instructors. This preparatory school, with the addition



FAIR OAKS GRAMMAR SCHOOL.

San Juan schoolhouse was erected, and then real trouble began. There were not enough children in the district to justify the continuance of the school. But the people wanted a school and a school they would have, so they borrowed children! Borrowed them from the orphan homes in Sacramento for the school term, providing food, clothing, and comfortable homes for them, and educating them. Then when the winter was over some of the children were returned, while others won their way into the hearts of the home that had sheltered them for a few months, and it became theirs during the long years that followed.

For the first time in the history of the school the school house is unused this year. The few children now living in the district are enrolled in Fair Oaks.

Fifteen years ago, in the spring of 1906, a private school, lasting one month only, was held in a tent on the land just north of the Methodist Church, with Mrs. U. B. Watkins as teacher. Because of the unhealthful heat, it was decided to quit, until fall, but the excitement of those days at the school, together with the big picnic dinner shared by old and young, formed one of the first social events of the Colony. A copy of the program of that day, written upon the famous "Heart of California" paper, was forwarded to and published in the "Farm, Field and Fireside"—the organ of the Howard-Wilson Company. The first public school was held in

of a business course, drew its pupils from Fair Oaks, Orangevale, Folsom, and Antelope. Professor and Mrs. Chase were the instructors in the academic course, while Prof. R. V. Dixon, now of Oakland, was at the head of the business department. In 1902 the general work of the academy changed and a boys' school was established, which continued until 1905, when Professor Chase decided to close the school.

In 1902 the present commodious building was erected with Professor A. E. Baugh as principal. From 1902 to 1911 the educational life of the Colony has kept pace with the outside world and now, with the splendid accommodations for travel between Fair Oaks and Sacramento, any desire for higher education or business training may be easily gratified. Misses Marie Ferguson of Redding and Lucile Troskie of Greenville are the present teachers.

Because of the rapid growth of the Colony in the past few years, it was deemed wise to establish a separate school in the eastern part of Fair Oaks in 1909, and Mrs. H. M. Smith became the teacher. She is now teaching the second term. Still one more educational effort deserves mention and that is the night school for Japanese, held at the home of Mrs. U. B. Watkins. Through summer's heat and winter's rain these sturdy students of the Orient work with their hands the entire day and then gather at night like thirsty souls to drink in the education of the Occident.

## J. E. HOLST & CO.

Doing a large and constantly growing merchandise business, J. E. Holst & Co. occupy an important place in the commercial life of Fair Oaks. A large stock of groceries, dry goods, boots and shoes, hardware and mill stuffs are carried by this firm. The present owners entered upon the business in July, 1908, having purchased the interests of Stockum and Gore, the former owners. In September, 1909, fire completely destroyed the building and stock, but with only the loss of one day's time, business was again resumed in temporary quarters. The firm now occupies a large and substantial fire proof building in the center of the town.

## JOSEPH BROADLEY.

Mr. Broadley, whose business is that of contractor and builder, enjoys a reputation second to none in his line in this part of Sacramento County. During the several years he has made his home in the Colony, Mr. Broadley has constructed many of the attractive residences to be seen in Fair Oaks and his work has always been his best recommendation. Mr. Broadley is a man of family and the Broadley home on Sunset Avenue is one of the largest and finest in Fair Oaks.

Pine climate is so much a part of Fair Oaks that people here often forget weather altogether until they take a trip to the East.

## NO SALOONS IN FAIR OAKS.

Fair Oaks Colony has always been a "temperance" community, there never having been a saloon within its confines. One of the principal objects aimed at by the organizers of the Colony was that here where people came from the far Eastern States to raise their families amid Nature's advantages, there should be found at all times only those influences which make for clean, sane and upright living. So liquor has never been sold in the Colony of Fair Oaks and the fact that this community has ever been known as exceptionally quiet, moral and law-abiding justifies the hopes of the founders.

## DR. R. N. BRAMHALL.

Doctor Robert N. Bramhall, physician and surgeon, is a son of the late Frank J. Bramhall, who was a member of the Chicago-Fair Oaks Association, and who took an active interest in the early life of the Colony.



Dr. Bramhall is a graduate of the Northwestern University Medical School in Chicago, receiving his certificate in June, 1902, and came to Fair Oaks in August of the same year. Since that time he has been engaged in active general practice in the Colony and is also interested in fruit-growing and particularly in orange culture, he being the owner of an attractive and fruitful grove facing on Sunset Avenue.

## JOHN LAMIMAN.

Mr. Lamiman came to Fair Oaks a few years ago from Shasta County, where he had resided for many years and where his son, George, is now county horticultural commissioner. Mr. Lamiman purchased the Holst place on coming to the Colony and has since made his home there. He is local agent for one of the leading nursery firms of the State and has sold much citrus and deciduous stock to local planters in the past few years.

Fair Oaks is a photographer's paradise. There is no end to the beautiful subjects that invite the camera.

# THE SOCIAL SIDE OF THE COLONY

As is true in the settlement of any new territory, there were many heartaches in the early days of Fair Oaks for the friends and the associations of homes in the East. And as family after family decided to cast their lot in this section they drew together as many members of one great family, and if two persons meeting each other for the first time here had formerly lived in the same Eastern State, they welcomed one another as long lost but greatly loved brothers, no matter if one had resided in the extreme northeastern corner of the State and the other on the far southwestern border.

So closely was the social life of the very early days of the Colony associated with that of the church and the school, that the division is but a shadow. Aside from the exercises closing school terms, followed by social feasts and fun, one great social occasion prominently in the minds of the early settlers, was that of Memorial Day, 1897, when to commemorate a Sacramento paper of that date: "People poured into Fair Oaks from Orangevale, Folsom and other sections until some four hundred or more had assembled to pay tribute to the soldiers who gave up their lives for the preservation of the Union."

Gradually groups of kindred spirits came together. A popular dancing club among the young people met for a season in Dean's Hall, and from there occasionally crossed the street to the opposite hotel for simple suppers or formal banquets. Later "The Stars," a social club, glittered brightly for a winter or two. Then a literary and debating society followed in the train and the "500 Club" has afforded enjoyment for its members for several years during the long summer afternoons.

But while clubs and social functions have risen, flourished and decayed, one at least has stood well the test of time—The Woodwell Thursday Club. In the spring of 1902 Mrs. Francis Murphy and Mrs. George P. Robinson called at the homes of several of the ladies of the Colony with the idea of organizing a club for women. The thought was a happy one and met with a ready response. In April, 1902, in the parlor of Mrs. Murphy's home, the club was organized with about fifteen charter members, among whom were: Mesdames Francis Murphy, George P. Robinson, S. E. Kiefer, Charles Canfield, A. M. Buffum, E. L. Cosby, H. E. Cozzens, G. W. Raabe, U. B. Watkins, A. T. Hodge, I. B. Crafts, T. W. Ward, T. C. Fitch, Sydney Craig, C. H. Siddall and A. L. Burchard. The first president, Mrs. A. M. Buffum, still holds office.

From its organization until the present the club has been a success. Its meetings, held at first in the different homes, where instrumental music could be secured, and now on the second floor of the Murphy block, occur the second and fourth Thursday afternoons of the winter months. The literary and musical afternoons by local or outside talent, the addresses by noted persons along their special lines of work, and the discussions regarding the questions of the day are all thoroughly enjoyed; while each program invariably closes with a cozy cup of tea or a glass of fruit punch. The club is rapidly nearing the one hundred mark in membership and has had in the president's chair the following ladies: Mesdames A. M. Buffum, Charles Canfield, George E. King, H. E. Cozzens, George P. Robinson, H. G. Studaris, J. E. Beach, J. H. Huffum and H. P. Sargent. In 1903 the club affiliated with the State Federation.

In the early part of 1911 a meeting of ladies of the Colony was held at the home of Mrs. A. M. Buffum, at the suggestion of the latter, and then there was organized a social dancing club, the "Pine Lamp Club." The club gave its first dance in San Juan Hill in February, followed by others during the season, at which the older folks invariably shared the enjoyment of the young people.

## FROM FAIR OAKS BY AUTOMOBILE.

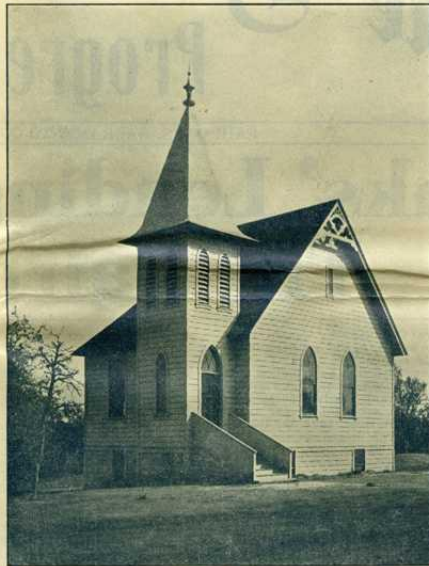
To the resident of Fair Oaks who may be able to afford the comfort of an automobile, and there are many such here, there is offered many tips to interesting places, some short, some longer, but all delightful. Situated as we are between sea coast and mountains, and with excellent roads in either direction, pleasure trips by auto are the order, and that during almost the entire year.

In the summer season trips to Lake Tahoe are frequent and deservedly popular. This body of water, lying 5,000 feet high in the beautiful Sierra Nevada Mountains, is famed the world over for its magnificent scenery. Its cool, clear and almost fathomless depths and for its truly remarkable climate, which revives one wonderfully after coming from the heat and turmoil of the city. From Fair Oaks the ride to the Lake over a fine State highway takes less than a day.

The coast, with its splendid beaches, resorts and other attractions, is reached with the same ease and many of our people journey to both the mountains and the seashore during the season. Santa Cruz, the Atlantic City of the West, is the most accessible coast point to Fair Oaks.

You may sleep in-doors in summer or out-doors in winter in Fair Oaks, just as you please.

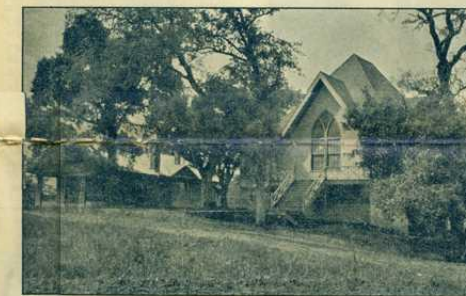
# A History of the Church in Fair Oaks



METHODIST-EPISCOPAL CHURCH.

(Written for The Citizen by Miss Daisy M. Williams.)  
Nor needs the sceptic's puny hands While near the school the church spire stands.—Whittier.  
The rush of '49 to the gold fields, brought to California a greatly increased population, in many respects a sturdy, hardy people consisting largely of men without families. This

request for the lot. The petitioners were peremptorily refused upon the ground that a union church was not a satisfactory solution of the problem, but advised that a religious census of the Colony be taken and to the denomination having the greatest number of adherents a lot should be given. The enumeration resulted in the Methodist leading, with the Baptist second. The lot was selected and the building, under the energetic pas-



PRESBYTERIAN CHURCH, WITH MANSE ON LEFT.

lack, together with the wild freedom of the West, produced a class of generous-hearted men, free with their food and blankets, but as lawless as they were generous. Their day soon passed. The resources of the new land lay not in gold alone. And soon the man with his family seeking a home and land followed. As the Puritan forefathers immediately after settling in New England built houses of worship, so the American pioneer wherever he goes in search of a home erects at once two buildings—the school house and the church.

The first excursion bringing colonists to Fair Oaks arrived in November 1895 and in December of the same year religious services were held by Rev. Hinman of the Methodist denomination in the newly built hotel. In the latter part of the same month the church body proper was organized with the following charter members: Mr. and Mrs. Isaac Lester, now of Point Richmond, Mrs. Folsom, deceased, Mr. and Mrs. H. K. Robbins, now of Los Angeles, and U. B. Watkins of Fair Oaks. Rev. C. Meeks was appointed pastor of this body. Services were held in various places: in Dean's Hall, in a tent bought for the purpose, and later in the old school house. The first Sunday School superintendent was U. B. Watkins.

The need of a church building became imperative and the Howard-Wilson Company, founders of the Colony, were urged to give a lot upon which to erect it. The colonists having decided among themselves to build a union church made their intention known when they made their

port the church these ladies with their chicken dinners and ice cream suppers vied with the men in their hilariously popular "Flap Jack" socials where the cooking, serving, and entertaining developed to the full limit any latent talents possessed by the male supporters of the church. J. E. Holst and W. R. Gore were past masters in the culinary art. Those were busy happy years. Pastor succeeded pastor, improvements were added to the church property, a parsonage was built, a new bell hung in the ranchers' belfry, the church increased in strength and members and the present pastor, Rev. S. J. Hocking is energetically carrying on the good work begun by faithful pioneer men and women sixteen years ago.

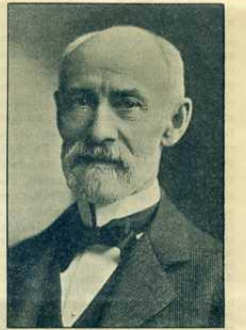
As the population increased and the ability to support a second church was assured, the Presbyterian body was formed and a church of that denomination organized in San Juan Hall, September 17, 1902. Rev. J. M. Smith was the first regular pastor called to fill the pulpit. He was succeeded by Dr. J. S. Thomas, Dr. J. P. Hearst, and the present pastor, Rev. J. Fraser Evans. Soon after the organization of the church a Christian Endeavor Society was formed among the young people with John Sloan as the first president.

The woman's work of the church was formed in April, 1903 as the Woman's Missionary Society, with Mrs. H. J. Lawrence, Sr. as president. The aid work was done in connection with this society until in November, 1905, the year before the building of the church, the society was reorganized as an Aid Society with Mrs. J. H. Cunningham as president.

