

FAIR OAKS ORIGINS: A PERSONAL JOURNEY

By Steve Abbott

8/21/10
Steve Abbott

FOREWARD

Fair Oaks history was an interest of mine for many years. I collected objects, conducted interviews, presented programs, documented material, worked as an officer in the Fair Oaks Historical Society, and did research. For a variety of reasons, I pulled myself away from these endeavors, but something always lingered in the back of my mind: the story of Fair Oaks origins had always been told incorrectly, and I had done the research to prove it.

One evening I reread a book which contained the story of Fair Oaks origins, incorrectly told I thought, and decided that I would try to correct the the story. In order to do so, I had to borrow my research which had passed into the hands of others and begin the journey through all of the incorrect variations of the story. This paper is the result.

There is always the possibility that I am wrong, and if I am, I have left enough tracks for a more adept researcher to follow. Perhaps my journey and another's in the future will set the record straight.

The reader will note some personal animosity in this writing, which one would not find in an academic paper. I felt I wanted to vent some spleen and this is my last opportunity to do so. So as you read, keep in mind that the jabs are not unintentional.

Many thanks to the following for help in preparation of this paper:

Larry Masuoka for access to his Fair Oaks historical collection
Lois Frazier and Meg Smart, stalwarts of the Fair Oaks Historical Society
for their comments.

B.J. and Miles Richmond for their proofreading and comments

Sigred Bathen for her proofreading and comments

Pat Johnson, Center for Sacramento History, for access to the V.S.

McClatchy letters

Carole Abbott for her proofreading and comments

FAIR OAKS ORIGINS: A PERSONAL JOURNEY

The origins of Fair Oaks, California, first came to my attention in 1967 while I was eating a hamburger in the Fair Oaks Cafe. Inside the menu was a short history of Fair Oaks, the town which was to be my home for forty years. The slightly grease stained menu reported that in 1895 the Howard-Wilson Publishing Company of Chicago bought a large tract of land from Sacramento County owners and developed a citrus colony, but by 1898 had lost interest in its colony, abandoned its investment, and left the colonists to fend for themselves. {1}

From the time I read the Fair Oaks Cafe menu until approximately 1995, the menu account of Fair Oaks, with small variations, seem to be substantiated by everything else I read. About 1995 I became interested enough in Fair Oaks history to examine real estate documents in the Sacramento County Assessor's records to see what the official historical deeds had to say. My findings seemed to be contrary to everything I had previously read. I sent a letter to Sacramento County historian, James Henley, about my findings, which contradicted his report in a 1999 book **SACRAMENTO: GOLD RUSH LEGACY, METROPOLITAN DESTINY**. {20} Henley's 1999 account repeated the old story of a tract sale, colony development and abandonment, but even increased the size of the tract involved. {2} And I questioned a few other things Henley had reported. I received a reply about some of the differences I noted between what he had written and what I thought to be true, but received no reply as to the factual origins of Fair Oaks. Mr. Henley wanted to examine a copy of a hand written document I provided for him, which detailed the exact agreement between the principal parties involved in Fair Oaks origins. If Mr. Henley ever examined the document, I do not know, but he never responded to me about this matter or made corrections to his assertions about this matter. He has since retired.

I related my findings to some members of the Fair Oaks Historical Society, but no one seemed very interested in the findings of a person without academic credentials and whose findings were different from what they had always believed. And, after the initial psychological rush of historical revelation, my own interest waned. For a variety of reasons, I, myself, abandoned my forty year interest in Fair Oaks history. But recently, while re-reading **Natural History of the Lower American River**, I came across the story of Fair Oaks origin and resolved to attempt to set it right. {3} However, I also resolved that I was not going to re-plow any of the historical fields, nor try to present my findings as a professional historian, which I am not. My collection of historical Fair Oaks material had passed into other hands. Rather I decided in the interest of accuracy that I would present what I believed to be the truth about Fair Oaks origins from the information which I had on hand and let others with better credentials prove me correct or incorrect.

In 2004, there appeared in print for the first time a hint that the old story of Fair Oaks origins might not be true. Lee Simpson, Ph.D. and her student Paul Sundahl, then a master's degree candidate, had written in their introduction to a photo book **FAIR OAKS** that the origins of Fair Oaks were "murky." {4} Simpson and Sundahl never stated why the commonly accepted version of Fair Oaks origins might be unclear. Whether they chose to leave out an explanation of the "murkiness" because their own research or lack

of research into primary sources called attention to the difference between the commonly accepted story and the one which led them to the "murky" conclusion, or whether the assumed differences were called to their attention by a third party is unknown. Perhaps the "murkiness" suspicion was aroused by my article on Fair Oaks history on the Fair Oaks Historical Society's web page in which I point out that the commonly accepted story of Fair Oaks origins was not true. {5} But Simpson and Sundahl did report that they believed that the Howard-Wilson Publishing Company of Chicago did not actually have title to the land that became Fair Oaks, a declaration contrary to statements made by nearly all previous writers, including me. But more about that later.

I believe a useful method to employ at this juncture is to revisit some of the reports of the long established stories of Fair Oaks origins, examine the "murkiness" reported by Simpson and Sundahl, and then review the historical records of the primary sources in the Sacramento County Assessor's archives, as I copied or transcribed them long ago.

Possibly, the party who had the most influence in creating the story of the origins of Fair Oaks was the unknown writer of the 1900 real estate advertising booklet **Fair Oaks, Sacramento County**, a publication of the Fair Oaks Development Company (the second company which tried to colonize Fair Oaks, 1900).

The title is perfect, the land having been held continuously for nearly fifty years by Clarke & Cox, from whom the Fair Oaks Development Company obtained its title. {6}

This declaration seems fairly straightforward, though it raises a few questions. Did the Fair Oaks Development Company buy all of the land Clarke and Cox had for sale? Or did the Fair Oaks Development Company buy some of the land Clarke and Cox had for sale? And, is it possible that the Fair Oaks Development Company bought land not only from Clarke and Cox, but also from parties to whom Clarke and Cox had sold land as early as 1895, including the Howard-Wilson Publishing Company and others? Or did the Fair Oaks Development Company do what its predecessor the Howard-Wilson Publishing Company had done, that is to give the appearance of owning a large parcel of land, then buying a few parcels and attempting to sell them before buying any more, an explanation which seems to me most probable?

A pre-Fair Oaks resident of the area, Edwin Muldrow (Muldrow actually resided in the Clarke and Cox area which is now Carmichael and where a street is named after him) was reported to have said or written in 1939 in a reminiscence of 1895:

Clarke and Cox finally sold their interest in the land which became Fair Oaks to an eastern company [the Howard-Wilson Company of Chicago] who proceeded at once to survey the ground and sell it in small tracts in 1895. It took the name of the Sunset Colony. {7}

One might infer from Muldrow's statement that the Howard-Wilson Publishing Company bought Clarke and Cox's interest in the land. Note that this statement is phrased as an absolute. And had it been true absolutely that the Howard-Wilson Publishing Company

bought the interests of Clarke and Cox, then Howard-Wilson would have owned the land until it sold its interest in the land to other parties, a condition which historical records will either prove or disprove.

