

APPENDIX G – Historical Resource Inventory and Evaluation Report

HISTORICAL RESOURCE INVENTORY AND EVALUATION REPORT

**Bercut-Richards Packing Company Property
427 North 7th Street
Sacramento, California 95814**



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[Cover photograph is Building 1, camera facing northwest, August 2006.]

[Photographs by JRP Historical Consulting, LLC, unless noted.]

APPENDICES

Appendix A: DPR 523 Forms

Appendix B: Photographs of Character-Defining Features

1. SUMMARY OF FINDINGS

Capitol Station 65, LLC (Applicant) proposes to develop a master-planned, transit-oriented, mixed-use development on the 65 acre site, on a thirteen parcels, located at the corner of North 7th Street and Richards Boulevard in the City of Sacramento, where the former Bercut-Richards Packing Company property stands. The project is called Township 9. The proposal includes the construction of approximately 2,900 dwelling units and 145,000 gross square feet of neighborhood-serving retail. This development would extend the Sacramento's downtown area north to the American River. Construction of this development would require the demolition of the existing former Bercut-Richards Packing Company cannery buildings at 424 North 7th Street, located on three of the thirteen parcels in the study area. The general location of the study area for this project is depicted in Figure 1.¹

The California Environmental Quality Act (CEQA) requires that the City of Sacramento, as the project's lead agency, determine the significance of impacts the project may have to historical resources. The city's planning consultant EIP Associates, a Division of PBS&J, (EIP) hired JRP Historical Consulting, LLC (JRP) to provide assistance for the project's CEQA compliance as it pertains to historical resources. This study was conducted in accordance with Section 15064.5(a)-(b) of the CEQA Guidelines using the criteria outlined in Section 5924.1 of the California Public Resources Code as well as Section 15126.4 of the CEQA Guidelines.

JRP inventoried and evaluated the property to assess whether the property in the study area should be considered a historical resource for the purposes of CEQA, i.e. whether it is listed in, determined eligible for, or appears to meet the criteria for listing in the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), or under the City of Sacramento historic preservation ordinance. Most of the buildings on the former Bercut-Richards Packing Company property were built between 1928 and 1953. Three buildings on the property were built between 1957 and 1963. A previous evaluation of this property in the "Richards Boulevard Area Architectural and Historical Property Survey" concluded that the former cannery was eligible for inclusion in the Sacramento Register as a Priority Structure. The Sacramento City Council adopted the Richards Boulevard survey in Ordinance 2001-27, requiring all properties in that survey identified as Essential Structures or Priority Structures, as well as contributing properties within the potential North 16th Street Preservation Area,