Public worship was held in the Hall until 1906 when a church building was erected, the corner stone being laid May 30, 1906 while the formal dedication occurred in September of the same year. The Sunday School, of which W. F. Bailey was the first superintendent, has from the first been a strong factor in the church life. All of the classes are organized, while the Loyal Sons and the Loyal Daughters have done exceptionally good work. Last year a cozy manse of the bungalow style was built on the lot adjoining the church.

## GEORGE E. KING.

Mr. King is engaged in fruit-growing in the eastern part of the Colony where he has a large and thrifty orchard and on which is built his handsome residence, known as "Kingswood." Mr. King was a member of



the Chicago-Fair Oaks Association and came here from the East several years ago. Besides his extensive citrus and deciduous interests in the Colony, Mr. King and his son, Kenneth, are agents for the well-known Warren-Detroit and Inter-State automobiles, their firm being known as the King Motor Car Company, with headquarters in Sacramento City.

Before the erection of the church the Christian Endeavor Society was organized on February 22, 1896 with Miss Louise Shelton, (Mrs. W. W. Smart) as first president; Mrs. Hyland, vice-president; Miss Ida Shepherd, treasurer; and Mrs. Lura Kiefer, secretary.

At the home of Mrs. A. L. Osgood was organized the Ladies' Aid, Aug. 25, 1896 with Mrs. U. B. Watkins, president and Mrs. Edith Siddall, secretary. In their efforts to sup-



"GLENMERLE," RESIDENCE OF ANDREW T. HODGE.



# A HISTORY OF FAIR OAKS IN BRIEF

Fair Oaks Colony, situated on the north bank of the American River, and about fifteen miles in an easterly direction from Sacramento, the capital of California, was first settled in November, 1895. It is and always has been a community composed almost entirely of Eastern people, the original buyers of land coming from the Eastern and Central States. The Colony is part of the San Juan Grant, one of the largest of the early California land holdings, and was purchased from the owners, Clarke and Cox, by the Howard and Wilson Publishing Company, of Chicago, who established here one of the several colonies planned by them on or about 1895.

The Howard and Wilson Company were publishers in Chicago and issued an agricultural paper called "The Farm, Field and Fireside," which publication was used largely to induce subscribers and others to purchase land in the company's colonies. The Fair Oaks land was secured from Clarke and Cox on option and sold to the Eastern people upon the representation that here was a superior and peculiarly well-suited section for the raising of all citrus fruits. And this latter fact was and is strictly true. Many people purchased properties here and the Howard and Wilson Company prepared to send out their first train load of settlers.

This train, consisting of several cars, left Chicago on November 16, 1895, and on its way west picked up cars with other buyers headed for Fair Oaks. The colonists arrived in Sacramento November 19 and after spending the night in that city were taken the next morning in carriages and other vehicles to the colony lands awaiting them. Here they were confronted by a wilderness, the rolling hills being heavily wooded with oak and other growth. With the exception of a rough frame building which had been erected for the temporary accommodation of the settlers, and the partly finished residence of John E. Holst, no house was to be found in all the Colony.

The winter season coming on haste was made by the settlers to build homes and clear the land for planting in the following spring. At about this time water was brought into the Colony by pipe line from the North Fork of the American River. In March, 1896 the Howard and Wilson Company sent out another train-load of settlers and these joined their efforts with those of the earlier settlers on the ground. Many homes had now begun to rise throughout the Colony, a postoffice had been established, a store started, a school and a church built, groves of oranges and olives were making their first growth, and the Colony of Fair Oaks gave promise of fulfilling the fondest hopes of those who had left their Eastern homes to find in California the realization of their dreams of a lifetime.

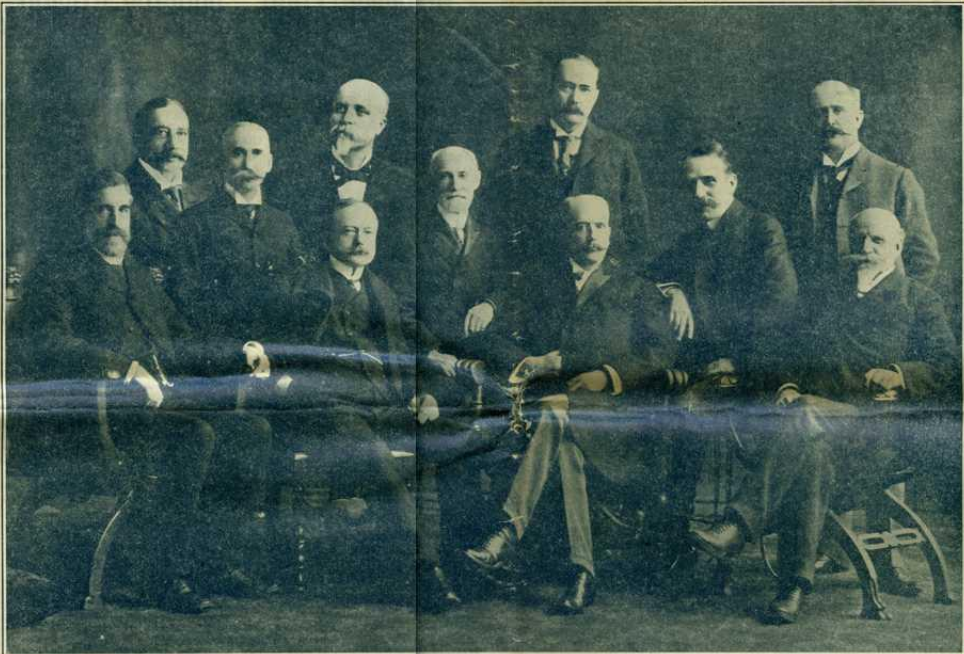
It was soon after this that several prominent men in Chicago, men who stood high in the commercial and financial world, became interested in Fair Oaks, and purchasing property here, formed what was known as the Chicago-Fair Oaks Association. These men of kindred ideas and ambitions all of whom were coming to California and engaging in fruit culture, threw themselves heartily into the work of promoting the interests of the new colony. In the course of the next few years nearly all the association members came to Fair Oaks and located here, building splendid residences on their growing tracts.

In the meantime, however, the affairs of the Howard and Wilson Company had become involved to such an extent that they were forced into bankruptcy and a receiver appointed to take charge of their Fair Oaks interests. Then followed a period of decision for the colonists. With the failure of Howard and Wilson and later the transfer of their contracts to Clarke and Cox trouble being over the question of the water supply, the shortage of water but rather a matter of the delivery of the

## FAIR OAKS TO-DAY

Time, perseverance and hard work have wrought many changes for the better in the Colony since the first settlers glimpsed the wilderness that was Fair Oaks in November, 1895. In the comparatively brief period that has elapsed since that date, Fair Oaks has steadily grown until today there is to be found here:

- Two large packing houses (fruit).
- A live-oil mill and two olive-pickling plants.
- Postoffice, with two rural free delivery routes.
- Two churches (Methodist and Presbyterian).
- Two grammar schools.
- Three grocery stores.
- Two meat markets.
- A bank (commercial).
- A lumber yard.
- Telegraph and express office.
- Depot and freight shed.
- A plumbing and sheet metal shop.
- Blacksmith shops.
- A hotel and a livery stable.
- A boarding house.
- A barber shop.
- An automobile stage line (two machines).
- A telephone system with 91 subscribers.
- A newspaper.
- The largest rock-crushing plant in the United States in operation.
- Thirty thousand acres planted to citrus and deciduous fruits.
- About 200 residences.
- Population, estimated at 1000.
- Mountain water piped to every home.



MEMBERS OF THE CHICAGO-FAIR OAKS ASSOCIATION. PHOTO IN 1900.

Reading from left to right: Front row: Alex. Craig; Frank J. Bramhall, deceased; Andrew T. Hodge; Washington I. Midler. Back row: Dr. J. H. Buffum; Arthur E. Wilcox, deceased; George Straith; George E. King; Sheldon D. Patterson; O. W. Ruggles; Alexander J. Hodge.

## JOHN E. HOLST.



JOHN E. HOLST AND FAMILY.

water upon the lands. Much litigation ensued over this point and the absence of a promoting influence in the Colony's affairs tended to greatly discourage the people. Many sold their places and sought homes in other parts of the State or returned to the East.

In an effort to again place Fair Oaks on its feet there was organized in 1900 the Fair Oaks Development Company directed by Sacramento and Eastern people, among the latter being Walter Raymond of the well-known firm of Whitcomb and Raymond, excursion promoters. Raymond brought out from Boston George P. Robinson, who had been in his employ and Robinson became associated with the new company in the management of the Colony. It was during this period that the County built a steel bridge across the river at Fair Oaks and a short time afterwards the Southern Pacific extended a branch of the railroad to the new bridge. Things fared a little better with the Colony though trouble continued over the water and the growth of the place was extremely slow. The Fair Oaks Development Company later suspended operations through inability to command funds to properly promote the Colony.

Fair Oaks continued to drag along for the next few years, the progress of the place being seriously hampered by the uncertainty of the water situation. In 1912 George P. Robinson returned from Boston and until 1906 represented Clarke and Cox in the sale of Fair Oaks land. On May 1, 1906, Robinson purchased from Clarke and Cox the remainder of the unsold lands of the Colony amounting to 4000 acres, and assuming the obligations of the North Fork Ditch Company, entered into an agreement with the people to complete the water system. The next year saw the water difficulties cleared up and the Colony took on new life. Outside capital began to find investment in Fair Oaks and new families came in, bought tracts and added to the homes of the Colony. In 1910 Robinson had succeeded in selling all of the original purchase of 4000 acres.

In the past four years the business of the Fair Oaks Fruit Company, which is always an index of the prosperity of the Colony, has grown rapidly and additions and improvements to the plant have been rendered necessary. A bank has been established and has proved of great value to the business community. The county has built a splendid steel bridge replacing the one built several years previously. New business buildings have been erected and others are being projected. A magnificent macadamized highway recently completed connects the Colony with the City of Sacramento.

A marked indication of the substantial growth, prosperity and splendid prospects of Fair Oaks is the recent great activity in the sale and subdivision of the large tracts of land surrounding the Colony, extended mention of which is made elsewhere in this edition.

## DR. E. H. BUFFUM.

Dr. Eugene H. Buffum, physician and surgeon, is a graduate of the Chicago Homeopathic College, being granted his diploma in March, 1893. During the following winter he studied with Dr. Herman Knapp, the eminent cataract operator, in New York City, and after finishing his courses there returned to Chicago, where he held the position of assistant to the chair of ophthalmology in the Chicago Homeopathic Hospital for several years. He located in Fair Oaks in December, 1897, and with the exception of a few years spent in the practice of his specialty in Sacramento, has remained a resident of the Colony. He now divides his attention between his profession and the management of the large property of his mother, Mrs. A. M. Buffum.

Arriving in Fair Oaks on October 30, 1895, nearly three weeks before the first Howard and Wilson party set foot in the Colony, John E. Holst and family are truly the pioneers of this place. Few there are here today who came in the fall of 1895, and Mr. Holst and his family have seen many changes since the first days. Having built the first residence in Fair Oaks, Mr. Holst planted out the

first orange grove and thus began the chief industry of Fair Oaks, and one that has made the Colony known the country over. Mr. Holst planted many other orchards during the early years for absentee owners and followed fruit raising for several years until purchasing the general merchandise business of Slocum and Gore in the summer of 1908. In this business he is engaged today.

## PHOENIX BROTHERS.

A substantial business and one that promises to soon become more extensive and important is the olive pickling firm of Phoenix Brothers, whose plant in the east end of Fair Oaks Colony has already become well known for the quality of its product. Mr. E. C. Phoenix has long given his careful attention to the business of growing and pickling ripe olives and his efforts to improve his output each year have been rewarded with success. Mr. A. M. Phoenix has lately joined his brother here and the new firm expects to greatly enlarge and extend their pickling business.

## L. M. SHELTON.

The Pioneer Store, appropriately so called, was opened on Christmas day, 1895, at its present location, being the first store in the Colony of Fair Oaks. A full line of groceries, drugs, feed stuffs, etc., are carried. Mr. Shelton was appointed the first postmaster of Fair Oaks in 1896, a position he has held to this day. Coming to the Colony from Minnesota with his family in November, 1895, they are true pioneers of Fair Oaks. Mr. Shelton is assisted in the work of the postoffice by his son-in-law, Mr. W. W. Smart, who about a year ago was appointed deputy postmaster.



RESIDENCE AND GROVE OF R. W. STEPHENSON.

## A Few Fair Oaks Facts

Berries of every variety grow with great success in Fair Oaks and nearly everyone has his patch of the luscious strawberry, blackberry and dewberry.

All the fine grapefruit is not in Florida. The pomelo grows here just as large and is every bit as juicy and tasteful when plucked from a Fair Oaks tree.

Prostration from heat is unknown in this section and snow and freezing weather is a memory carried here from the East.

Fair Oaks people are never troubled over the weather for it's always possible to be out and doing one's work even in winter when the East is snowbound.

Fair Oaks water comes down from pure mountain streams and is both possible to be out and doing one's work even in winter when the East is snowbound.

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## THE CHICAGO-FAIR OAKS ASSOCIATION

(Written for 'The Citizen' by John T. Bramhall.)

When Columbus discovered America the newspaper correspondents who occupied the first cabin filled the Sunday papers with Marcepolo-esque tales of the wealth and wonders of the new world. As soon, however, as it was found that all was not gold that glistened American stock fell off about forty-eight points and the high admiral of the seas lost his job. It was much the same with Fair Oaks after its discovery by General C. H. Howard. The promoters blew the bubble up big and painted it with all the iridescent colors of the rainbow and invited, in all good faith, ministers, teachers, clerks and all other held in bondage to come and make a home under their own vine and fig tree, on the installment plan. And then the bubble burst. Starn and the earth were in opposition and the dog star was in apogee. The water gave out, the bottom fell out and the high cost of living made it difficult for the colonists to make both ends meet. In short, it looked for a time, as the cub reporter says, as if the whole town would go.