In 1902 S.E Kieffer, an early resident of Fair Oaks and the surveyor of Fair Oaks for Howard-Wilson Publishing Company, wrote in the Fair Oaks School newspaper:

the aggregate of 2,200 acres [had been sold] up to the close of 1898. {8}

Kieffer had to be knowledgeable about land sales and use in Fair Oaks (he was the surveyor of the land and lived in Fair Oaks), but it is significant to note that if what Kieffer wrote was true, the Howard-Wilson Publishing Company must either have had title to 2,200 acres or merely sold 2,200 acres, none, some, or all of which it owned. Kieffer's statement leaves this unclear.

In 1929, W.W. Hinsey, the manager of the Fair Oaks Fruit Company, stated that at some point, presumably 1895:

Gen. Howard persuaded Cox to put a price on the land. {9}

Whether this was to imply that Howard actually did persuade Cox to put a price on the land and then went on to purchase the land at Clarke and Cox's price is again unclear. Hinsey's report occurred nearly thirty-five years after the negotiations, and whether he actually knew any of the parties to the negotiations or whether the information he reported was second hand is unknown.

In 1948 Grant Vail Wallace, who came to Fair Oaks from Minnesota as a child of three in 1896, but who probably left Fair Oaks with his parents to the San Francisco Bay Area before he was a teenager, wrote:

In 1895, Msr. Clarke and Cox were approached by General Howard, and induced with some difficulty, to set a price on what was left of the old San Juan building. {10} [This author has never seen a reference to the "old San Juan building" and wonders if Wallace meant the old San Juan Grant. It makes little sense that negotiations for a large tract of land were made "difficult" by haggling over a derelict building so insignificant as to never have been mentioned in any other material this author has read. The Murphy Building was referred to by some as "San Juan Hall," but this building wasn't completed until 1902. Perhaps the lapse of a half a century left Wallace a little confused or the person who committed his manuscript to print made an error, which I think more likely].

From what Wallace wrote about negotiations, which occurred in Sacramento County when he was a boy of two in St. Paul Minnesota, it makes sense that he believed from second-hand sources, perhaps from his father, his aunt Olive, who lived in Fair Oaks until the 1950s, or from a copy of the promotional booklet of the Fair Oaks Development Company in the possession of early Fair Oaks resident Mabel Collins, that an agreement was reached over the sale of land. {11} Wallace went on to write that upon abandonment of the colony by the Howard-Wilson Publishing Company, another

developer, the Fair Oaks Development Company, began an attempt to develop the colony from land it acquired from Clarke and Cox.

The question arises: If the Howard-Wilson Publishing Company had obtained title to all or part of the Clarke and Cox property in question, what did the Howard-Wilson Publishing Company do with the land to which it held title, but had not sold? If Howard-Wilson held title to the land, did it sell its remaining title or titles back to Clarke and Cox, which in turn sold the title or titles to the Fair Oaks Development Company, which was not formed until around 1900?

While there has obviously been some ambiguity about the beginnings of Fair Oaks, some of its early historians took what was not spelled out to the last syllable, codified it, and it became gospel for some of those who followed. In 1967 Eileen Dewey wrote in a paper, **THE HISTORY OF FAIR OAKS**, preserved in the Fair Oaks Library:

Several years later, there was another change in ownership of Rancho San Juan. In 1895 Clarke and Cox sold to an eastern company named the Howard-Wilson Publishing Company of Chicago. {12}

This seems to be an absolute statement that the Howard-Wilson Publishing Company bought Rancho San Juan from Clarke and Cox. To be charitable, Ms. Dewey may have meant that the Howard-Wilson Publishing Company bought what remained of the Rancho San Juan. What she used as her sources is unknown. But my guess is that she cobbled together information from **Fair Oaks and San Juan Memories**, a compilation of articles which had appeared in the **San Juan Record** and were republished in book form in 1960. {13} Ms. Dewey's family resided in an area contiguous to what was to become Fair Oaks. She, her parents, grand parents, and great grand parents had first person knowledge of what farm, social, and political life was like in the area. However, that knowledge probably did not extend to first hand accounts of the agreements between Clark and Cox and the Howard Wilson Publishing Company in 1895. If it did, Ms. Dewey cites no evidence.

A publication **Fair Oaks: The Way It Was** [apparently published in 1976 by the Women's Thursday Club of Fair Oaks] had this to say: {14}

In the early 1890's, a man [unspecified as to whom], a representative of the Howard and Wilson Publishing Co., which was seeking land for a colony, rode up a trail along the American River and was greatly impressed with the beauty of the land, especially a large stand of moss-draped oaks along the north shore of the river. He had found his site. It took the name of the "Sunset Colony" and was later named Fair Oaks because it looked like Fair Oaks, Virginia. [One wonders if "the man" had the vision in his imagination of cutting all of the oaks down to make a place for the citrus colony he was proposing to develop. While some current residents of Fair Oaks romanticize about the "fair oaks," in reality nearly all of the virgin oak forest was felled to make room for citrus, nuts, olives, houses, buildings, and roads. The first commercial enterprise in Fair Oaks was

the production of cord wood and charcoal made from the "fair oaks."] {15}

The local publication **Fair Oaks: The Way It Was** cited none of its sources, but likely used material from the sales booklet of the Fair Oaks Development Company of 1900, a highly unreliable source of information as many colonists came to know.

In 1977, under the direction of James Henley, a group of writers gathered material for a report **A HISTORY OF THE LOWER AMERICAN RIVER**, which was edited by Lucida Woodward and Jesse M. Smith. {16} Some of the language is extremely reminiscent of that found in **Fair Oaks: The Way It Was**:

The Howard & Wilson Publishing Company of Chicago...sent a representative to the area to select a site. The oaks along the American River, with the Spanish Moss hanging from their limbs, reminded the representative of Fair Oaks, Virginia, so he gave the name to that site. {17}

The publishing company purchased 9,000 acres in March, 1895, and began making preparations to settle it. [Note: this is the first citation of an actual purchase of acreage by the Howard-Wilson Publishing Company. Later on the writer continues] that by 1898 the settlers were dissatisfied with the progress being made and tried to force the Howard-Wilson Publishing Company to live up to its promises. They found the company had transferred title to a creditor thereby escaping legal action. {18} [Since I am not an expert on real estate law, I am not sure this "escape" could actually occur.]

From **A HISTORY OF THE LOWER AMERICAN RIVER** we find two important leads to later writers. First, it seems likely that the writers of this work had read the 1976 publication **Fair Oaks: The Way It Was** or the sales booklet of the Fair Oaks Development Company. A copy was available in the California State Library and the language looks very similar. Second, we find printed as fact that the publishing company not only bought 9,000 acres, but that it still held title to some portion of the 9,000 acres when it transferred title to a creditor.