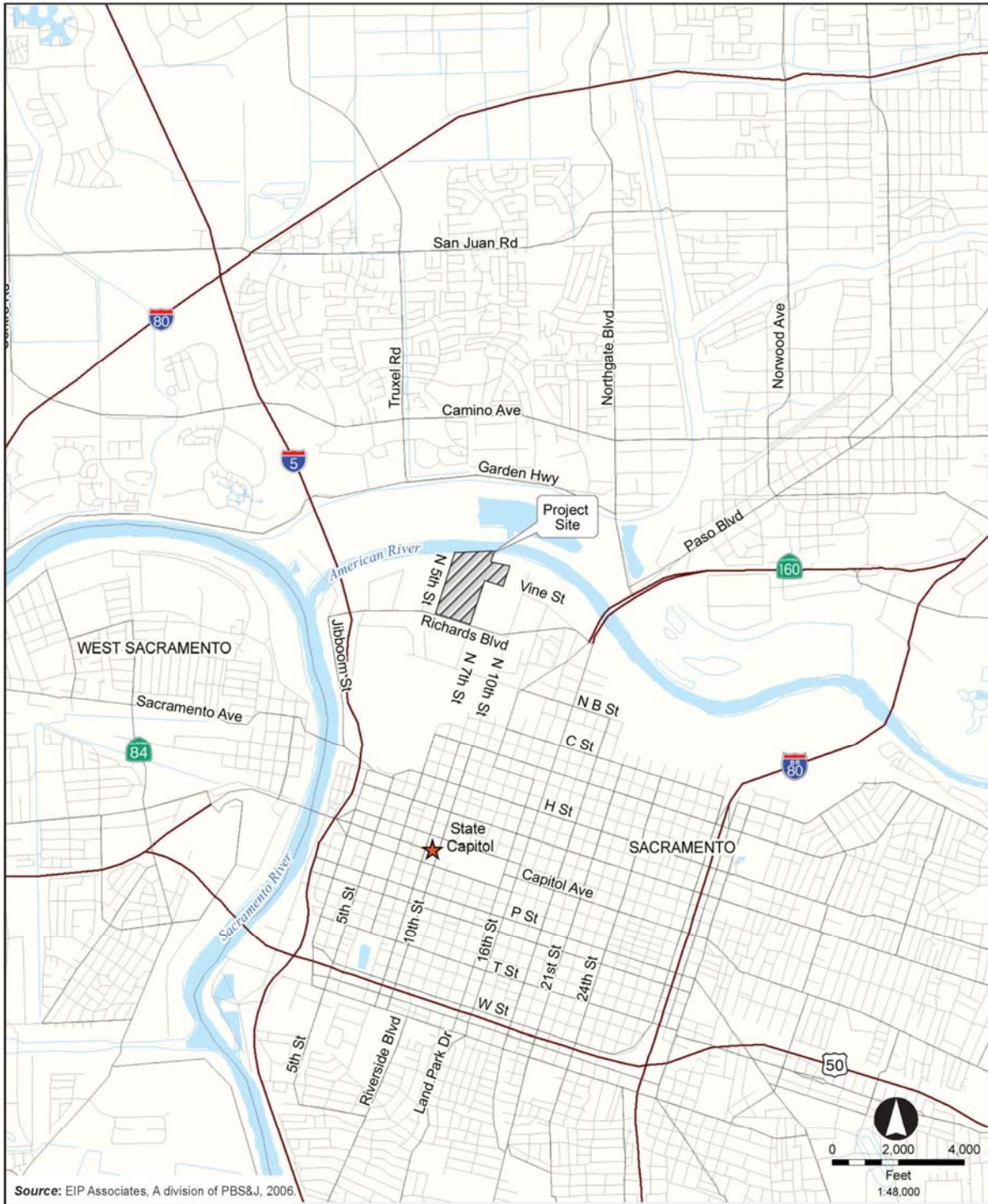
¹ The Township 9 project is located on Sacramento County Assessor Parcel Numbers (APN): 001-0020-003, 001-0020-014, 001-0020-019, 001-0020-033, 001-0020-034, 001-0020-036, 001-0020-041, 001-0020-044, 001-0020-045, 001-0020-046, and 001-0200-012, 001-0200-013, and 001-0200-034. The existing buildings in the study area are located on parcels 001-0020-045, 001-0020-046, and 001-0200-012 only. The Township 9 project is being developed by Capitol Station 65, LLC and was originally called "Capitol Station 65." Some documents pertaining to this property, such as Figure 1, still contain this name.

be considered potential city landmarks.² JRP concludes that the previous finding is accurate, and furthermore concludes that the former Bercut-Richards Packing Company property at 424 North 7th Street also appears to meet the criteria for listing in the CRHR and NRHP. The cannery buildings on this property are described and evaluated on Department of Parks and Recreation Primary and Buildings Structures and Objects Record forms (DPR 523 forms) provided in Appendix A. Thus, the former Bercut-Richards Packing Company property is a historical resource for the purpose of CEQA.

JRP also assessed whether the project would cause a substantial adverse change to the historical significance of a historical resource because changes to a historical resource may be considered a significant effect on the environment under CEQA. This report concludes that the proposed Township 9 project will cause substantial adverse change in the significance of a historical resource, the Bercut-Richards Packing Company property at 424 North 7th Street. This change is considered to be a significant effect on the environment because the significance of the historical resource will be materially impaired as a result of this project. The historical resource will be materially impaired through the demolition of the historical resource's physical characteristics that convey its historical significance and that justify its inclusion in the CRHR. Photographs of the property's character-defining features are provided in Appendix B.

This report also provides suggested mitigation measures to assist the City of Sacramento identify potentially feasible measures to mitigate the significant adverse change that would reduce the impact the project will have on the historical resource. While the measures will reduce the impact, and will include documentation of the property, the measures will not mitigate the project impacts to a level that is less than significant.

² Historic Environmental Consultants, "Richards Boulevard Area Architectural and Historical Property Survey," prepared for the City of Sacramento, January 1999, revised September 2000; Historic Environmental Consultants, "Sacramento Survey III, Richards Boulevard Special Planning District," prepared for City of Sacramento, March 1998; and Ordinance No. 2001-27, adopted by the Sacramento City Council on June 26, 2001, Title 15, "Sacramento Historic Preservation Ordinance," Article IV, Chapter 15.124.250.



Source: EIP Associates, A division of PBS&J, 2006.

EIP
ASSOCIATES

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FIGURE 1
Project Location

D51214.01

Township 9

Figure 1: Project Location Map

2. PROJECT DESCRIPTION³

The Applicant proposes the development of a master-planned, transit-oriented, mixed-use development on a 65 acre site located at the corner of North 7th Street and Richards Boulevard within the City of Sacramento. The proposal includes the construction of approximately 2,900 dwelling units and 145,000 gross square feet of neighborhood-serving retail. This development would extend the Downtown area north to the American River.