But it didn't. Among the hardy pioneers who had settled at Fair Oaks were some hard-headed, sandy-whiskered men whose fathers came from north of Tweed. The Scotchmen declared grimly that they would stand pat. And when a Scotchman stands pat he has his opinion on bed-rock. Publishers or land agents might flourish or fade, water companies might sell out or reorganize, but a bold peasantry its country's pride demanded water and would not be denied. It was a long fight and a hard one, but the Scotchmen won out by predestination and persistency, a mighty strong combination, and Fair Oaks perched upon its highest hill and gave an imitation of Chanticleer.

Of course the Fair Oaksians (the post office department has decreed that the name shall be run up, as the printers say) were not all Scotchmen. There were Englishmen and others, well versed in Fabian tactics. But the oat-meat contingent supplied the stubbornness when that element was required and so, while Saxon and Norman and Dane are we, we are all of us Scotch in our wassail to thee, Alexander!

Speaking of the name, Fair Oaks is entitled to the capital letter. It is said that General C. H. Howard, noticing the beautiful groves of oak trees, recalled the fact that both himself and his brother, General O. W. Howard, were wounded at the battle of Fair Oaks, Va., June 1, 1862, and his suggestion that the Colony be called Fair Oaks was adopted. The land was a part of the old San Juan Grant, patented by the Mexican government to Captain Sutter in the old pre-argonaut days.

The Howard and Wilson Company sent out a Mayflower train in the fall of 1895, the pilgrims to the number of 106, arriving on the stern and rock-bound coast of the American River November 20. For the benefit of the D. of the F. O. P. the following list of settlers is given from a clipping of the time, (E. & O. E.):

S. Wilson, wife and family; L. M. Shelton, wife and family; N. F. Harris and wife; U. B. Watkins and wife; H. G. Watkins; S. C. Porter and wife; Matthew Beaton and wife; W. G. Hargis and wife; W. D. Hillis and wife; J. F. Baker and wife; E. J. Folsom and wife; Charles Arnold and wife; Frank Arnold, wife and family; L. E. Kale and wife; Col. F. M. Thompson; William Weber; J. J. Lamont; Mrs. Belle Bow-

ers; Rev. E. I. Galvin; J. W. Cleave; John C. Morrison; B. F. Hullins; Miss Sarah Stumpf; R. S. Trumbull; T. C. Fitch; Paul Pause, wife and family; A. S. Phillips and wife; W. R. Phillips; Burdett Phillips; Edwin S. Smith; O. M. Baldwin; R. Critchco and wife; Wm. Fritsche; H. H. Pierce; Isaac Lester and wife; P. H. Ingraham and wife; C. H. Likely; Capt. B. W. Jerome; D. H. Dickson, wife and family; A. V. Colby.

The above list is probably notable for its omissions, but it is the best guess we can make.

Following the failure of the Howard and Wilson Company the Colony management was taken up by the Fair Oaks Development Company with Rev. Charles A. Dickinson of Boston, president; Walter Raymond of Raymond and Whitcomb of Boston, vice-president; V. S. McClatchy, publisher of the Sacramento Bee, secretary, and L. T. Hatfield, a prominent Sacramento attorney, treasurer. During the tenure of this company some good results were accomplished for the Colony but the company itself was short-lived.

The Chicago-Fair Oaks Association, composed of business and professional men of that city interested in Fair Oaks, and also for all member, 1895, built this system of water for the owners, although unorganized colony cost.

That the association was a power from the beginning will be seen from the membership, which was as follows: Andrew T. Hodge, treasurer of the Chicago Paper Co.; Alexander J. Hodge, salesman, J. W. Butler Paper Co.; Alexander Craig, of A. R. Barnes & Co., stationers; Dr. J. H. Buffum, oculist; Sheldon D. Patterson, editorial staff, Chicago Record; Washington I. Midler, G. T. A., Pullman Co.; Samuel Wilson, New York office Pullman Co.; Arthur E. Wilcox, of P. K. Brooks; George Straith, of Clement, Bane & Co.; Clay Larimore, wheat farmer, of Larimore, N. D.; O. W. Ruggles, G. P. & T. A.; George E. King, G. P. & T. A.; Frank J. Bramhall, Advertising Manager of the Michigan Central R. R. The first named was president and the last named was secretary and treasurer.

This began to move. Newspapers in Boston, New York, Chicago and elsewhere, had complimentary articles on Fair Oaks; the Michigan Central notified Fair Oaks in its lister; the Pullman Company used Fair Oaks olive oil; the business men on the road passed along the word. The supervisors of Sacramento County withdrew their objections to the building of a bridge across the American River at Fair Oaks, the Southern Pacific built a branch from the Folsom line to the bridge, and the North Fork Ditch Company came to terms with conditions satisfactory to the water users. The water was put upon a substantial basis and made practically co-operative, with the ability to compete on even terms with the biggest concerns in the state. From the first the Chicago-Fair Oaks Association made no attempt to "boom" the Colony. There was no boasting or flamboyant advertising. It was an organization, operation, business-like publicity and hard work that won the game.

## T. P. McELDOWNEY.

Doing a large amount of road and street work, conducting a boarding house and serving as Constable of Mississippi Township, Thomas P. McEldowney may be considered one of our most active citizens. Mr. McEldowney has resided in Fair Oaks for several years and at one time conducted the hotel here. During the last two or three years he has done a great amount of contract work on county roads and has also built roads and laid pipe throughout the new colonies adjoining Fair Oaks. Large contracts of street and pipe work in and around Sacramento have been handled by him during the past year.

## CHRONOLOGY OF FAIR OAKS.

- First Eastern settlers arrived, October 30, 1895.
- Arrival of first colonists' train, November 20, 1895.
- Hotel built, October, 1895.
- First residence built by John E. Holst, October, 1895.
- First store opened by L. M. Shelton, December 25, 1895.
- Postoffice established, January 1, 1896.
- First marriage in Colony, Niels Monson and Helen Roedger.
- First child born, Ethel Fair Oaks Havthorne.
- Second child born, Alfred Holst.
- First orange grove planted by J. E. Holst, 1896.
- Water first brought into Colony by pipe, 1896.
- First church (Methodist) built, 1897.
- First registered physician, Dr. E. H. Buffum, 1898.
- San Juan Hill built by Francis Murphy, 1900-1.
- First steel bridge across American River, 1901.
- Railroad opened to Fair Oaks bridge, June, 1901.
- First packing house built, 1901.
- First carload of oranges shipped from Fair Oaks, 1901.
- New school house built at cost of \$6000, 1902.
- First Rural Free Delivery route established, September, 1903; James P. Jones, carrier.
- Present telephone system installed, 1904.
- Presbyterian Church built, 1906.
- New water main, 28 inch, laid, 1907.
- Fairoaks Bank opened, 1909.
- Store and bank building destroyed by fire, September 1, 1909.
- Present steel bridge opened, 1909.
- Electricity brought into Fair Oaks, December, 1909.
- Second R. F. D. route established, January, 1910.
- New bank building finished, 1910.
- New olive-oil mill built, 1910.

# The Experiences of a Fair Oaks Grower in Olive Culture

(Written for The Citizen by E. C. Phoenix.)

Having been requested to contribute an article on the above subject for this issue, I have concluded to give a brief account of my own experience in the business, with my impressions as to its future prospects.

When I arrived on the Phoenix place in Fair Oaks in the spring of 1900, the only article which appeared as a saleable product was the fruit from about two and a half acres of Uvaria olives, with about half an acre of Columbellas, just beginning to bear. The ensuing fall, therefore, I began to make inquiries for a market for these olives. There was then no one in Auburn who had a successful record in direct exportation of olives. Upon my arrival in Fair Oaks, I secured some customers, several of whom are still among our patrons.

The following year the olive crop was short and it was no trouble to sell what I had, about 2000 gallons. During all these early years of experience one fact stood out prominently: There must be some method of preserving the olive a reasonable length of time or the business could never take rank as an important industry. Each year there would be a strong demand for olives up to about the second week in January. The business then would fall flat. Apparently people ate olives until the holidays were over, and then had enough for the winter. Towards spring the demand would pick up again, but the loss from spoilage was then so great that there was no

with sufficient irrigation and regular pruning, in the second place. Then the varieties must be right. So far nothing has appeared better for ripe pickles than the Mission and Manzanillo, and growers who have these varieties, three in small quantities, either of their bearing capacity or quality.

As the business has now developed it can only be handled economically upon a large scale. Distant shipments cannot readily be made in small lots, as the grower does not care to bother with a packer who cannot supply the quantity his trade requires. Canning to be done to advantage requires machinery and appliances which it does not pay the small producer to have, and supplies can be purchased much more cheaply in large than in small quantities. Again, the trade desires that a ripe olive shall be black after it is pickled, and be firm and of good flavor. While a ripe olive is naturally black on the tree, the color is not, as the ladies say, a fast black. Water or any solution whatever will speedily remove it. To develop a dark color during the process of pickling, and to take the place of the original color is possible but not easy, and unless resort is had to coloring agents requires long experience and close attention. Such attention, however, a producer is not usually in a position to give.

Coloring agents are now tabooed by the pure food law, and were a poor substitute for the naturally developed color before.

The season of 1901-2 I experimented with the use of coppers, which had been recommended by the State University authorities. It ruined all the olives it was applied to and I speedily discontinued its use. To develop a desirable color without any such agent requires continual watchfulness, and the experience to know when solutions should be changed. Even then success is not always achieved. In this connection it may be mentioned that an olive colored with coppers may be readily known by observing whether the meat and pit are black. The meat of a properly pickled olive is white, and resembles fish. The color imparted by coppers will strike clear through, coloring both meat and pit as well as skin. In conclusion I would state that while the development of the industry will require time, patience and perseverance, as well as money, there is every reason for those who are in any way interested with it to look forward confidently to the future.



A FAIR OAKS OLIVE GROVE.

brand-new enthusiasm and followed directions furnished by the Board of Horticulture and the State University with the greatest care. Nevertheless, my olives were a complete failure as far as Uvaria was concerned, and it was not until I got a tank of Columbellas that I succeeded in making any marketable pickles. I was offered the entire crop of olives mostly Columbellas, on the Wilcox place for twenty dollars. There were no other prices probably enough olives to be worth at least ten times that amount. I bought them and succeeded in making a few pickles out of the lot. I sold around the neighborhood probably fifteen or twenty dollars worth of olives that first season. My first venture in olives was therefore decidedly discouraging.

My experience the following year was very similar. I tried the Uvarias again, lost them all, and finally made some Columbella pickles which I sold chiefly in Sacramento at about 40 cents per gallon. The following year I had become suspicious that the Uvaria was not suitable for pickling. I therefore picked only a few of them for that purpose, sending the balance to Auburn to be crushed, on shares. The party who was to do the crushing notified me that the olives must be in by a certain date. The week previous it rained the entire week. Nevertheless, I hired help and picked them in the rain, hauled them to Roseville and shipped them to Auburn, driving up myself to be on hand to haul them from the depot to the mill. The olives were shipped Wednesday. They reached Auburn the following Saturday at about 5 p. m. The station agent immediately locked them in the freight house and informed me that I could not get them until Monday. Meanwhile I had used up all the money I had brought with me and so had to leave the hauling to the proprietor of the oil mill. He wrote me afterwards that half of the olives were moldy and had to be thrown out. He also charged liberally for hauling and sorting. I finally got about twenty-five gallons of oil, which it took me a year to sell.

The Uvarias which I pickled were failures, as usual. I was therefore pretty thoroughly disgusted with the Uvaria olive, and the following spring had them grafted. Most of the grafts failed and I started to bud them. Not knowing anything about the business, my buds were not at first successful and I was further handicapped by being compelled to work in Orangevale for my living and so unable to properly attend to the budding trees. Nevertheless, in course of about five years I got the trees worked over to the Mission variety and they are now a good, thrifty growth of the latter variety, which is one of the best for pickling.

The following season (1903-4) I added three more tanks and pickled about 1000 gallons, chiefly Columbellas, although I was able to obtain a few Mission and Mission. The Columbellas were pickled too ripe, and after I had extracted the bitter principal with lye, I was unable to extract the lye, so lost the most of them from spoiling. The season of 1904-5 was a banner year for olives. I had engaged olives to make, as I supposed, about 1000 gallons, which I was equipped to handle. Instead I was obliged to take and handle 3000 gallons, for which I had no market. I had previously sold chiefly through the Ennis-Brown Company of Sacramento. They were also handling the Fair Oaks Fruit Company's product

money to be made in the business. When it was discovered that olives could be canned and be good to eat afterwards, the olive industry took a new lease of life. Now the demand for ripe olives in bulk is comparatively unimportant. The canned article is practically the whole thing.

Since olives in cans were introduced to the consumer, he increased out of all proportion to the increase of production, so that all packers of olives, so far as I am aware, are forever behind in their orders, with no prospect of ever catching up.

In our own case, the demand in the three States of California, Oregon and Washington absorbs all that we are able to produce, and would take many more if we had them. Meanwhile many inquiries are received from Eastern points, namely: Salt Lake, Ogden, Denver, Kansas City, St. Louis and Chicago.

The olive industry therefore is the one branch of fruit raising in which there is not only no danger but no possibility of over-stocking the market. The United States is only just beginning to learn about the ripe olive, and wherever it is introduced it is enthusiastically received. But to reach this broad market the industry requires concentration. The product must go through the regular channels of trade—grower, packer, wholesaler and retailer must each have his profit. The grower must have another year to pay him liberally or he will not grow. The consumer must obtain the product at a reasonable price or he will not buy. Consequently, packer, wholesaler and retailer should be content with a moderate margin, looking more to the volume of business than to high rates of profit. It is to be remembered that the ripe olive, while a valuable and delicious article of food, is not indispensable. If the price is too high people can readily do without them. There is therefore every probability that there will be comparatively little fluctuation in olive prices for years to come. They cannot go down, for the demand is too insistent. On the other hand, they are not likely to go up much, for if prices got above a certain figure sales are not readily made. These conditions make for stability. As present prices are remunerative to the grower, olive-growing presents to the owner of suitable land perhaps the most attractive field of anything in the fruit industry.