Just prior to finishing this project, I received a newspaper clipping of an editorial published in the **Sacramento Bee Neighbors** publication. {Appendix D} I insert it here because though I am unable without extraordinary research efforts to get the exact date of publication, I know it had to be printed before the **NEIGHBORS** ceased publication. Its content needs to be included here. The author of this letter, Bill Pettite, to the editor of the weekly **NEIGHBORS** section noted an error about a mythical legend concocted by the writer of **FAIR OAKS, SACRAMENTO {6}**, the advertising brochure of the Fair Oaks Development Company. The author of the brochure goes to some length to tell a story about a Senor San Juan and his daughters who inhabited the land long before the idea for Fair Oaks had breathed life. The story is bunk, as Bill Pettite points out. He concludes his letter by saying, "Neighbors should do its homework." Well, I think Mr. Pettite should have taken his own advice. In an effort to illustrate the actual progression of titles, he begins the line of ownership with the Spanish Land Grant, Rancho San

Juan. The land passes from owner to owner: Joel Dedmond, Hiram Grimes, Hastings and Curry, Lee, Clarke and Cox. And this is all correct. But then Mr. Pettite goes on to write:

In 1895, Howard-Wilson Co. purchased 10,000 acres from Cox and Clarke (Sunset Colony).

Howard Wilson defaulted in 1898 to Cox and Co. Cox then sold the land (Fair Oaks Colony) to local settlers.

*With the exception of Howard and Wilson from Chicago, all the others were early Sacramento pioneers. [Actually none to few were Sacramento pioneers. See **Appendix E** for sales from Clarke and Cox to others besides Howard-Wilson.]*

The only claim I will deal with primarily is the "first claim" about the acreage. Suffice it to say for "claim two," I never found any information about Howard-Wilson's default or the return of the unsold land to Clarke and Cox. As for "claim three" that aside from Howard and Wilson, all the others were Sacramento pioneers, I hardly know what to say. Almost any thing that was published on this matter shows that the settlers came from all over the Midwest and East. The two residents that Pettite cites as sources for some of his information, Grant Wallace and John Holst, were both from Minnesota. And, for the purposes of this paper, there is no need to say where the rest of them came from, but a look at the back of **FAIR OAKS, SACRAMENTO** will show the diversity of states from which the buyers came. It is true that a few pre-Fair Oaks settlers (Muldrow, McMillan, Dewey) might be called early Sacramento settlers because they were in the general area of Fair Oaks, but none of them were within the confines of the Howard-Wilson development, roughly an area with the American River on the south, Sunset Avenue on the North, what is now Hazel Avenue on the east, and San Juan Avenue on the west. (See **Appendix E**) The purchase of 10,000 acres by Howard-Wilson is a new number of acres for me. In this present account can be found claims of 6,000, acres, 9,000 acres, and now Pettite's claim of 10,000 acres. Mr. Pettite cites many sources for this claim, including County Clerk LaRue. It is unknown if County Clerk LaRue took the time to examine the actual sales of land. I suspect he or she did not. Otherwise, the amount of land sold and the period of time over which it was sold would be far different. A "little homework" would have served the writer of these claims well. {31}

In 1995, the Fair Oaks Historical Society published **Fair Oaks: The Early Years** (authors June Melvin, Lois Frazier, and Margaret Smart), which won a Sacramento County Historical Society award as one of the best local publications of the year. {19} Once again we read the tale of the Howard Wilson Publishing Company buying a large parcel, this time 6,000 acres from Clarke and Cox. The 6,000 acres cited here differs from the 9,000 acres cited by Henley though I have no idea where the number came from. In all fairness to the authors, they, as I, are not historians, but are simply civic

minded Fair Oaks residents who were trying to make a contribution to the centennial year of Fair Oaks.

Next, for the purposes of this article, a similar version of Fair Oaks origins is found in **SACRAMENTO: GOLD RUSH LEGACY, METROPOLITAN DESTINY** in a chapter "The Age of Maturity & Modernization 1882-1918" by James Henley, then manager of the Sacramento Division of History and Science for the City of Sacramento and Sacramento County, and with whom I corresponded and conversed about the origins of Fair Oaks because of my doubts about a few things he and others had written about the origins of Fair Oaks. Henley responded to some of the questions I asked, but not to others. Specifically, in the above publication, he had written:

V.S. [McClatchy] then sought support from the Chicago magazine, Farm, Field, & Fireside. Together they [McClatchy and the magazine] conceived a new fruit colony which was named "Fair Oaks" after Fair Oaks, Virginia.... Farm, Field, and Fireside bought 9,000 acres in 1895 and lots of five to 20 acres were surveyed and sold around \$100 each. {20}

From what Henley wrote, one could conclude the assertion that "V.S. [McClatchy] sought support" meant that Fair Oaks was McClatchy's idea and he was seeking Howard-Wilson's support to develop Fair Oaks. I have read most, perhaps all, of the V.S. McClatchy papers related to the development of Fair Oaks, and none which I have read carry the slightest nuance that McClatchy conceived the idea of the Fair Oaks Colony or that McClatchy and Howard-Wilson conceived the idea together or pursued the development together. McClatchy did answer at some length a question from Howard-Wilson Publishing about irrigation from the North Fork Ditch and he did act, at least in correspondance, as a third party, encouraging the Chicago Company to adopt a plan for financing irrigation and even "nudged" Howard-Wilson a bit to conclude a contract about the water supply. One might ask why McClatchy would take this role. As a supporter of the Fair Oaks colonization for the benefit of Howard-Wilson? Or for the benefit of the colonists who might eventually populate the colony? Or for the benefit of V.S. McClatchy? The answer lies in the last sentence of McClatchy's April 5, 1895, letter to Charles Henry Howard:

The privilege of using Orangevale Water & Pipe System, which can be secured on favorable conditions, will make covering of lands west of Orangevale Colony lands viable. {21}

One does not need to be a detective to understand who would profit from water users west of Orangevale Colony: McClatchy, who was an officer the Orangevale Colony and perhaps a share holder in the Orangevale Water and Pipe System. As if the carrot of irrigation water weren't persuasive enough, McClatchy dangles another carrot in front of Howard-Wilson: electricty. By piping water from the Orangevale Water and Piping

System along the bluffs and then dropping it 150 feet to dynamos, electricity enough for the colonists and profit could be produced. An unanswered question. If it was such a terrific idea, why didn't McClatchy and the Orangevale Colony do it?

Did McClatchy have further reason for "supporting" the development of the Fair Oaks colony? Yes. One of the problems with developing a fruit colony is providing a way to get the fruit to market. In the case of Orangevale Colony, the nearest rail line was across the river at Folsom where fruit could be carted by horse and wagon, then placed on a train and taken to Sacramento where the fruit could be placed on railroad cars which would then take the fruit to the eastern part of the United States where citrus fruit wasn't grown. However, if there were a rail line on the north side of the American River the fruit could be directly loaded on cars at Orangevale and sent to the transcontinental terminal in Sacramento and thence to the East.