When Fair Oaks started olives were looked upon as a side issue, merely a means of utilizing land unavailable for oranges or other fruit. Trees were planted upon wet land, or land so poor and thin that nothing else could be persuaded to grow upon it. Results were not particularly encouraging, especially since the trees, with a few exceptions, were usually given indifferent attention and did not thrive. The consequence has been that nearly everything else has been boomed—grapes, peaches, plums, pears, apples and almonds, and now walnuts are held up as the great money-maker. Meanwhile the modest olive has passed the event of its way and it is doubtful if today there is any other tree which can be raised and handled on a large scale which will return its owner as good an income as the olive will do.

To obtain this return the tree should be given as good a chance and about the same treatment as is usually accorded to the orange. Good, well-drained land in the first place is essential, and thorough cultivation

with sufficient irrigation and regular pruning, in the second place. Then the varieties must be right. So far nothing has appeared better for ripe pickles than the Mission and Manzanillo, and growers who have these varieties, three in small quantities, either of their bearing capacity or quality.

As the business has now developed it can only be handled economically upon a large scale. Distant shipments cannot readily be made in small lots, as the grower does not care to bother with a packer who cannot supply the quantity his trade requires. Canning to be done to advantage requires machinery and appliances which it does not pay the small producer to have, and supplies can be purchased much more cheaply in large than in small quantities. Again, the trade desires that a ripe olive shall be black after it is pickled, and be firm and of good flavor. While a ripe olive is naturally black on the tree, the color is not, as the ladies say, a fast black. Water or any solution whatever will speedily remove it. To develop a dark color during the process of pickling, and to take the place of the original color is possible but not easy, and unless resort is had to coloring agents requires long experience and close attention. Such attention, however, a producer is not usually in a position to give.

Coloring agents are now tabooed by the pure food law, and were a poor substitute for the naturally developed color before.

The season of 1901-2 I experimented with the use of coppers, which had been recommended by the State University authorities. It ruined all the olives it was applied to and I speedily discontinued its use. To develop a desirable color without any such agent requires continual watchfulness, and the experience to know when solutions should be changed. Even then success is not always achieved. In this connection it may be mentioned that an olive colored with coppers may be readily known by observing whether the meat and pit are black. The meat of a properly pickled olive is white, and resembles fish. The color imparted by coppers will strike clear through, coloring both meat and pit as well as skin. In conclusion I would state that while the development of the industry will require time, patience and perseverance, as well as money, there is every reason for those who are in any way interested with it to look forward confidently to the future.

money to be made in the business. When it was discovered that olives could be canned and be good to eat afterwards, the olive industry took a new lease of life. Now the demand for ripe olives in bulk is comparatively unimportant. The canned article is practically the whole thing.

Since olives in cans were introduced to the consumer, he increased out of all proportion to the increase of production, so that all packers of olives, so far as I am aware, are forever behind in their orders, with no prospect of ever catching up.

In our own case, the demand in the three States of California, Oregon and Washington absorbs all that we are able to produce, and would take many more if we had them. Meanwhile many inquiries are received from Eastern points, namely: Salt Lake, Ogden, Denver, Kansas City, St. Louis and Chicago.

The olive industry therefore is the one branch of fruit raising in which there is not only no danger but no possibility of over-stocking the market. The United States is only just beginning to learn about the ripe olive, and wherever it is introduced it is enthusiastically received. But to reach this broad market the industry requires concentration. The product must go through the regular channels of trade—grower, packer, wholesaler and retailer must each have his profit. The grower must have another year to pay him liberally or he will not grow. The consumer must obtain the product at a reasonable price or he will not buy. Consequently, packer, wholesaler and retailer should be content with a moderate margin, looking more to the volume of business than to high rates of profit. It is to be remembered that the ripe olive, while a valuable and delicious article of food, is not indispensable. If the price is too high people can readily do without them. There is therefore every probability that there will be comparatively little fluctuation in olive prices for years to come. They cannot go down, for the demand is too insistent. On the other hand, they are not likely to go up much, for if prices got above a certain figure sales are not readily made. These conditions make for stability. As present prices are remunerative to the grower, olive-growing presents to the owner of suitable land perhaps the most attractive field of anything in the fruit industry.

When Fair Oaks started olives were looked upon as a side issue, merely a means of utilizing land unavailable for oranges or other fruit. Trees were planted upon wet land, or land so poor and thin that nothing else could be persuaded to grow upon it. Results were not particularly encouraging, especially since the trees, with a few exceptions, were usually given indifferent attention and did not thrive. The consequence has been that nearly everything else has been boomed—grapes, peaches, plums, pears, apples and almonds, and now walnuts are held up as the great money-maker. Meanwhile the modest olive has passed the event of its way and it is doubtful if today there is any other tree which can be raised and handled on a large scale which will return its owner as good an income as the olive will do.

To obtain this return the tree should be given as good a chance and about the same treatment as is usually accorded to the orange. Good, well-drained land in the first place is essential, and thorough cultivation

## FAIR OAKS TELEPHONE SYSTEM.

The Fair Oaks Telephone System is a part of the great coast system of the Pacific Telephone & Telegraph Co. It was first opened in Fair Oaks in the year 1904, when twenty subscribers were all that would take 'phones, but today we find that so important has the telephone come to be to the average home-owner, that there are now ninety-one subscribers, with a good prospect of about ten more being added in a few months. The telephone office is open from seven in the morning until nine in the evening, and is in charge of Miss Ida M. Palmer.

## RICE BROTHERS.

Since April, 1908, when the meat market of W. H. Williams was purchased by them, Messrs. Rice and Dewitt Rice have conducted the aforementioned business, doing a large amount of trade with the people of the Colony and those of Orangevale and the surrounding country. Deliveries of meat are made by wagon on several days of the week, and during the summer months a big business is done in the handling of ice by this firm. The Rice brothers are both men of family and have been residents of Fair Oaks for several years.



"STRAITHMORE," RESIDENCE OF GEORGE STRAITH.

## TRANSPORTATION

The history of transportation in Fair Oaks begins with the primitive stage coach and leads by progressive steps to the construction of bridges connecting us with the rest of the county, the building of a branch of the railroad, the establishment of a modern mainline highway to the Capital and to the present enjoyment of transportation facilities equalled by few places of the size and situation in California.

When the first settlers reached here in 1855, there was neither bridge nor railroad by which Sacramento could be reached on the south, and travel was by team across the Haggis Grant. This condition continued for six or seven years, at the end of which the great coast route, a good bridge across the American River at Fair Oaks and shortly afterwards the Southern Pacific Company extended a branch line from its Pacificville road to the new bridge at Fair Oaks.

But before the railroad company would consent to give passenger service to the new Colony an agreement had to be made whereby the Sacramento Chamber of Commerce had to guarantee the running expenses of the local train for a period of three years—the amount being in the neighborhood of \$12,000.

Since Fair Oaks has been connected with Sacramento by the railroad the service given by the railroad company has gradually been improved until at the present time the Colony is served by eight trains and motor cars daily. Besides this, Fair Oaks enjoys an excellent automobile service to the city, three round trips being made each day over one of the best roads to be found in the United States.

Soon it will be possible to reach Sacramento from Fair Oaks by a much shorter route than any that have been used heretofore. As a result of the recent subdivision and activity on the Haggis Grant the County has let the contract for a steel bridge across the American River about four miles east of Sacramento. The bridge is now being built and will be finished this winter. When opened for travel the new way to the city will afford great convenience to our people and save much time in transit.

Fair Oaks is also destined to soon become the terminus of an electric suburban railroad from Sacramento and indeed plans for the building of such a line have been under consideration by one of the leading electric roads for some time. With an electric line to the city affording quick and frequent passage a great impetus will be given the Colony and this entire section.

## POULTRY RAISING AS A LOCAL INDUSTRY

(Written for The Citizen by a Fair Oaks Poultryman.)

Fair Oaks is eminently adapted to poultry raising, and many think that the day is not far distant when this section will displace Petaluma in supplying the San Francisco market with eggs. The soil is sandy and drains perfectly. An hour after a hard rain I have seen the hens out scratching the ground very industriously. We have very little fog, and there are not many days in the year in which Old Sol does not show himself for at least part of the day. Sunshine is as necessary to the health and productivity of the hens as it is to the growth and fruitfulness of the tree.

Commercial poultry raising as carried on in the West may be divided into two classes. In one class the main source of profit is in selling settings of eggs and stock for breeding purposes. Those engaged in this get high prices for eggs when the market is lowest. But the hens must be divided into small flocks which require a great deal of extra labor. In recent years the demand for settings and for day-old chicks has been large and the profits have been good. I understand that Mr. Broadway could hardly supply the demand for White Leghorn eggs last spring and that Mr. Watson has reaped a handsome profit out of his Rhode Island Reds. The latter receives orders for eggs and chicks from as far north as Washington.

In the second class eggs are produced for the market. For this purpose only the White Leghorn is raised to any extent. Its advantages are that it eats less than the larger breeds, lays white eggs of the size that the market desires, is very active, therefore can seldom be overfed, is always healthy if properly cared for, and can be kept in large flocks and in close confinement.

The people of Sacramento are always complaining about not being able to get fresh eggs in the market, and they are willing to pay the best prices for ones not as large as the "extras" if they are perfectly fresh. I have often known business men and high salaried officials, whose wives do all the other marketing, to carry home two dozen eggs at a time in order to get some that they could eat. Quite a number of poultry men have all the trade they can handle in selling their products direct to the

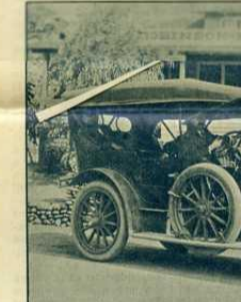
consumer. Often several cases from the James ranch addressed to the Sisters' Hospital can be seen at the depot and it is refreshing to know that the sick and suffering ones there are getting the best of Fair Oaks product.

My flock of 540 White Leghorn hens during October 1910 laid 1778 eggs, November 1785, December 1849, January 1902, February 1864, March 11279, April 11378, May 10, 195, June 8728, July 7410, August 4955 and September 2542. This gives a total of 76185 or an average of 141 eggs to each hen for the year. The value of these during October was \$68, November \$79, December \$68, January \$128, February \$167, March \$168, April \$170, May \$170, June \$160, July \$155, August \$122 and September \$105. This makes a total of \$1565 or \$2.90 per hen. The manure from each hen was worth at least 20 cents to the orange orchard making a total production of \$710. Her feed cost me about \$1.50 and labor about 50 cents, leaving a net profit slightly in excess of \$1.00.

I find that the manure is of immense value to the orchard. It contains 7 to 2 per cent nitrogen, 5 to 2 per cent phosphoric acid, and .25 to .5 per cent potash, according to government reports. Owing to the large amount of nitrogen it contains, a fertilizer containing considerable phosphoric acid and a large amount of potash should be used in connection with it.

As a parting word I want to say that there is good money in the chicken business, but it requires plenty of attention and hard work. The fowls must be fed regularly twice a day, fresh water must be in front of them at all times, coops must be cleaned out and sprayed with kerosene at least every two weeks, and a piece of ground must be kept mowed so they will have a place in which to take dust baths. No animal is as great a stalker for rules as a hen. A neighbor of mine came to me some time ago after spending a hard day cultivating his orange orchard and said: "I am getting too old for such hard work. I am going to make my head earn my living in the future, I am going into the chicken business." I simply said, "Don't. It takes work to coax the hen to lay the golden egg just as it takes work to pick the twenty dollar gold pieces off from the orange trees."

Owners and operators of an automobile stage line between Fair Oaks and Sacramento. The service was started in 1910 with two new, large and comfortable-riding Rambler machines, fully equipped. Regular daily trips, three in number, are made and every effort is made by the owners of the auto line to serve the public, covering the distance of seventeen miles in less than an hour, and carrying every passenger in comfort and safety. Both Mr. O. P. Beauchamp and Mr. L. B. Levering give their personal attention to the operation of the line and, by their fair and courteous treatment to the traveling public, have earned the cordial support of the people. Both have been residents of the Colony for several years.



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## DR. C. B. H. HANVEY.



Dr. C. B. H. Hanvey, physician and surgeon, in practice in Fair Oaks, is a native of Ontario, Canada, and graduated from the Medical Department of McGill University, Montreal, Canada, in 1883. During 1883 and 1884 was assistant surgeon on construction of Canadian Pacific Railway, and until 1893 was in private practice in Chicago. Was assistant surgeon, Mexican Central Railway, in charge of hospital at Tampico, Mexico, 1893-4. Came to California in 1894 and followed private practice and was Government Contract Surgeon to Indian Missions, Greenville, Plumas County, 1894 to 1904. Post-graduate course in Chicago and New York, 1904-5. Private practice in Quincy, Plumas County, 1905-6. Post-graduate course in New York, 1907-8. Specialized in diseases of eye, ear, nose and throat in Berkeley and Oakland from 1908 until July, 1911. Finding his health demanded a change of climate and a more out-of-door life, Dr. Hanvey decided to locate in Fair Oaks and is now engaged in general practice here.

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## FAIR OAKS READING ROOM

A forward turn of the wheel of progress was made when a public Reading Room was decided upon. In 1908 six persons, namely, C. H. Slocum, Mrs. H. J. Lawrence, Jr., and Karl Kemp, representatives of the Presbyterian Christian Endeavor Society and W. W. Hinsey, Mrs. N. R. Smith and Daisy M. Williams of the Methodist Society met at the home of C. H. Slocum and discussed the possibility of a public Reading Room. With a fund of \$50 in cash and pledges the Room soon became an institution. Rapid progress was made. A suitable room was secured in the second story of the public school building, a committee prepared a Constitution and a set of By-laws, a library of books formerly owned by a Reading Club of the Colony was secured, a circulating library of fifty volumes from Sacramento was placed in the Room, Miss Alice Stewart was appointed librarian, and many of the best magazines of the day were placed upon the subscription list.

For a while the Reading Room was supported locally, but in January, 1910, it became a station of the Circulating Library of the County and is now supported directly by the County. The local executive board, however, still retain an oversight of the Room and look forward eagerly to the time when a modern building of suitable size shall be erected that Fair Oaks may look with pride upon its own Public Library.

One can stand on the bluffs of the American River at Fair Oaks and see the great Sacramento Valley lying below him for miles and miles.

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# The Colonies of Citrus Heights

(Written for The Citizen by W. E. Trainor, of the Trainor-Desmond Co. of Sacramento.)

Lying northeast of Sacramento, at the edge of the foothills of the Sierra Nevada, are the Citrus Heights Colonies, a body of land highly favored for the cultivation of the golden fruit that has made California famous—the orange, the lemon and the pomelo. Blessed with a salubrious climate, the like of which can hardly be found in Sunny Italy itself, and with soil so rich that it only awaits the stirring hand of man to produce bountifully, the Citrus Heights Colonies hold forth independence, comfort and contentment to the settler.

The land comprising the colonies has been for years devoted to the growing of grain, the rare possibilities of citrus culture these lands offered being given little, if any, thought whatever by the busy seeker after citrus wealth. But since the raising of oranges and other citrus trees has been demonstrated to be a thorough success in Northern California, and the fruit ripening even earlier than in the southern part of the State, the attention of the investor has been attracted to the splendid land in this part of the State that is so well adapted by climate and soil to the growing of oranges.

Proof of the value of Citrus Heights soil for orange growing is found in the magnificent groves in the neighboring Colony of Fair Oaks, known throughout the country as an early and prolific citrus section. Here are to be found groves fifteen years old that each year pay a handsome profit to the owners, and have been doing such for several years past. Elevated above the frost belt,

these have been utilized, through ditches and reservoirs, to carry to the trees and vines the life-giving element.

Citrus Heights Colonies have perpetual water rights for irrigation, through an arrangement with the American Canon & Water Company. Water is piped to the land and is delivered under great pressure. The value of plenty of water for irrigation cannot be over-estimated.

Plans are being formulated for the establishment of a large nursery in Citrus Heights. When this undertaking has been worked out successfully, contracts will be entered into with purchasers of tracts by the promoting company of the Citrus Heights Colonies to plant and care for the groves and orchards for the first five years at a nominal cost, turning over the property to them when it is paying a profit and with assured future prospects.

The Citrus Heights Colonies are within easy reach of the Capital City of California, being but twelve miles from Sacramento, and connected therewith by a beautiful macadam boulevard. The location is ideal from every point of view, only a half hour's ride from the advantages of a large and growing city and the natural market and distributing point for the great Sacramento Valley. From Citrus Heights there is an inspiring panorama of orange and olive groves, vineyards and farms, while a short distance to the west rises the gilded dome of the splendid State capitol. It is but a few minutes' ride to the center of the beautiful and prosperous settlement of Fair Oaks on the south,

ed while traveling through the mountains and charming cities, but suffice it to say that the big pumpkin and flower stories we so often hear about from California are true, as I have seen them with my own eyes. No one has ever fully told of the wonders of nature and the productiveness of the soil and climate of the Pacific Coast, because language is inadequate to express the impressions and sentiments.

"Our objective point was Sacramento, a city of 65,000 inhabitants in the central part of the State, about 90 miles from San Francisco. After having arrived there, we made an inspection tour to the northeast of



the city to the deciduous and citrus fruit groves. Such a vegetation as confronted our eyes was bewildering and almost beyond our comprehension. Then we were taken to adjacent lands, from which bumper crops of wheat had just been taken, and which are offered in ten-acre tracts, perpetual water rights going with each tract. These lands are just like the land we saw with the wonderful orchards upon them.

"Prices and terms being satisfactory, every one in the party made a selection of one of these tracts. Five of the party let contracts for bungalows to be built for homes upon their lands immediately."

Meanwhile, supposing our city dweller to be earnest in his desire to move his family to the country and to take up and follow some kind of farming or fruit raising, how should he, how can he proceed with any reasonable hope of success?

Like nearly all problems in these days of combinations and trusts this particular problem could best be solved by united effort, by forming local city clubs or associations of persons interested in the "Back to the Land" question. Such a club could be formed under the auspices of some good farming journal, the editor of which could well afford to interest himself in the movement, as one of the progress of which would prove of great interest, and even of instruction, to his agricultural readers.

Presuming that such clubs were formed such associations of persons would meet with prompt and ready recognition from the Agricultural Department and various colleges and horticultural commissioners, and would be put in the way of obtaining much practical information and instruction that it would be impossible to furnish to mere individuals, or casual enquirers. Then, moreover, much profit would accrue to, or money be saved by, such associations in the actual settling of lands; profit which now goes wholly to the land speculator in the form of unearned increment on the value of his possessions, or to the real estate dealer lucky enough to capture the homeseeper. Land could be bought in large blocks for subdivision to suit the requirements of the various classes of homeseeper developed by any association.

Suppose that in a certain large city there were found one hundred families desiring to settle in Northern California with a view to the raising of fruit. The best available advice could be obtained from the Horticultural Department and from the University of California, and one to two thousand acres of the best soil for the contemplated enterprise purchased at a low figure. The simultaneous settlement of several parts of one hundred families on such land would immediately greatly enhance its value. A co-operative fruit packing company could be planned for at the very start, electric road connection with some good town secured as a part of the bargain, a good light-



orange culture is attended with but little danger from the elements and the business is in consequence one of the safest to engage in in California at this time. Besides oranges and pomelos, olives are grown with great success in this section, as is also attested by the Colony of Fair Oaks, where an extensive plant for the making of oil and pickles is sustained.

While only mention has been made so far of the adaptability of the soil of the Colony for citrus fruits, all that has been said of them is equally true of deciduous

where stores, churches, schools and railroad afford all the advantages he gained outside the largest cities.

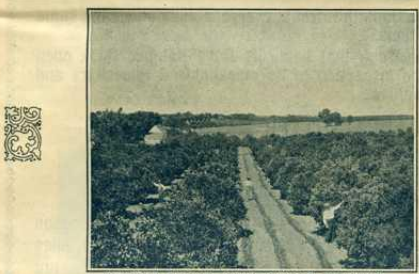
In concluding a description of the Colonies of Citrus Heights, it is well to again call attention to the truly beneficial climate enjoyed by this section. Let it first be understood that the Sacramento Valley, in the heart of which are located Fair Oaks and Citrus Heights Colonies, has never known a blizzard nor a period of heat prostration. Snow never falls in this part of California. Frost, even, is rare and in very few cases, of danger to growing crops. Light-



fruits. Apples, peaches, plums and grapes are all grown in Citrus Heights and vicinity, and with great success. Oranges and olives pay better than deciduous fruits, however, and the territory in which these may be grown successfully is decidedly limited even in a State of such diversified advantages as California possesses. Hence the emphasis that is placed upon the citrus culture of the Colonies.

Though not universally known, it

ning storms, cyclones and the like are only known of from the newspaper reports in the East. The year is really made up of two seasons—wet and dry. Yet the so-called wet season is not such as to interfere with the work of planting crops or the harvesting thereof. The average rainfall is about 22 inches, the rains occurring from November to March, with occasional refreshing showers in April and May which are of great benefit to the growing crops.



is a point that must not be neglected in connection with fruit culture of any kind—and that is the almost essential element of irrigation. The long and dry summer season which characterizes the famous climate of California requires, in most soils, some artificial aid from man in supplying moisture when demanded by the growing crops. High in the Sierra Nevada Mountains are found everlasting streams of pure, clear water, and

And finally, there is absolute safety in this section from overflowed water. The Colonies lie from one to two hundred feet above the surrounding lands. Along the American River, just south of the Colonies, the bank rises sheer one hundred feet. Unlike the agriculturist along the main streams of the valley, the grower here reckons not of the flood let loose from his boundaries. California wonders more than sur-

## DECIDUOUS FRUITS OF THE COLONY

Practically every variety of deciduous fruit that grows to be found in Fair Oaks and all succeed according to the adaptability of that particular species. Climate and soil combine to make the growing of deciduous fruits a success here and quality and quantity are found to keep pace. Killing frosts, which often affect fruits growing on the lower levels, are almost unknown in Fair Oaks.

But, though considerable peaches, plums, prunes and grapes are raised in the Colony, aside from almonds the deciduous crop bears but a small proportion toward the fruit output of Fair Oaks; the section being so pre-eminently suited, through soil, elevation and climatic favor, to the culture of fruits of the citrus family.

Particular mention should be made of the growing of almonds in the Colony, the section being well adapted thereto and the output increasing each year. Next to oranges and olives, almonds are productive of the most profit to growers here, and are therefore, next in importance to the citrus fruits in acreage and production. Most of the Fair Oaks almond growers handle their crops of nuts through a local branch of a State-wide co-operative organization, thereby insuring better prices.

Peaches do well here and are raised to some extent. Plums and prunes, both the drying and shipping varieties, are cultivated. Cherries produce heavily and many trees are found in the Colony. Apples, pears, grapes, pomegranates, figs, loquats and other fruits form part of the home orchards of many of the colonists, but do not figure largely in a commercial way for the reason already stated—the growing of citrus fruits in this particular section offers the greater financial returns.

### W. E. SPANGLE.

A modern and complete plumbing and tinning establishment is a feature of Fair Oaks, Mr. W. E. Spangle being prepared with an excellently equipped shop to do all kinds of plumbing and sheet metal work. Cornices, skylights, gutters, leader pipe and tanks are made on the premises, and the work of installation is, in all cases, done by or under the direct supervision of Mr. Spangle himself. Mr. Spangle also does stove repairing and handles and installs hot-air furnaces by approved and up-to-date methods. Oil burners for cooking and heating are sold by Mr. Spangle, who is the local agent, as well, for the Cole's Air-tight Heaters and the Peninsular stoves and ranges. Mr. Spangle engaged in his present business in Fair Oaks in June, 1910. For several years previous to that time he had pursued the same line of work in San Francisco.

### J. C. LAPHAM.

Mr. Lapham is engaged in teaming and hauling of all kinds and at times has worked at carpentering in the Colony. A former resident here, he was for several years in San Francisco, where he followed teaming and drying. On his return to Fair Oaks about a year ago, he purchased a piece of property in the town, where he has built a cottage in which he and his family reside.

## The Return to the Land

(Written for The Citizen by J. B. Wrangham.)

Much has been written of late years in advocacy of a "return to the land" as a remedy for the social and economic ills which have been included in part by overcrowding in the cities, and by the keen competition caused thereby in our urban centers.

That thousands of people in our large centers of population have the necessary taste and desire for country life is attested by the great interest shown in all literature on the sub-



J. B. WRANGHAM.

ject, and in the wide circulation of publications dealing in whole or in part with the pleasures and profits of suburban existence. It is not very difficult to awaken in the average man or woman a longing, deep and intense, for the wide, clear sky, the song of the birds and the smell of the new mow. The desire for space and air, and rest from the constant hustle and bustle of the streets, comes to almost all of us at some time in our lives and, as some of us know, if it is quelled up with dreams of dark green orange groves, with glints of golden fruit, it sometimes becomes sufficiently intense to really lead to action—to an effort to break away and be free.

But we are all tied to the wheel; and as we advance through life it becomes more and more difficult to break away. Half a hundred difficulties, nay almost impossibilities, at once present themselves to the city dweller urged by his President, his congressman and his newspaper, to return to the land. The incubation and development of the land owning idea in the brain of the city dweller may be likened to the Pilgrim's Progress; for the way is beset by Giant Despair and only but few pilgrims escape from Doubting Castle. Far too much emphasis is put on the advisability of going back to the land and so becoming producers rather than consumers of foodstuffs, and too little attention is paid to the how.

At the very outset two vital problems confront a man—how can a return to the land be effected, and how much will it take to finance the job? Where and how can a middle aged man, living in town, and closely engaged in some city occupation, learn what to do in the country and how to utilize his small means as to get a start toward earning his way as a farmer? How can he learn the real

# THE FAIR OAKS WATER SYSTEM

The Fair Oaks water system, as it is commonly known, is owned by the American Irrigation Company, but is under lease to the American Canon & Water Company, a corporation whose stock is principally owned by the California Corporation. A part of the system was built in 1896 and 1897 by the Howard & Wilson Company, who turned it over to Clarke & Cox, who in turn sold it to George P. Robinson.

During his ownership about seven miles of new pipe were laid, a part of it being the 23-inch main now supplying the Colony. There are about thirty-two miles of riveted steel pipe, ranging in size from two to 28 inches. A large part of this mileage has been constructed during the past five years, and now furnishes soft, snow water from the mountains of the American River watershed, to irrigate about 3,000 acres of land, and also for domestic use. To build this system it has cost the various owners about \$300,000, and yet the cost of water to the user is only \$3 per acre per year. This fact is very generally spoken of, as it is claimed to be the cheapest water rate in the State of California, where water is delivered in steel pipes under pressure.

The water to supply this system is taken from the American River three miles east of Auburn, in Placer County, where the Company owns a \$150,000 granite dam. From the dam the water is run through an open ditch, a distance of twenty-six miles to a reservoir, where it is delivered into pipes for distribution to the Fair Oaks and Orangetown Colonies. The right to this water is perpetual, and has been tested in the courts of the State, and Fair Oaks is entitled to receive one thousand miner's inches.

It has been stated by engineers that, owing to the soil conditions existing at Fair Oaks, one miner's inch will irrigate six acres of land for fruit trees, and for this reason each water contract allows the owner of the land under that contract to use one hundred gallons of water per acre for each hour of the day.