One of the things that needed to happen for this to be a profitable venture for McClatchy and the Orangevale Colony was a rail line and partners both in Sacramento and between Sacramento and Orangevale. And where might that be? Fair Oaks Colony! So a corporation, Sacramento, Fair Oaks, and Orangevale Railroad Company, Inc., was formed. One of the things McClatchy had to do was to persuade Howard-Wilson to come up with a plan to finance its part of the railroad. Apparently the problem of buying a large tract of land, providing sufficient irrigation, and a railroad line was too much for Howard-Wilson. No track was ever laid.

Answering a question about supplying water to a semi-arid tract of land is not quite the same as "seeking support" or "conceiving" a new fruit colony. McClatchy was knowledgeable about the formation of fruit colonies. He was an officer of the nearby Orangevale Colony. And he had sources who knew about irrigation. C.W. Clarke was owner of the North Fork Ditch from which water would have had to have been diverted for the Fair Oaks colony. But I have seen no evidence that V.S. McClatchy had anything to do with the 1895 formation of Fair Oaks or had an investment in it. I rather characterize his "cooperation" as an interested third party. He was not selling anything, but the sale of the proposed Fair Oaks Colony certainly made his investment in the Orangevale Colony more worthwhile. Henley went on to say:

...by 1900, over 2,000 acres were sold and substantial crops of lemons, oranges, almonds, and olives were in production.{22}

Here Henley is probably referring to **THE HISTORY OF THE LOWER AMERICAN RIVER**, for which he was the Project Director. This number of acres may also have been derived from Stephen Kieffer or Joseph McGowan. I think it safe to say that the acreage sold and the fruit specified might be approximately correct, but as to who sold the acreage and who bought the acreage, there are still questions to be answered.

I should note at this juncture that I wrote Henley about four things he had written about Fair Oaks in his chapter in **SACRAMENTO: GOLD RUSH LEGACY, METROPOLITAN LEGACY**. He wrote that "C.K. McClatchy planted two or more of everything he could grow that produced a vegetable, fruit, or nut on his small Fair Oaks retreat." In reply to my inquiry about the accuracy of this statement, Henley replied that in reality, C.K. McClatchy owned no land in Fair Oaks and that the retreat was actually at the foot of Palm in Carmichael. I questioned the name given to a Fair Oaks store featured in a picture in Henley's chapter. The text calls it the Fair Oaks Store. In reality it was the Slocum-Gore Store. Henley said the responsibility for this misnaming lay on Lucinda Woodward (Lucinda Woodward told me by phone that she used the name on the back of the photograph in the Sacramento Archives), who provided the pictures in his chapter, though he was the editor of the chapter. In a note to a photograph of downtown Fair Oaks, Henley repeated the story of V.S. McClatchy's involvement in the creation of Fair Oaks.

Fair Oaks developed from an idea for land colonization by V.S. McClatchy, brother of publisher C.K. McClatchy. In 1895, the Chicago magazine Farm, Field, and Fireside, in cooperation with McClatchy purchased 9,000 acres...{23}

This is an unequivocal statement that Fair Oaks was McClatchy's idea and that there was joint cooperation between McClatchy and **Farm, Field, and Fireside** (Howard-Wilson Publishing). I suppose this may be true if one calls answering a letter of request "cooperation" in colony development. One could suppose that refusal to answer a letter of request might be considered "uncooperative." But, I believe, neither "cooperation" nor "uncooperation" are warranted in substantiating Henley's claim that V.S. McClatchy was a cofounder in any sense of Fair Oaks.

Next in 2004 Lee Simpson, Ph.D., CSUS, a specialist in local history, together with her mentee Paul Sundahl, wrote in the introduction to their book **Fair Oaks**: {24}

*In 1844, it [the San Juan Grant] covered all or parts of the present communities of Fair Oaks, Carmichael, and Citrus Heights. Here the paper trail becomes murky. According to Grant Vail Wallace reminiscence [I previously noted that Wallace was three when he came to Fair Oaks and was probably gone by the time he was a teenager, though he often visited an Aunt Olive, who lived in Fair Oaks until her death in the 1950's: Abbott], printed in the **San Juan Record** in 1948, Charles H. Howard and James W. Wilson of the Howard-Wilson Publishing Company secured the rights to sell land in 1895. The Publishing Company developed a contractual relationship with California Senator Frederick Cox and businessman Crawford W. Clarke to market the land although it does not appear they received title to the land. {25}*

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One evening I reread a book which contained the story of Fair Oaks origins, incorrectly told I thought, and decided that I would try to correct the the story. In order to do so, I had to borrow my research which had passed into the hands of others and begin the journey through all of the incorrect variations of the story. This paper is the result.

There is always the possibility that I am wrong, and if I am, I have left enough tracks for a more adept researcher to follow. Perhaps my journey and another's in the future will set the record straight.

The reader will note some personal animosity in this writing, which one would not find in an academic paper. I felt I wanted to vent some spleen and this is my last opportunity to do so. So as you read, keep in mind that the jabs are not unintentional.

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This writer wonders about which kinds of information Simpson and Sundahl based their statements that Howard-Wilson "did not appear" to receive title to the land if the duo did not actually look at records which led them to such a conclusion. Or, if they did reach such a conclusion, one wonders why they did not name the sources which led them to a conclusion to which no one else had ever previously arrived. That is unless the conclusion they came to was not based on fact, but upon conclusions arrived at by unnamed parties. Simpson and Sundahl had to overlook more than forty recorded deeds owned by Howard-Wilson Publishing to conclude that Howard-Wilson did not receive title to the land or, at least, some land. If they were alerted to some "murkiness" by my statement in the brief history of Fair Oaks on the Fair Oaks Historical Society web page, they must have misread what I wrote. I did write, "*No records this writer has seen show any sale of 6,000 acres or anything close to it.*" But this statement was followed up with, "*Howard-Wilson **bought** lots one at a time from Clark (sic) and Cox, and then **resold** them.*" So Simpson and Sundahl didn't get their idea from me that Howard-Wilson didn't have title to some of the land they sold. I only pointed out the mistake of previous writers that Howard-Wilson didn't buy a large tract of land in one purchase from Clarke and Cox, then followed that up by saying Howard-Wilson did buy land from Clarke and Cox but bought it lot by lot. Simpson and Sundahl made the origins of Fair Oaks even "murkier." Too bad these academics didn't clear up the matter once and for all if they had suspicions of its factuality.

Finally, I found on the internet an attempt by an unnamed writer on **WIKIPEDIA** to give Fair Oaks origins a newer version. Here the writer claims that Fair Oaks was already a developed citrus growing area when the representative of the Howard-Wilson Publishing Company discovered it:

In 1895, Brevet General Charles Henry Howard and James W. Wilson of Howard-Wilson Publishing Company of Chicago acquired rights to present Fair Oaks community, then primarily covered by citrus farms.... {26}

If this be true, one wonders if the version of Fair Oaks discovery by a man riding up a trail and discovering an oak forest can also be true? Or did the man mistake an orange grove for an oak forest? Or did the orange trees in Fair Oaks resemble the oak trees in Fair Oaks, Virginia? The claim that Fair Oaks was already covered with citrus groves when it was "discovered" is so faulty that it reaches that nadir of incorrectness that scientists characterize as "not even wrong." In terms of Fair Oaks history, it lies in the same mindless fantasy as the origin of the ubiquitous Fair Oaks chickens who some believe to be antediluvian, when in fact a conversation with anyone who lived in Fair Oaks from 1895 to about 1984 would reveal that there were never any "free range" chickens in downtown Fair Oaks, save a dozen at the Gorman place. Though the names of the parties who released and promoted the chickens are in dispute, some wanting none of the credit and others wanting all of the credit, the fact is that once more

we run smack into a myth of recent origin sanctified by twenty-five years of history. There is more wrong in the **WIKIPEDIA** version of Fair Oaks origins. The claim that the schools appeared by 1910 is correct if one ignores the fact that the first Fair Oaks school was opened in 1898 in the southeast corner of Winding Way and Watkins (then Orange). And the claim that there were a number of stores along Main Street is likewise wrong. By the time the Murphy Building was built on Howard Street (now Fair Oaks Boulevard), the businesses on Main Street had probably declined to one, perhaps two, but most certainly not a "number."

Up to this point, various writers have claimed that the land was bought, the land was sold, title was transferred, title was not transferred, title was turned over to creditors, and various other accounts of how Fair Oaks came into being. But strangely, especially in regards to the professional historians, there is not a mention of a primary source document. In particular, there is no reference to documents contemporaneous to or applicable to the origins of Fair Oaks, say documents in the 1895-98 period. However, had any of the story tellers or historians, particularly the professional historians, one of whom had the following document laid in his hand, taken the time to look at a the primary source most directly related this matter, they would have found the following:

Whereas G.W. Clarke and Frederick Cox, the owners of about eight thousand acres of land in the San Juan Grant in Sacramento County, State of California and desire to arrange selling of the same land. And whereas the Howard & Wilson Publishing Company, a corporation of the State of Illinois, desire to arrange and attempt to sell said property. This contract made this 17th day of March, 1895, by and between G.W. Clarke and Frederick Cox of Sacramento City, State of California, parties of the first part and the Howard Wilson Publishing Company of Chicago in the State of Illinois, party to the second part. Witnesseth: First parties agree that they will at any time prior to September 1st 1898 sell and convey good title and and free from encumbrances any and all lands now owned by them in the San Juan Grant in Sacramento County, State of California, save and except about one thousand acres including Mississippi Bar and Sailor's Bar and land adjacent thereto, to second parties or to such purchasers as they may obtain. First parties are to receive twenty-five (\$25) dollars per acre in cash before they are required to make any deeds thereof. If land is sold on contracts they will execute the contracts to the purchasers in subdivisions of twenty acres or more on receipt of one third of the entire purchase price in cash and conditioned that the balance shall be payable on two installments of equal amount conditioned that the balance shall be payable annually at the rate of seven percent per annum, all payments to be made in gold coin of the United States to first parties at Sacramento Cal. First parties are to receive for their lands at the rate of twenty-five dollars per acre and interest deferred at seven percent per annum and the first parties are to pay taxes on said lands until they execute the deeds therefore. Second parties agree to at

once begin advertising said property in a thorough manner and are to continue to do so and are to survey and plot the same and to lay out and grade all necessary roads and to use their best endeavors to obtain purchasers for said land and failing to do so this contract becomes void at option of the first parties. Sale of land to begin in Section fifteen and sixteen in township nine, North boundary. Range six East and all land to be sold in contiguous bodies and in in such form as will not impair the value of remaining lands. The lands known as the two home places and the bottom lands connected thereto are not to be sold until the lands contiguous to it are sold. If parties purchase six hundred and forty acres in one transaction they can select same along at any point along the north boundary. If all land is not sold by September 1st, 1898, first parties will extend this contract a reasonable time provided they are then satisfied to do so. First parties are not required to give possession of any lands until they receive payment therefor as hereinbefore provided, nor shall they be obliged to give possession of any land prior to September 1st, 1895. If second party does not by September 1st, 1895 make arrangements satisfactory to it for water to irrigate said lands therefore this contract to be void at its option and then expressed in writing and delivered to first parties. Witness our hands and seals this 18th day of March, 1895.

C.W Clarke.

Howard & Wilson Publishing Co.

By C.H. Howard , President {27}

From this recorded legal contract between the Sacramento firm of Clarke and Cox and the Chicago firm of the Howard-Wilson Publishing Company dated March 18,1895, the following are clear:

1. Clarke and Cox desired to sell about 8,000 acres, less the 1,000 acres of Sailors Bar and Mississippi Bar so the correct amount of land Clarke and Cox wanted to sell was 7,000 acres. Clarke and Cox may have wanted to keep the Sailor Bar property for later gold dredging, which is what the land was ultimately used for.
2. Clarke and Cox offered the land to the Howard-Wilson Publishing Company.
3. The Howard-Wilson Publishing Company desired to resell the land.
4. Clarke and Cox was to receive \$25 cash per acre before making any deeds.
5. Clarke and Cox would sell lands in 20 acre lots with 1/3rd down and the subsequent 2/3rds payments in annual installments at 7% per annum.
6. Howard-Wilson had to advertise, survey, plot, and grade the land.
7. If Howard-Wilson failed to obtain purchasers to the satisfaction of Clarke and Cox, the contract was null and void.
8. Clarke and Cox could extend the contract beyond September 1,1895 if it were satisfied to do so.

We can conclude several things from this contract. Clarke and Cox offered to sell the subject land to Howard-Wilson, but not exclusively to Howard-Wilson, leaving open the possibility that it could sell land to anyone else who wished to purchase it. Furthermore, it doesn't state that Howard-Wilson wished to buy the subject land, but only to sell it. Clarke and Cox was willing to sell the land for cash, but also on contract, a common practice at the time, whereby a buyer earned no equity in the land until the entire purchase price was satisfied. Consequently, if a buyer failed to make the final payment, he lost his entire investment. Since many of these contracts were not recorded in county records until the real estate actually transferred ownership, it is difficult to connect a land buyer to a piece of property, which the buyer ultimately never in fact owned.