### W. H. WILLIAMS.

W. H. Williams, who two years ago sold out his meat market, will again enter business as soon as his new building now in course of construction is completed. The materials for the new shop is concrete work, rendering the building fireproof. The floor space will be 16,000 square feet, with double floor and roof. The lot upon which the new market is being erected is that owned by C. H. Stocum, just south of J. E. Holst and Company's general store on the street leading to the depot. Mr. Williams' son, C. D. Williams, will assist his father in the business.

### G. A. BAUER.

Though not a resident of the Colony, Mr. Bauer's business has often brought him in contact with our people, his relation being always productive of much satisfaction on either side. Mr. Bauer carries in his store in Folsom a complete stock of harness, saddles, carriage accessories and leather findings, and in connection therewith does a thriving business in the making and repairing of harness and also makes a specialty of boot and shoe repairing.

### F. M. ODOM.

For the past three years Mr. Odom has been engaged in blacksmithing, horse shoeing and wagon work in Fair Oaks, and has been favored with a large part of the work of the community in his line. Mr. Odom is a thorough mechanic, having had several years' experience in Folsom and other towns of California. His shop and residence are located in the town site and near the Methodist Church.

ing system installed and good roads built on easy grades.

Many, many good things could be secured in advance of actual settlement by one hundred or more families acting in unison under their own chosen leaders and guided by the expert advice that would be readily at their command.

To say the least their position would be very different to that of the forlorn homeseeper of the present day, who usually pays the top notch price for land and is so often totally unprepared for life in his new surroundings.



"SHADYSIDE" RESIDENCE AND GROUNDS OF MRS. JOHN FITZGERALD

# THE GROWING OF ORANGES IN FAIR OAKS

(Written for The Citizen by Prof. Elmore Chase, County Horticultural Inspector.)

When Fair Oaks was opened for settlement by people from the East, it had been well established that the Navel orange would flourish in the Sacramento Valley. It has been found that this Valley offered several advantages for orange culture on a commercial scale over those possessed by Southern California.



PROF. ELMORE CHASE.

a stock of fuel and fumigation for injurious insects can be eliminated in growing oranges in this section.

There are many localities that are almost entirely free from insect pests, and wherever the latter may be found they are readily destroyed by their natural enemies, which are furnished by the State Insectary. It is no wonder that orange growing in the Sacramento Valley presents a very attractive feature to the homeseeker from the East.

The conditions are all here—soil, climate, water, recorded experience, experiment station, State and County Commissions, Insectary and a fully equipped Agricultural Experiment Station with its various divisions. All of these are at the service of an earnest homeseeker.

Fair Oaks has made a national reputation because those who come here and are still here, brought with them to a large degree all this equipment for work. They have overcome difficulties and solved problems which no one who now comes here will have to do again.

It has been said often that Northern California has more orange cit-

rus than orange soil. While this is true to some extent, recent knowledge acquired in regard to soil fertility and cultural methods show that there is a great deal more orange soil than it was generally supposed.

The land in the Sacramento and San Joaquin Valleys on the east side of the Sacramento river is often underlaid with what is called hardpan. This so-called hardpan is generally cemented fertile soil, varying in thickness from ten inches to several feet, but generally not very thick and only in patches.

The first important factor in successful orange growing is to have adequate drainage for the root system, hence before planting the soil should be thoroughly prepared by using dynamite, by deep plowing, even with subsoil plowing.

Problems of irrigation, cultivation, pruning and general treatment of the trees, all have to be learned either by experience or by information from those who have had experience. The most important thing is for each owner to understand his soil conditions.

Soil inspection before planting is of infinitely more value than soil examination after a tree has died or is dying. The state and county commissions of California are prepared to do this inspection for you.

The most important factor in successful orange growing is the man behind the grove. He has before him one of the most interesting and fascinating occupations a man can have.

The most delicate plants and flowers which in the East, have to be kept under glass through the winter, bloom out of doors here in January.

# FAIROAKS BANK

(Written for The Citizen by C. H. Slocum, Cashier of Fair Oaks Bank.)

The inception of Fair Oaks Bank took place in the thought of some of the citizens of Fair Oaks about the time of the panic of 1907, and on account of that panic it was found inexpedient to form an organization



FAIROAKS BANK.

at that time, and the matter lay dormant until the spring of 1909, when on March 26th of that year, a preliminary meeting was held, and the decision was reached to organize as "FAIROAKS BANK."



C. H. SLOCUM.

Directors being placed at five. The entire stock of the bank was subscribed at that meeting. Articles of incorporation were prepared, and on April 27, 1909, the certificate of the Secretary of State was received.

The articles of incorporation show that A. T. Hodge, C. H. Slocum, W. R. Gore, W. W. Hinsey and J. B. Wrangham were chosen as directors for the first year.

Business from that time progressed in good order, and everything was going on favorably until the early morning of September 11, 1909, when the store building of J. E. Holst & Co. adjoining caught fire and burned to the ground.

Previous to this time, however, the Bank had begun the construction of a building of its own, on the northwest corner of block 24, and at the time of the fire the vault had already been constructed and work on the building was pushed forward as fast as possible.

Mr. Nelson, who for several years has been engaged in business pursuits in Sacramento, has lately become interested in this section, having purchased a considerable acreage in Carmichael Colony.

All the vegetables that grow in the East, and many more, are raised here at all times of the year. We have winter vegetables no less plentiful nor delicious than those of summer.

Bank building, where the business was carried on until the completion of the banking rooms.

The Bank building, of neat and unassuming design, is well and strongly constructed, being brick veneer to the first story windows, above that being what is called "pebble dash," and is considered a credit to Fair Oaks.

The vaults are strongly made, being of cement and steel and entirely fire-proof, with excellent doors.

The objects had in view in the organization of this Bank were twofold: First—The opening of a busi-

ness, around which should center all other businesses of the Colony, and to give its assistance to each, so far as possible, in achieving success.

Second—Assisting in keeping Fair Oaks money at work at home, and by the use of its own capital, together with that of Fair Oaks people, help in building up its industries and enlarging its usefulness and progress.

It is well understood among bankers that all money passing through the banks is of great value to the city in which the bank is located, hence the strenuous efforts to attract business from surrounding territory to its own city.

The present officers are: A. T. Hodge, president; W. R. Gore, vice-president; C. H. Slocum, cashier and



ANDREW T. HODGE.

secretary; A. G. Graham, assistant cashier.

The board of directors as at present constituted include the following well-known citizens of Fair Oaks: J. B. Wrangham, W. R. Gore, A. T. Hodge, C. D. Levering and C. H. Slocum.



FORT SUTTER NATIONAL BANK.

President A. L. Darrow  
First Vice-President W. O. Bowers  
Second Vice-President L. P. Dodson  
Third Assistant Cashier J. H. Stephens

# Carmichael Colony

(Contributed by the Carmichael Company, Sacramento, Cal.)

As the largest dealers in realty throughout the Sacramento Valley and city, the Carmichael Company stands pre-eminent—and it is to this firm and their wonderful achievements that this article refers.

D. W. Carmichael, president of the Carmichael Company, came to Sacramento years ago, a poor boy, having worked his way through a business college, and although poor in worldly possessions was rich in healthy vigor and creative force.

Entering the real estate field he, by sheer force of his untiring efforts and faith in the goods he was selling, pushed his way up the ladder of success to a partnership in the firm of Curtis, Carmichael and Brand, which began business in the California National Bank Building January 1, 1895.

During the next seven years his firm handled some of the largest real estate deals that have ever been put through locally and did a bigger volume of business than any other realty concern in this field.

Although in politics this city and county is largely Republican, he, a Democrat, has served as treasurer for both: civic pride in local matters regardless of creed; love of home and friends; loyalty to this commonwealth and faithfulness to his trust at all times, especially places him in a position to speak of conditions hereabout.

Keen to perceive the wonderful possibilities of the soil, from long experience and sound judgment, he has purchased a tract eight miles as the crow flies from Sacramento City, which contains 2,000 to 3,000 acres of most fertile land along the American River, for colonization purposes.

In California the cardinal need for yearly crops is water, and in order to make this possible the owner has installed at enormous expense a complete water system covering every acre in the tract.



"KINGSWOOD," HOME OF GEORGE E. KING.

Roses of every hue are found throughout the gardens of Fair Oaks. Mr. W. F. Bailey has more than two hundred varieties of them on his place.

Palms in all their tropic variety and luxuriance thrive in Fair Oaks and beautify the homes and avenues.

Fortunes have been and are being made here in the culture of citrus fruits, and aside from it being a remunerative industry it gives ample time for the owner to enjoy life in other pursuits.

The possibilities are too many to enumerate here and we will ask that you write us for further details if interested, which we are sure you will be by this time.

Now just a little in fact and figures: \$750 will plant and care for ten acres of oranges the first year. \$100 will take care of it the second year and the third year will pay all expenses of planting and care.

The fourth year will realize you a substantial profit and from this time on the actual value of this ten acres will approximate \$10,000 and it will increase in value steadily.

Fruit companies here wish to foster the fruit growing industry and will gladly furnish trees for a small amount down, without interest, taking payment for the same when the trees bear fruit.

To the man of moderate means this should prove interesting as there is nothing more profitable in land than a tract in Carmichael Colony.

Conveniences here embrace electric light and power, telephone, daily mail, churches, school houses and quick connections by rail to Sacramento City. Vegetables and garden truck mature early. Fowls thrive and the owner of a tract may be as independent as a king in his castle.

Eternal summer—no snow—no frosts—no cyclones—no sunstrokes. No excessive heat in summer nor excessive cold in winter. We have our rainy season in the winter which corresponds to the snow season back East—this, however, is not a drawback but a blessing.

Palms in all their tropic variety and luxuriance thrive in Fair Oaks and beautify the homes and avenues.

The weather bureau's report for the past thirty-two years on localities visited by frost has excluded this section. Fair Oaks and Orangevale, our sister colonies, have shared with us in this respect.

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Palms in all their tropic variety and luxuriance thrive in Fair Oaks and beautify the homes and avenues.



"MIRA MONTE," HOME OF MRS. A. M. BUFFUM, WITH ORANGE GROVE IN FOREGROUND.

# OUR BANK IS YOUR BANK

The Bank that has helped Fair Oaks grow. The Bank that loans money to help develop California, instead of gambling in Wall Street. The Bank that buys bonds of companies that are developing California, like Western Pacific, Northern Electric, Natomas, Southern Pacific, Oakland Traction, Etc.

The Bank that treats everyone alike under the same conditions.

The Bank that holds its Daily Balance Book open for the inspection of its stockholders, depositors and any banker.

# FORT SUTTER NATIONAL BANK

Sacramento, California

## OFFICERS

President A. L. Darrow  
First Vice-President W. O. Bowers  
Second Vice-President L. P. Dodson  
Third Assistant Cashier J. H. Stephens

## DIRECTORS

W. O. Bowers  
J. P. Hynes  
J. E. Green  
W. C. Walker  
L. B. Hinman  
O. G. Hopkins  
A. L. Darrow  
F. H. Krebs  
Chas. Cunningham  
L. P. Dodson

# History of the Haggin Grant

Like so many of the Spanish grants, Rancho Del Paso—the Haggin Grant—has a most interesting history. Its connection with the early days of California, and especially with those of Sacramento, and its importance as the bone of contention in the courts of the State, make it a theme for the romancer, an example for the lawyer and an ideal for the financier.

Purchased for a song, it went for a trifle. It broke one man's heart and made another rich. And even now, cut up as it is into "griddle cakes" and owned by a score of individuals, it is, nevertheless, a thing to be pointed at with pride as the former home of the great Salvador and the peerless stallion Golden Garter.

The name Haggin Grant has been applied to the rancho of late years almost exclusively. There was really more reason to call it the Tevis Grant or Norris Grant, as these men were more directly identified with it until late years than was J. B. Haggin. The true title of the land is Rancho Del Paso. But when J. B. Haggin conceived the plan to establish a thoroughbred breeding farm there, it became more directly identified with his name and was referred to as the Haggin Grant.

J. B. Haggin's connection with the rancho dates back to somewhere in the late fifties. Lloyd Tevis first got possession of it at a sheriff's sale held on April 17, 1857, but this was not the earliest date at which the grant figured in the destiny of Northern California.

On December 20, 1844, Manuel Micheltonera, Governor of the Department of California under Mexico,

property on April 23, 1858, when Haggin gave Tevis power of attorney.

About this time Norris himself made the fatal mistake of needing ready money, and he went to Haggin and Tevis for it. They thereafter laid claim to the property, partly on ground of the debts, and as consideration for legal services. On April 29, 1859, Norris gave Tevis a mortgage on the property for \$65,000. Some idea of Tevis' financial foresight may be had when the following extract from the mortgage is perused:

Given to secure the payment of a certain promissory note of even date herewith for the sum of \$65,000 payable on demand, with interest on said sum at the rate of 2 per cent per month, payable monthly, and compounded if not so paid.

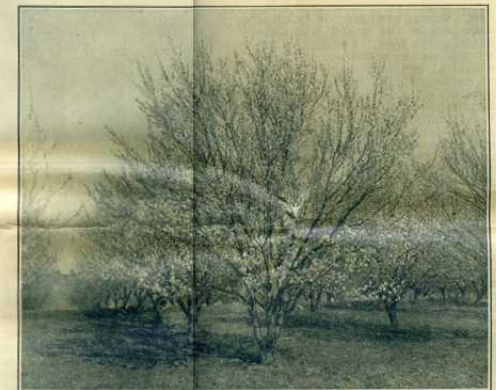
With a ranch of nearly 45,000 acres and other sources of income, Norris gave little thought to the small sum of interest that was falling due each month. The lightning reclaimer—compound interest—built up the debt until it represented many times the original loan.

Then on January 14, 1860, Lloyd Tevis, acting as attorney for J. B. Haggin and undoubtedly himself, began a suit in the Sixth Judicial District Court against Norris, for closing and demanding the forfeiture of the rancho.