Additionally Clarke and Cox required Howard-Wilson to make arrangements for irrigation satisfactory to Clarke and Cox. Note the vagueness of this provision. There are no specifications other than "satisfactory." One can imagine that in the absence of goodwill Clarke and Cox could have voided the contract because it felt that Howard-Wilson had not made satisfactory progress toward providing sufficient irrigation. And from an entirely cynical point of view, one might imagine that Clarke, owner of the North Fork Ditch, the main water supply to lands west of Auburn, California on the American River, and Cox, Sacramento area businessman with real estate experience, leaning back in their chairs, suspecting that Howard-Wilson would make many improvements to Clarke and Cox holdings, then, being unable to fulfill its obligations, folding its tent and silently stealing away, leaving Clarke and Cox with the land improvements *gratis*.

A real incentive to Clarke and Cox was that it didn't have to make any improvements to its own land. Howard-Wilson had the financial burden of making basic improvements to the land and the burden of finding buyers for the land. And, as I hope to demonstrate later, since Howard-Wilson didn't have exclusive rights to sell the land, Clarke and Cox could sell parcels of the subject land concurrently with Howard-Wilson, the very land upon which Howard-Wilson was making the improvements. This last fact raises another cynical supposition. Was Howard-Wilson so inept in business that it didn't understand that the whole burden of this contract lay on its shoulders? Or did it fully understand that it had no obligations after September 1, 1898, and if it were able to sell enough land by then to make back its investments in improvements and make some profit, then it could continue to sell more and make more. But if the investment was going badly when the contract expired, then it could simply cease operations, leaving Clarke and Cox all the land that hadn't been sold and the improvements, such as they might be. Finally, the contract, which began at the inauspicious time of the financial panic of 1895, expired on September 1, 1898, a short period of three years to accomplish so much.

Since Howard-Wilson was in the publishing business and had a twice monthly agricultural publication **FARM, FIELD, and FIRESIDE** (in newspaper form) distributed around the Midwest, it was in an advantageous advertising position. {26} And while it had previously developed three other colonies, though I know of no evidence that these colonies were successful, Howard-Wilson certainly had some experience in the colonization field. However its previous colonization ventures were not in areas where

irrigation was necessary: Roseland, Louisiana; Chadbourne, North Carolina; and Green Cove Springs, Florida. {28} Fair Oaks was a different problem.

So General Charles Henry Howard relied upon others for advice. Specifically he wrote to Valentine S. McClatchy, a scion of the McClatchy newspaper family. McClatchy was a wealthy businessman and an officer in the development of the Orangevale colony, whose western boundary was contiguous with the proposed Fair Oaks colony. Orangevale already had water from the North Fork Ditch and based on a letter from McClatchy to Howard one might conclude that McClatchy was well apprised about the irrigation problems. McClatchy offered Howard a study he had done about getting irrigation to Fair Oaks. {29} He pointed out that water was available and that it could be obtained. But in order to do so, he proposed a solution which required the creation of a water company, the complexities of which are beyond this writer's expertise. However, it seems possible, perhaps likely, that Howard-Wilson ignored the solution proposed by McClatchy and went ahead with a simpler, albeit totally unsatisfactory irrigation system.

The weakness in the irrigation system, the inability of Howard-Wilson to attract enough buyers to make the colony profitable, the failure of some colonists to grow enough produce to sustain themselves or make a living, and a variety of other problems in the early stages of Fair Oaks growth are really beyond the scope of this writer's research or interest. What I have tried to do is present a number of commonly available accounts of Fair Oaks origins, then present evidence to the contrary using records from the Sacramento County Assessor's records. These records, summarized in Appendix I, show that instead of the 6,000, 9,000, or 10,000 acres supposedly purchased as a lot by Howard-Wilson Publishing from Clarke and Cox, Howard-Wilson only purchased around 800 acres of 7,000 acres offered and these purchases on over 40 occasions covering more than two years, approximately between 9/16/95 to 12/15/97 although one appears as late as 2/6/98. Clarke and Cox began selling land to others well before its contract with Howard-Wilson Publishing expired on September 1, 1898, from 11/30/97 and beyond. {30} The contract between Clarke and Cox and Howard-Wilson publishing shows only a willingness by Clarke and Cox to sell land, and a desire on the part of Howard-Wilson to sell land. While it is true that Howard-Wilson bought some land, it is also true, as far as this writer has been able to determine, that the amount of land purchased and in what quantities purchased is different from any previously written account. It is also possible, but, I think, unlikely that Howard-Wilson bought land from other primary buyers.

I fully expect this essay will provoke some persons with historical interests to dig as deeply into this subject as I have. Additionally, I expect some to find fault with my methods and findings. Should any researcher find evidence to the contrary, this writer will gladly concede his errors and be grateful that more light has been shed on this earliest phase of Fair Oaks development.

ENDNOTES

1. Fair Oaks Cafe Menu, circa 1967. Very likely, none have survived.
2. Personal correspondence between James Henley and Steve Abbott, circa 1995-2000. After my interest in Fair Oaks waned, I discarded some of the material I had created, including my copy of this correspondence. What I describe here is to the best of my recollection.
3. ***A History of the Lower American River***, revised: James E. Henley, Project Director, Lucinda Woodward and Jesse M. Smith editors. Sacramento: American River Natural History Association, 1991. On June 28, 2010, I had a conversation with Lucinda Woodward, who was able to provide some insight into where some of the material for AHOHTLAR originated. Her notes said that some of the material came from Joseph McGowan's ***History of the Sacramento Valley, 1961***, pp. 410-12. Where McGowan came up with the 9,000 acre purchase of land repeated in AHOTHLAR and by Henley in SGRLMD I have no idea. Far be it from this writer to cast doubt on such an eminent historian as Dr. McGowan, but one of us is wrong.
4. Lee Simpson and Paul Sundahl, ***Fair Oaks***. Chicago, Portsmouth, N.H., San Francisco: Arcadia Publishing, 2005, p.7.
5. Steve Abbott, "The History of Fair Oaks," ***Fair Oaks Historical Society webpage***, circa 2004.
6. ***Fair Oaks, Sacramento***, Fair Oaks Development Company (a sales booklet). Sacramento, circa 1900, p.21.
7. Edwin Muldrow, From a 1939 remembrance published in the ***San Juan Record*** and subsequently in ***Fair Oaks and San Juan Memories***. Fair Oaks: San Juan Record, 1960, p.79 or appendix 1.
8. Stephen Kieffer, ***The High School Advocate***, Vol.1, January 12, 1928, reprinted in ***FOASJM***, 1960, p.81.
9. W.W. Hinsey, ***The Fair Oaks Progress***, Jan. 12, 1928, reprinted in ***FOASJM***, 1960, p.83.