As was to be expected the case was decided against Norris and the rancho was sold at auction by the sheriff to Lloyd Tevis for \$63,500. This satisfied Tevis' claim against the estate and for the consideration of \$5,000 Samuel Norris gave Tevis a deed for the property and withdrew as owner of Rancho Del Paso.

Norris was not heard from for several years, but finally in 1884 he began suit against J. B. Haggin and Lloyd Tevis in an effort to regain the rancho, alleging that in 1857, when Tevis got a hold on the rancho, he had been sick and unable to attend to his affairs, and that his agents

fame of Haggin and Mackey spread broadcast. But the owners of the grant did not lose sight of their interests, and in June of 1881 they formed the Rancho Del Paso Land Company. And from that late began what might be termed the downfall of the grant, for from then on Haggin and Tevis—or his heirs—



THIS SECTION IS WELL ADAPTED TO ALMONDS.

were pestered almost to death by capitalists who wished to buy the rancho.

But J. B. Haggin tired of his sport, and in 1905 he ordered his manager, John Mackey, to ship his horses to the lot where they were advertised in public auction. This sealed the fate of the grant as a breeding farm and also terminated Mr. Mackey's connection with the rancho. His son-in-law, Phil Johnson, then assumed the reins of management and held them until May 11, 1910, when the grant passed into the hands of the Minnesota capitalists under the direction of the Sacramento Valley Colonization Company.

The sale of J. B. Haggin's thoroughbreds was probably the greatest event of the kind ever held in the world. In the lot were thirty-five stallions, 600 brood mares and a number of young horses. All of the stallions brought fabulous prices. Golden Garter was purchased by Mr. Haggin himself for \$7,000. No less a horseman than Harry Payne Watney of New York opposed Mr. Haggin in the bidding. Others who bid for the horses were representatives of the English Government and agents for various foreign noblemen. Haggin later took Golden Garter to his Kentucky ranch and that unsurpassed stallion's offspring are still to be seen upon the American and European turf.

## SELLING THE GRANT.

Just one year ago the Haggin Grant was first offered for sale by the Sacramento Valley Colonization Company.

In the short twelve months that have elapsed since the vast tract was first offered, great strides have been made in its development. A great stream of financiers, both big and little, local and foreign, swept in with the letting down of the flood gates. Out of the 44,000 acres that comprised the grant one year ago only 17,500 now remain in possession of the original purchasers. This means that 26,500 acres have been sold to different companies and individuals. Not a bad record for any land concern to boast of.

Sacramento has already begun to feel the influence of the opening of the grant. The tale of progress is slowly but surely being unfolded in the establishment of new land companies, the letting of big contracts for subdivision, in the advertising and, lastly but not least, by any means, in the bringing to Sacramento of Eastern homeseekers and capital.

The price for the grant was approximately two millions of dollars. It is predicted that, before the Panama-Pacific Exposition in San Francisco in 1915, twice that sum will have been spent by the various companies having holdings there.

Plans for the development of the grant are extensive and embrace everything from a town lot to a big farm. Hundreds upon hundreds of miles of roads and boulevards are being cut through the acreage and these roads are being made attractive by parking.

The Rancho Del Paso has, since the beginning of the history of Sacramento, stood like a stone wall before the doors of the Capital City, blocking its progress and retarding its destiny.

When J. B. Haggin capitulated to the march of progress at the time the first anti-race track bill was signed and the home of the mighty Salvador and other great record-breakers of the American race track was doomed to be dismembered, capital was found eager and ready to take advantage of the opportunity. Dozens of Eastern realty companies in years past have endeavored to purchase the Rancho Del Paso, but Mr. Haggin had remained firm in his intention to capture the destiny of his ranch. It remained for the United States Farm Land Company of St. Paul, Minn., the parent company of the Sacramento Valley Colonization Company, to capture this magnificent piece of property.

O. A. Robertson, president of the United States Farm Land Company, who has engineered some of the largest land deals in the United States,

has associated with him G. D. Eyrabroad, treasurer and vice-president; Joseph C. Wood, secretary, and James H. Burnham, general manager. The company has offices at St. Paul, Minn.; Winnipeg, Canada; Chicago, Ill.; Portland, Ore.; Los Angeles, Cal.; and in Sacramento at 323 J Street.

The United States Farm Land Company, through its affiliated companies, now holds one million acres of land on the Pacific Coast, 800,000 acres of which are in Oregon, 108,000 acres in Merced and Madera Counties, the famous Chowchilla

Spanish Governor, Alvarado, for a grant in the Valley of the Sacramento and then journeyed northward with his interpid little band of Kanakas and whites; they are beginning to see what General Fremont saw when he raised the stars and stripes for the first time over Fort Sutter; they are beginning to see what W. S. Green, the father of irrigation in the Sacramento Valley, saw in the early eighties; and they are beginning to see what Edward H. Harriman saw in the early nineties when he began to pour more than \$29,000,000 of Eastern capital into the rebuilding of a bankrupted transcontinental line of railroad in order to give the West quick access to the markets beyond the Missouri River.

The visions seen by these men from '39 to '90 have varied only in the details, for it has ever been the vision of an incomparable agricultural and manufacturing empire in the Valley of the Sacramento—an empire with unbounded resources and a tremendous tonnage draining into and through its queen city by the waters of two great rivers.

## HOW IT WAS ADVERTISED.

That great advertiser of modern times—Elbert Hubbard—says that "The only man who should not advertise is the man who has nothing to offer, or the man who cannot make good."

Nowadays not to advertise is to be nominated for membership in the "Down and Out Club."

The world is living so fast and changing so fast, and there are so many of us that if we do not advertise we will be left to the microbes.

Talking to some people and expecting them to understand is like pointing out a rainbow to a blind man.

ranch, and 44,000 acres in the Rancho Del Paso, and other holdings.

One of the first acts of importance was the broad-minded and liberal proposition made to the City of Sacramento to acquire a city park in the corner of the grant. Eight hundred and twenty-eight acres were ultimately selected by the members of the City Board of Trustees, commencing at a point where the Auburn boulevard joins the Antelope road a few rods east of the station of Ben All, extending along the Auburn boulevard a distance of some three or four miles to the banks of the Arade Creek.

Under the agreement of purchase the city is obligated to spend approximately \$2200 per year for a term of six years in beautifying and improving the park. H. Allsopch has been selected as park commissioner, and the official name, "Del Paso Park," has been agreed upon.

It was fitting that the anniversary of the purchase of the grant was held in the new city park in the form of a barbecue.

One of the attractions that has determined many people to buy subdivisions in the Rancho Del Paso is the fact that very stringent restrictions on the sale of liquor are put into contracts; neither are cemeteries, slaughter houses, or anything objectionable to neat or offensive to the sight, permitted.

## SIGNIFICANCE OF THE SALE

The mistress of this matchless empire of the north is the Capital City of Sacramento, to which the finger of progress is beckoning with greater insistence than to any other city in California. The doors of progress and development began to open for Sacramento, and the country immediately tributary to it when the first anti-race track gambling bill was signed in the East. The Governor's signature to that bill started a wave of reform that eventually swept across the country from the Atlantic to the Pacific Coast, destroying the industry of breeding smooth-limbed racing machines of flesh and blood for the market. Until this wave of reform had engulfed California, J. B. Haggin, the master of Rancho Del Paso, remained firm in his determination never to part with his 45,000-acre Spanish grant that stood for years a stone against the doors of the Capital City, blocking its progress and retarding its destiny. Progress, however, by one method or another eventually overcame all obstacles, and the home of the mighty Salvador and many other record breakers of the American race track was doomed from the first to ultimate dismantling. The purpose to which it was devoted and its location were economically unsound and a national reform was the method by which progress swept away this particular barrier.

Haggin's capitulation was hastened by the eagerness of capital to take advantage of the unparalleled opportunity presented. A syndicate of Paul capitalists who were the organizers of the United States Farm Land Company, with a capital of \$30,000,000, captured the prize. The partitioning of the grant into parcels was speedy and the coteries of capitalists from the North, with little expenditure for advertising, and within a few months, resulted in beautiful parcels, thereby completing the most astonishing real estate transaction in the history of the United States and realizing a large profit.

The success of the Haggin Grant and other large tracts near Sacramento into small farms means the speedy settlement of hundreds of additional families in a territory which now annually sends more than 22,000 carloads of green, canned and dried fruits to the markets and which produces more than 16,000 carloads of deciduous fruits. As the industry of a new supply to the north, Sacramento has risen to a full realization of its opportunity and its responsibility. During the past four years it has completely changed from a typical sleepy Capital City to a live, hustling and up-to-date business center. Its business men are now beginning to see what Captain Sutter saw in 1839 when he petitioned the

floor of the Coliseum. Seven carloads of mill work alone were utilized in building pergolas over the booths. All of the windows in the Coliseum were covered with heavy building paper to exclude the light.

From ten o'clock in the morning until eleven o'clock at night, the illumination was magnificent.

Every girder in the dome of the building had festoons of 250 electric lights. Three thousand 16-candle power lights were arranged among the flowers on top of the pergolas.

At this exposition the Sacramento Valley Colonization Company had a grand exhibit, advertising the Rancho Del Paso, Sacramento County and its products. This exhibit consisted of over fifty large jars of finely processed California citrus and deciduous fruits, cereals, nuts, photographs, etc., in charge of two representatives of the company.

The same exhibit was afterwards sent to St. Louis and exhibited at the St. Louis land show for a period of two weeks, and then finally sent to Omaha and shown there, for a like period.

From the records of attendance at these three land shows, at least one million people are known to have visited the expositions. From this attendance the Sacramento Valley Colonization Company have obtained a list of 10,000 free prospects.

During the past year over 200,000 pieces of literature in the shape of folders and booklets have been distributed at these shows and through the mail, throughout the East.

The expenditure for advertising by the Sacramento Valley Colonization Company has been about \$2000 per month for the past year.

In addition to the work at the land shows, advertising in various journals, the publication of folders and the distribution of same, Sacramento



RANCHO DEL PASO IS IN THE HEART OF CALIFORNIA'S DECIDUOUS DISTRICT.

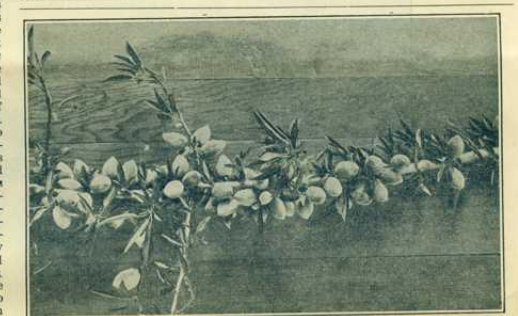
The average farmer has an idea that he can be shown, and for that reason modern advertisers in the land business have gone to great expense to prepare exhibits.

At the land show in Chicago, November 19th to December 4th, 1910, a canvass sign was painted in the Coliseum 300 feet long and 170 feet wide; said to be the largest single job of scenic painting ever undertaken.

Twenty-four large scenes from all parts of the country hung from the balcony. At the north end a panoramic view of the Yosemite Falls was installed, and behind these falls they were illuminated by 1000 electric lights on a movable belt, run by electric motor, which made the falls look as if actually a real waterfall. Thirty-five houses of dollars was expended in decorations on the main

is being daily represented, talked of and advertised in Winnipeg, Manitoba, by the office located there; in St. Paul, Minnesota; Chicago, Illinois; Portland, Oregon; Omaha, Nebraska; as well as Los Angeles and Santa Barbara, California.

The Sacramento Valley Colonization Company have become a very strong factor in the development of Sacramento and yet not content with the expenditure of about \$24,000 a year through its office advertising men, and by its private car "Erwood," which is bringing to Sacramento each month from some of its branch offices a large party of Eastern land buyers, the company has subscribed \$2000 to the Sacramento Valley Development Association's \$50,000 advertising fund and is a liberal supporter of the Chamber of Commerce.



A SPRAY OF TOOTHESOME SOFT SHELLS.

# Rancho del Paso

## Or Haggin Grant

44,000 acres of the finest farming land in the unequalled and fertile Sacramento Valley, adjoins the limits of the City of Sacramento, Cal.

Write us for handsome illustrated booklet and map or call at the office and allow us to show you the property. WHOLESALE OR RETAIL.

**Sacramento Valley Colonization Co.**  
OWNERS OF THE RANCHO DEL PASO.  
CAPITAL \$3,000,000.00.

JAMES H. BURNHAM, Manager,  
323 J Street, Sacramento, Cal.

EASTERN OFFICES:  
ST. PAUL, MINN.—102 Pioneer Press Building.  
WINNIPEG, MAN.—306 Union Bank Building.  
CHICAGO, ILL.—1200 Merchants Building.  
PORTLAND, ORE.—208 Stark Street.  
LOS ANGELES, CAL.—822-824 Trust and Savings Building.



CITRUS FRUITS GROW NEAR THE RANCHO.

by grant recorded on page 13 of the proper book of records at Monterey" (then Capital of California), gave to Ellab Grimes the 44,374.42 acres comprising the Rancho Del Paso. The following year, on April 18th, in San Francisco, Ellab Grimes transferred his holdings on the bank of the American River to Hiram Grimes, his son.

Whatever may have been the habits of the early owners of the grant, certain it is they were in need of ready money constantly, as the long string of legal documents show records of mortgages, etc., for sums ranging from \$5000 up as high as \$100,000.

In this way Hiram Grimes lost his hold on the broad acre that had come to him so easily. He made the fatal mistake of needing ready money, and he went to Samuel Norris for it. Thereafter Norris and Grimes exchanged notes, mortgages, bonds and various legal documents until we find Norris in full possession of the rancho with a patent granted by the United States Government and signed by John C. Hay, United States Surveyor-General of California, dated May 4, 1858.

The manner in which Haggin and Tevis became owners of the grant is perhaps the most interesting part of the story, especially for the financier and lawyer.

Haggin and Tevis were lawyers associated with each other in San Francisco. This fact became public

had entered into a conspiracy with the defendants in order to defraud him of his possessions.