10. Grant Vail Wallace, *San Juan Record*, Dec.9, 1948, reprinted in *FOASJM*, 1960, p. 85.
11. *ibid.* front page with pictures of Fair Oaks from the Fair Oaks Development Company sales booklet loaned to Wallace by Mabel Collins, early resident of Fair Oaks.
12. Eileen Dewey, unpublished manuscript (circa 1967) in the Fair Oaks-Orangevale Library.
13. *Fair Oaks and San Juan Memories*. Fair Oaks: San Juan Record, 1960.
14. *Fair Oaks: The Way It Was*, a publication of the Women's Thursday Club of Fair Oaks. Fair Oaks, 1976, p.9.
15. Harry Dewey, from a talk he delivered at the Fair Oaks Centennial dinner in 1995. Dewey's family was in the area long before there was a Fair Oaks. The Dewey Ranch was actually outside the area that was being developed as Fair Oaks though it was within the Fair Oaks Postal area.
16. *op cit.* Henley, Woodward, Smith, et al.
17. *op cit.*, p.132.
18. *op cit.*, p.133.
19. *Fair Oaks: The Early Years*. Fair Oaks Centennial Project Committee(Massey, Melvin, Frazier, and Smart), p.8.
20. James Henley, "The age of Maturity and Modernization 1880-1918," Sacramento *Gold Rush Legacy, Metropolitan Destiny*, 2nd edition. Heritage Media Corp.: Carlsbad, CA, 2001, p.71
21. Valentine Stuart McClatchy letter to General C.H. Howard of Howard-Wilson Publishing (April 8.1895). V.S. McClatchy letters, Center for Sacramento History. For anyone interested in reading these letters the following contain information about Fair Oaks:
 - April 2, 1895, V.S. McClatchy to C. H. Howard
 - April 20, 1895 V.S. McCLatchy to Edwin Alsip, Sacramento realtor and agent
 - April 23, 1895 V.S. McCLatchy to C.H. Howard
 - May 1, 1895 V.S. McCLatchy to C.H. Howard

May 18, 1895 V.S. McClatchy to J.W. Wilson
May 23, 1895 V.S. McClatchy to J. W. Wilson
May 22, 1895 V.S. McClatchy to E.K. Alsip
May 30, 1895 V.S. McClatchy to J.W. Wilson
June 8, 1895 V.S. McClatchy to J.W. Wilson
June 14, 1895 V.S. McClatchy to J.W. Wilson
June 24, 1895 V.S. McClatchy to J.W. Wilson
June 29, 1895 V.S. McClatchy to J.W. Wilson

22. Probably a reference to Stephen Kieffer's statement in **FOASJM**, Endnote 8.
23. op cit. Henley in SGRLMD, p.70.
24. op cit.. Simpson and Sundahl.
25. op cit. Simpson and Sundahl, p.7. By 1898 Howard-Wilson was nearly done with its Fair Oaks operation. By 1901-2, the Fair Oaks Development Company was done with its Fair Oaks operation.
26. Fair Oaks, California, **WIKIPEDIA**
27. Clark and Cox contract with Howard-Wilson Publishing, March 18, 1895 in **Sacramento County Assessor's records**, Volume 157, p.61.
28. **The Heart of California**. Howard-Wilson Publishing Company: Chicago, 1895, p.35
29. V.S. McClatchy, op cit.
30. **Sacramento County Assessor's records**, volumes and pages cited.
31. William Pettite, **Sacramento Bee Neighbor's** (probably Fair Oaks, Rancho Cordova, and Folsom edition following October 9, year unknown p. unknown). For purpose of fairness, this article is published in its entirety as Appendix D.

APPENDIX A (land sales from Clarke and Cox to Howard Wilson Publishing and others found in the Sacramento County Assessor's records. My recording of these records may not be 100% accurate, but I'm sure they are at least 90% accurate, which for the purpose of this paper is adequate to prove that there was no large one time sale of land from Clarke and Cox to Howard-Wilson Publishing. From 8/3/95 to 3/2/98 there were approximately 44 sales from Clarke and Cox to Howard-Wilson, after which most land sales in Fair Oaks from Clarke and Cox went to various buyers, some land occupants and other investors. The acreage involved in these sales amounts to around 800 acres, plus or minus 10%. These sales, which appear below, are in approximate chronological order, but a few are out of order because of the way I found them recorded. It appears that the earliest sale from Clarke and Cox to someone other than Howard-Wilson was to Earl Keith Lot 3 Block 44 Fair Oaks City 4/2/97. I have purposely left out the numbers of the lots and their blocks because either the county records, my understanding of the county records, or my transcription of the county records some times fails to distinguish between lot and block descriptions in Fair Oaks City, Fair Oaks Addition, and Fair Oaks Tract. I did transcribe many of these correctly, but I hesitate to include them along with others of which I am uncertain in this appendix. All of my records are in the possession of Larry Masuoka of Fair Oaks who purchased most of my Fair Oaks collection and research. Larry is a publicly minded person with historical interests, and I assume would make my research available to persons with historical interests.)

All dates are 1896-1900.

09/16/95 20 acres

01/17/96 20 acres

01/17/96 10 acres

01/17/96 13.54 acres

01/17/96 20 acres

01/17/96 20 acres

01/17/96

01/17/96

01/17/96

01/17/96 41.27 acres

03/07/96 22.13 acres

04/08/96 5 acres

04/08/96 10 acres

date?	15 acres
05/28/96	5 acres
05/28/96	18 acres
05/28/96	3 acres
05/28/96	8.5 acres
11/02/96	40 acres
09/23/96	20 acres
09/23/96	5 acres
09/23/96	9.24 acres
09/23/96	4.77 acres
05/29/96	5 acres
11/30/96	10 acres
12/02/96	49.25 acres
12/02/96	10.71 acres
03/02/97	10 acres
02/27/97	10 acres
03/04/97	10 acres
02/27/97	5 acres
03/03/97	5 acres
03/29/97	5 acres
04/08/96	10 acres
04/08/96	21 acres

03/17/97	18.5 acres
03/15/97	20 acres
06/28/97	20 acres
10/09/97	18 acres
09/20/97	5 acres
10/09/97	18 acres, approx.
09/20/97	5 acres
?	5 acres
10/28/97	49.7 acres
11/23/97	5 acres
11/15/97	5 acres
11/24/97	1 acre
11/30/97	5 acres
11/15/97	10 acres
12/09/97	10 acres
12/22/97	5 acres
12/23/97	10 acres
11/30/97	2.5 acres
12/22/97	2.4 acres
12/15/97	10.36 acres
1/12/98	10 acres
12/01/97	10 acres
09/15/96	10 acres

?	.46 acres
12/15/97	.3 acres
10/06/97	12.96 acres
10/04/96	1.15 acres
02/06/98	23.95 acres 12.74 acres
12/23/97	10 acres
02/27/97	10 acres
03/29/99	10 acres Question as to why so late?
01/08/97	15.4 acres Hard to read my writing. I think I read 15.4 acres.
Total	790.83 acres + - 10% opposed to any other accounts of 6,000 to 9,000.

Appendix B

This appendix contains the volume, page, and recording date of each sale of Clarke and Cox to Howard-Wilson Publishing for any who wish to pursue the matter further. The dates of recording are not the dates of sales. And as with the previous index, there may be some inaccuracies, but I think this one is probably 95% accurate

Volume Page Date

157	61	08/3/95	This is the contract between Clarke and Cox and Howard-Wilson.
148	626	10/24/95	
157	602	01/17/96	I have question marks behind both of these numbers.
161	151	03/7/96	
161	238	03/28/96	
161	302	04/10/96	
161	305	04/10/96	
162	1	04/18/96	
162	2	05/29/96	
162	4	05/29/96	
162	5	05/29/96	
162	6	11/4/96	

162	7	09/24/96
162	8	09/24/96
162	9	09/24/96
162	10	09/24/96
162	11	10/17/96
163	64	10/24/96
162	12	12/3/96
162	13	12/22/96
162	14	12/22/96
162	15	03/3/97
162	16	03/4/97
162	17	03/4/97
162	18	03/10/97
162	19	03/20/97
162	20	03/30/97
162	21	04/6/97
162	22	04/6/97
162	23	04/10/97
162	24	05/7/97
162	25	06/28/97
162	26	10/9/97
162	27	10/14/97
162	28	10/16/97
162	29	11/1/97
162	30	11/15/97
162	31	11/23/97
162	32	11/24/97
162	33	11/24/97
162	34	12/4/97
162	35	12/7/97
162	36	12/9/97
162	37	12/22/97
162	38	12/23/97
162	39	01/04/98
162	40	01/28/98
162	41	01/29/98
162	42	02/04/98
162	43	02/14/98
162	44	02/14/98
162	45	02/14/98
162	48	03/02/98
162	49	03/02/98
162	50	03/15/98
162	77	07/12/98
162	78	07/18/98
177	343	03/17/00

APPENDIX C

I have not included the sales of the Howard-Wilson Publishing Company to buyers of land in Fair Oaks since this information was not pertinent to the point of this paper. However, such material is in my research in both recorded deeds from early in 1898 through 1901 and reconstruction of property ownership on Sacramento County Assessor's maps for the same period, plus some later periods. Additionally there are copies of irrigation related materials related to the Howard-Wilson Publishing Company, some of which I attempted to transcribe from faint carbon copies belonging to the Fair Oaks Irrigation District. And there is a copy of some form of land transfer from Howard-Wilson to other parties. I have not attempted to understand this, and it is not related to the purpose of this paper. All of the above is in the Masuoka collection, the Sacramento County Assessor's archives, and the Fair Oaks Irrigation District archives.

APPENDIX D

Fair Oaks figure is fiction

Editor:

Neighbors has begun using the phony "Mr. and Mrs. San Juan as the original landholders of what is now Fair oaks in various historical articles (Neighbors, Fair Oaks pull-out section, Oct. 9)

The same material was rejected by the Bee in the 1950s, when I was their (sic) San Juan correspondent.

Crawford (sic) Cox, president of the Cox and Clarke Land Co., owners of the land for many years, said the San Juan story was "hogwash."

Here is what the his records showed:

- 1.Rancho San Juan, comprised of 20,000 (not 100,000 as reported in in Neighbors) acres, was ceded by the the Mexican government to Joel P. Dedmond in 1844.
- 2.Dedmond sold in 1860 to Hiram Grimes (his kin then owned Del Paso Rancho).
- 3.Grimes later sold 15,000 acre to Hastings and Curry and 5,000 acres to land agent Lee. (The latter was soon acquired by Dan Carmichael.)
- 4.Cox and Clarke Land Co. purchased the 15,000 acres from Hastings and Curry. (San Juan Grant).
- 5.In 1895, Howard-Wilson Co. purchased 10,000 acres from Cox and Clarke (Sunset Colony).
- 6.Howard-Wilson defaulted in 1898 to Cox and Co. Cox then sold the land (Fair Oaks Colony) to local settlers.
- 7.With the exception of Howard and Wilson, all the others were early Sacramento pioneers
- 8.I also secured the same data from Grant Wallace, 1896 settler: John Holst, 1895 pioneer; Bill Rusch, born in Fair Oaks in 1888 [there was no Fair Oaks in 1888]; as well as County Clerk LaRue. In addition, we consulted 1880 Thompson and West's History of Sacramento County and an item in the Fair Oaks Progress

newspaper, written by Ed Muldrow, an 1874 resident.

Wallace [actually this Wallace is probably Grant Vail Wallace, the son of Grant Wallace. As pointed out earlier this Grant Vail Wallace was a two year old in St. Paul, Minnesota at the time of Fair Oaks origin. See Endnote 10.] claimed the "Mr. San Juan" data was a "fairy tale" and Holst said it was a "nice story for children."

Neighbors should do its homework.

William Pettite
Fair Oaks

APPENDIX E

This appendix is attached so that those interested may compare Pettite's statement that aside from Howard-Wilson, Clarke and Cox all the others who bought land from Clarke and Cox were early Sacramento pioneers. Below is a list of land buyers from Clarke and Cox in the Fair Oaks development. Since Mr. Pettite used **Thompson and West** (the standard work for the pre-1880 "Sacramento pioneer" period), one might surmise that some of these Fair Oaks buyers would, in fact, be found in **Thompson and West**. I, in fact, can't find one. Or to be generous, there may be three names in **Thompson and West** that could be construed to be Clarke and Cox buyers in the Fair Oaks area. Below are the names of Fair Oaks land buyers in the order that they bought land from Clarke and Cox:

Huelsman, Charles
Foster, J. B.
Heeg, James
Green, Samuel
Ling, J.W.
Siddell, Edith
Phelan, E.V.
Nerger, Gustav
Ralston, J.E.
Grundman, Henry
Phillips, A.S.
Bracken, Martha
Stephenson, Lillie
Helland, L.
Wool, A.J.
Jenkins, E.A.
Watkins, U.B.
Gum. C.A.

Kiefer, S.M. Possible surveyor of F.O.
Howard, O.
Hills. E.E.
Hunskaar, E.L.
Dobbins, Ellen
Crosby, Squire
McMurray, Lizzie
Midness, L.S.
Ehmke, Julius
Chase, Malvina
Bramhall, Frank
Thompson, J.E.
Morrison, J.C.
Taliafero, Edgar
Abom, Arthur
Buffum, J.C.
Adams, W.H.
Wichman, Hattie

Radke, Joseph
Keith, John
Lamont, Robert Gates, Flora and A.E.
Beeson, R.B.
Kale, Arthur
Bowers, Belle
Smith, Edwin
Strickland, G.G.
Larimore, Clay
Hanford, R.G.
Kimbrough, Howard

Hambrough, W. G.
Sommers, Phillip
Bishop, Percy
Wichman, Hattie
Hambrough, W.G.
Sommers, Phillip
Bishop, Percy
A.L. Hubbs

To be fair, I sent a request by USPS to Mr. Pettite to see if he would like to reconsider what he wrote in the editorial to the Sacramento Bee Neighbors. I received the letter of request RETURN TO SENDER VACANT UNABLE TO FORWARD. So, if there is a difference between what he said and what I found, the difference will remain unresolved until either Mr. Pettite or another researcher can explain the difference.