The law again refused to favor Norris, and the ownership of J. B. Haggin and Lloyd Tevis was finally established after one of the most bitter legal battles, based to a considerable extent upon sentiment and alleged conspiracy, that had been known in Northern California.

The grant lay almost idle for a number of years until one day Haggin had a dream. He was always an admirer of horse flesh and a fancier of thoroughbreds. He planned to establish a breeding farm on the grant, and it was the successful culmination of this dream that gave to the grant its standing in the lands beyond the Rockies.

Old-time Sacramentoans recall that there was something of a lack of harmony between Haggin and Tevis over the plans for the breeding farm, and their dispute finally resulted in the employing of John Mackey, one of the most thorough horsemen in the United States, to superintend the farm.

It was due to the persistency and excellent judgment of Mackey that success, unparalleled in the history of the world, attended the venture. No horses in the world brought such prices, and sure none were swifter on the track than those reared on Rancho Del Paso under the discriminating eye of the veteran turfman.

Horse raising flourished and the



TYPICAL SCENE ON RANCHO DEL PASO.

# Great Rock-Crushing, Planting and Reclaiming Project of the Natomas Consolidated Companies

(Written for The Citizen by Miss Elizabeth Gregg, of the Natomas Consolidated Companies.)

Though Fair Oaks is primarily an agricultural community, it has at its borders a mining industry of magnitude. Just across the American River, at Fair Oaks Bridge, where the Southern Pacific lines touch the Colony, lies one of the gold dredging fields of Natomas Consolidated of California. This company operates three gold dredges in this vicinity and five others five miles away at Folsom. The land in the vicinity of Folsom now being dredged was used for placer mining in the early days of California, but much gold was left because by the mining methods then employed it was impossible to work the land where values were low. In later years when the modern method of dredging had been discovered, this

hundred miles of excellent olivaceous macadam roads, in all of which Natomas crushed rock has been used. Both the Folsom and the Auburn roads, by which Fair Oaks people go to Sacramento, have been paved with this rock. The Folsom road, which runs from Sacramento to Folsom, a distance of twenty miles, was the first olivaceous macadam road to be built in California, and though it is over three years old it is today as good as when built, and still holds the distinction of being the best road in the State. The splendid system of highways, covering two hundred and fifty miles, in San Joaquin County has been built with Natomas crushed rock, and this road material is being shipped into many other counties for road and street work. The industry at Fair Oaks is by no means local, as the rock from here is often shipped

only a mining company. In fact it is today one of the largest land companies in the West. Feeling that the mineral resources will eventually be exhausted and that the real wealth of the country lies in farming land, Natomas Consolidated has bought large holdings of land, part of which it is planting for its own use, and part of which is now being reclaimed and irrigated, preparatory to colonization. About eighteen miles east of Sacramento and four miles from Fair Oaks, there are already two hundred acres planted to oranges and olives. This is the beginning of the "Natomas Orchards," which the company will possess from year to year and hold for its own. The first trees planted in 1903 were ten acres of Washington navel oranges and ten acres of Mission olives. These trees are now well along and will bear a light crop this fall. In 1909 twenty acres each of oranges and olives were planted and the same number of acres were set to these fruits in 1910. This year the planting was increased to fifty acres of each, making a total of two hundred acres.

A portion of this acreage is on the western border of the town of Folsom, where the land was cleared of oaks and pines in order to plant citrus trees. The greater portion of it, however, is southwest of Nimbus, adjacent to the old Natomas vineyard, where excellent wine and table grapes had been produced for twenty years. Knowing the character of this soil, Natomas Consolidated saw the possibilities for profit in raising oranges and olives upon it, and wasted no time in starting this industry after acquiring the land. This orchard will not be sold. It will no doubt prove a valuable asset for the company and demonstrate the success of citrus fruits on this soil, and in that way will also be of advantage to many of the new settlers. The land upon which these trees are planted lies in the Thermal Belt and is free from the late frosts. Water to irrigate these orchards will be supplied from the Natomas canal system, which now supplies water for the dredges. In time the whole territory from Mac Jew Station to Folsom will be similar in appearance to these two hundred acres now planted, and to the hills of Fair Oaks, only a few miles away, where the deep and shining green of the orange trees and the soft gray green of the olives make the landscape beautiful. To the north of Sacramento is the 60,000-acre tract known as "Natomas Reclaimed Lands." This land lies along four rivers, the American, Sacramento, Feather and Bear, and is rich alluvial soil, now used only in part because of the annual overflow. New levees are being built along these streams, and old levees are being strengthened so that this great body of fertile land may be put under permanent cultivation. None of this land will be sold until it is thoroughly reclaimed and has been tested through one winter, after which it will be cut up into small farms. Sev-



THREE YEAR OLD OLIVE TREES IN NATOMAS ORCHARD.

land was found to be of great value, and it now forms one of the largest and best known gold dredging fields in the world.

The dredging process separates the rocks from the soil and deposits them on the top of the ground. This leaves the soil in better condition for planting after the rocks are removed than it was before. The necessity of disposing of these piles of cobblestones has resulted in the growth of another large industry—that of rock crushing. It has been found that crushed cobbles make an excellent material for road construction and concrete work, and now Natomas Consolidated of California operates two large crushing plants in this

ped to a distance. The concrete material manufactured at this plant has gone into the greater number of the modern buildings in Sacramento, and is being used for public buildings, such as schools, court-houses and banks, as well as business buildings, throughout the Sacramento Valley.

On the land from which the rock piles have been removed it has been found that trees grow better than they would have done in the original soil, which was hard and contained many rocks. The action of the dredge has cultivated the soil to a depth of from thirty to sixty feet and it is in excellent condition for planting. The popular belief that land once dredged is afterward worthless, has been disproved by Natomas Con-



THE FOLSOM ROAD, A FEW MILES FROM FAIR OAKS.

solidated. At Natomas there are now twelve acres of eucalyptus trees growing on reclaimed dredged land, and they are as thrifty as any trees could be. One foot of rocks has been left as a covering for the soil, to keep in the moisture and to render further cultivation unnecessary. The trees reach a height of six feet the first year and fifteen at the close of their second year. Several acres are being planted each year and the timber is expected to be saleable at the end of eight or ten years.

But this gold dredging and rock crushing company is by no means

eral million dollars will be expended by Natomas Consolidated in levee building alone, and it is interesting to note that this money going into the soil is that taken from the soil by the gold dredges.

"Natomas News," a monthly publication issued by Natomas Consolidated of California, gives accurate information regarding the land development which the Company has under way. It will be mailed to any one sending such a request to the Sacramento office of Natomas Consolidated, which are in the People's Savings Bank Building.



VIEW OF NATOMAS GREAT ROCK CRUSHING PLANT FROM FAIR OAKS.



RESIDENCE OF J. H. CUNNINGHAM.

## C. E. VAUGHAN.

Occupying a pleasant and convenient site near the center of the town, is the attractive barber shop of C. E. Vaughan. It is a new building and the material is concrete blocks, gray in color, and artistically finished. Outwardly the building is very pleasing to the eye, being in strong contrast to similar buildings usually found elsewhere. Inside, the shop is neat and well-arranged and is supplied with all necessary appliances used in tonsorial work. A part of the shop is arranged for baths, making the establishment complete in every way. Mr. Vaughan has proved himself worthy of the liberal support of the local people, which he receives.

## EDWARD DALEY.

Mr. Daley has lived in the Colony for several years, during which time he has engaged in interior and exterior house painting, kalsomining and paper-hanging. During that time he has been kept busily engaged in his trade, his work being at all times thorough, conscientious and artistically performed. His hand work, as evidenced in many of the residences of the Colony is proof of his careful workmanship and explains why he enjoys the confidence and good will of the people generally. Mr. Daley was for many years a resident of Sacramento, where he successfully followed his trade.

## SLOCUM & GORE.

This firm, which has been established for several years in the Colony, carries a large stock of lumber and other building materials, supplying the needs of the section in their line. They are also agents for farm and orchard machinery and implements of all kinds. The lumber yard, office and salesroom all of the firm are located in the center of the town and adjoining the Bank building. The business was established several years ago by Mr. C. H. Slocum and about three years ago Mr. W. R. Gore associated himself with Mr. Slocum in the business.

## T. W. WARD.

Coming here about the time of the establishment of the Colony, Mr. Ward is entitled to be considered a pioneer of the section, and he and his family have continuously made Fair Oaks their home since. Mr. Ward has of later years been engaged exclusively in contracting and building and has many fine buildings in the Colony to his credit. Besides carpentering he also does a considerable amount of concrete work, for which there is at times much demand here. The Wards have a pleasant home in the town center and are possessed of a large circle of friends.

## ROBINSON-BUFFUM CO.



The Robinson-Buffum Co. was organized on February 15, 1909, for \$300,000 and is a California corporation. Its officers are Dr. J. H. Buffum, president; Geo. P. Robinson, vice-president and manager; H. A. Buffum, secretary and general agent. This company does a general real estate and insurance business, buys and

sells lands, grows fruit and operates orchards. They are also agents for the Pacific Telegraph and Telephone Company, and operate the Fair Oaks Electric Light system. Their office building, commanding as it does one of the best locations in Fair Oaks City, is one of the many attractive business blocks of the town.

## J. E. STARRATT.

John E. Starratt, a popular and energetic young man of Fair Oaks, is kept busy with work in his line which includes plumbing, pipe-work, electric wiring and installation. Mr. Starratt and his wife have lived in Fair Oaks since 1906 and since residing here they have purchased a comfortable home in the town.



Geo. P. ROBINSON.

## I. O. RICE.

Engaged in blacksmithing in Fair Oaks, and whose shop is located near the plant of the Fair Oaks Fruit Company. Blacksmithing, general repairing and horse shoeing are done by Mr. Rice, who is also in the teaming business and does hauling, cultivates orchards and general contracting in the teaming line. Mr. Rice and his family are among the earlier residents of the Colony, having come here several years ago from Minnesota.

## FRANK CHESSON.

Mr. Chesson has for the past few years conducted a teaming business, doing hauling, cultivating tracts, and handling work of various kinds on contract. Lately he has greatly enlarged his business, acquiring much additional equipment in the way of teams and wagons. He also conducts a hotel which is most conveniently situated in the townsite. Besides the hotel and his contracting business, Mr. Chesson deals in wood, hay and grain.

Fair Oaks rises two hundred feet above the American River, so danger from floods is never thought of.

## F. H. SARGENT.

A plasterer and mason by trade, Mr. Sargent has followed that business in the Colony for several years, at the same time engaging in fruit growing on his tract in the northern part of Fair Oaks. Mr. Sargent's well-known ability as a mason has secured for him the work on nearly every building that has been erected in Fair Oaks and the immediate vicinity for the past few years.

## EDITORIAL EXPLANATION.

To cover, in an edition such as this, the entire subject of Fair Oaks and its manifold features of interest, treating of each phase of its activity and comprehensively describing the resources, industries and advantages of the Colony, we find a task far beyond the space at our disposal. With a wealth of photographs to subjects at hand, we have been obliged to leave unappreciated scores of the finest illustrations, and for the same reason, it has been necessary to confine this type matter to the briefest of description.

However, we hope and trust that the present issue of The Citizen will serve in some degree the purpose of its publication—that of informing people outside of our Colony of the many advantages and attractions of this section, the extent of our industries and most of all, the substantial growth Fair Oaks has made since its establishment sixteen years ago this month.

We wish at this time to thank those of our people who have, by their written articles and suggested ideas, contributed to the success of this "Progress Edition" of The Citizen. Also, thanks are due to the residents of the Colony who have kindly allowed the use of photographs in this number, and in this connection we are particularly indebted to Dr. E. H. Buffum, whose time, labor and artistic ability have been freely given in the production of this work.

J. J. HOYE, Editor. THE CITIZEN.

## A POWERFUL FINANCIAL INSTITUTION



Among all the bank statements of the financial institutions of the Sacramento Valley, the overshadowing figures are those of the California National of Sacramento. Founded in 1882, it has maintained a steady and healthy growth, the deposits exceeding \$1,000,000 in 1907. Five years later the deposits had more than doubled and in 1905 they passed the three-million mark. The new year they jumped to over \$6,000,000. For three years they have been over \$7,000,000, and the report of June 7th places them at the high water mark of over \$8,300,000, an increase of over \$330,000 in twelve months. It is now in the eleven million dollar class—the resources by the last report being \$10,602,935.51. The capital is \$1,000,000, and the surplus \$250,000.

The California National is particularly strong in deposits by other banks, and it holds far larger reserves of other institutions than any other bank of the interior cities of the State.

During recent months its handsome brown stone building, shown herewith, has been enlarged at a cost of \$300,000, and the floor space of its quarters trebled, with many additions to its modern equipment.

The following record of the bank's deposits best tells the story of its growth:

Jan. 1, 1890.....	\$ 679,515	Jan. 1, 1901.....	\$1,863,049
Jan. 1, 1891.....	784,985	Jan. 1, 1902.....	2,167,510
Jan. 1, 1892.....	1,016,436	Jan. 1, 1903.....	2,856,128
Jan. 1, 1893.....	858,089	Jan. 1, 1904.....	2,713,187
Jan. 1, 1894.....	575,312	Jan. 1, 1905.....	3,229,030
Jan. 1, 1895.....	788,266	Jan. 1, 1906.....	3,730,557
Jan. 1, 1896.....	829,179	Jan. 1, 1907.....	6,230,841
Jan. 1, 1897.....	1,019,561	Jan. 1, 1908.....	5,980,264
Jan. 1, 1898.....	1,257,333	Jan. 1, 1909.....	7,137,196
Jan. 1, 1899.....	1,312,779	Jan. 1, 1910.....	7,445,529
Jan. 1, 1900.....	1,560,071	Jan. 1, 1911.....	7,605,142
		June 7, 1911.....	8,306,395

Its Directors and Officers are all men of affairs, whose business training and wide experience have done much toward placing the California National Bank in the high position it enjoys.