The project includes 13 parcels generally bounded by Richards Boulevard to the south, the American River to the north, North 5th Street to the West and North 7th Street to the east.⁴ The site is currently used for industrial and warehousing purposes, including cold storage and concrete making. All existing structures on the project site, totaling approximately 1.4 million square feet, would be demolished to accommodate the proposed development.

The project would include retail uses on the ground floors of residential buildings, including restaurants and services such as hair salons, dry cleaning, small grocery stores, flower shops and offices. The new buildings would range from 15 story high-rise mixed-use (maximum of 150 foot height), mid-rise mixed-use (up to five stories), mixed-use four-story lofts and home-office use, and three-story town homes. The proposed project also includes an option to develop approximately 809,200 gross square feet of office use (instead of residential) on the proposed lots fronting Richards Boulevard.

The project would include space for a transit station and tracks for future construction by Sacramento Regional Transit (Light Rail). In addition, the proposed project would include cleanup of the existing trail along the American River, as well as construction of a new overlook that would be located over both the street side and the river side of the levee.

³ The Applicant provided JRP with the project description for inclusion in this report.

⁴ Assessor parcel numbers: 001-0020-003, 001-0020-014, 001-0020-019, 001-0020-033, 001-0020-034, 001-0020-036, 001-0020-041, 001-0020-044, 001-0020-045, 001-0020-046, 001-0200-012, 001-0200-013, and 001-0200-034.

3. RESEARCH AND FIELD METHODS

The 13 parcels in the proposed Township 9 project area constitute the study area for this project. This report examines historic architectural resources and does not identify or evaluate archaeological resources. The steps taken to identify possible historical resources and potential impacts the project may have on historical resources follow CEQA Guidelines Section 15064.5(a)-(b). JRP also followed CEQA Guidelines Section 15126.4 to assess potential mitigation measures to minimize significant effects the project may have.

JRP examined the standard sources of information that list and identify known and potential historical resources to determine whether any buildings, structures, objects, districts or sites had been previously recorded or evaluated in or near the study area. JRP reviewed the NRHP, Office of Historic Preservation Determinations of Eligibility for the NRHP, California Inventory of Historic Resources, California Historic Landmarks, and California Points of Historical Interest. The review of the NRHP listed or eligible properties was necessary because these properties would automatically be eligible for listing in the CRHR and would be considered historical resources for the purposes of CEQA. The City of Sacramento also provided copies of the previous recordation of Bercut-Richards Packing Company property at 427 North 7th Street, prepared by Paula Bogohsian of Historic Environmental Consultants for the City of Sacramento in 1998. This evaluation was included “Richards Boulevard Area Architectural and Historical Property Survey,” which the Sacramento City Council adopted in Ordinance 2001-27. This ordinance required all properties identified in that survey as Essential Structures or Priority Structures, as well as contributing properties within the potential North 16th Street Preservation Area, be considered potential city landmarks. None of the registers or lists identified additional potential historical resources in the study area besides the former Bercut-Richards Packing Company.⁵

JRP conducted fieldwork and research in the City of Sacramento in September 2006, and inventoried the buildings at 424 North 7th Street for recordation on DPR 523 forms. JRP prepared a historic context to address the themes and background for the property and evaluated

⁵ National Park Service, National Register Information System, online database: <http://www.nr.nps.gov/> and <http://www.nationalregisterofhistoricplaces.com/ca.sacramento.state.html> (accessed February 14, 2006); Office of Historic Preservation, Directory of Properties in the Historic Data File for Sacramento County (5/2005); Department of Parks and Recreation, *California Inventory of Historic Resources*, March 1976; Office of Historic Preservation, *California Historic Landmarks* (Sacramento, California State Parks, 1996); Office of Historic Preservation, *California Points of Historical Interest* (Sacramento, California State Parks, May 1992); Historic Environmental Consultants, “Richards Boulevard Area Architectural and Historical Property Survey,” prepared for the City of Sacramento, January 1999, revised September 2000; and Historic Environmental Consultants, DPR 523 forms 427 North 7th Street in “Sacramento Survey III, Richards Boulevard Special Planning District,” prepared for the City of Sacramento, March 1998; and Ordinance No. 2001-27, adopted by the Sacramento City Council on June 26, 2001, Title 15, “Sacramento Historic Preservation Ordinance,” Article IV, Chapter 15.124.250.

the property under the CRHR and NRHP criteria on DPR 523 forms; the latter criteria applied because properties that are listed in or eligible for listing in the NRHP are automatically eligible for listing in the CRHR. For the evaluation, and as used in this report, JRP assigned reference numbers to the buildings on the property. These numbers correspond to the sketch map in Figure 2. (See Section 5.) Historical research was conducted at the California State Library, the Sacramento State University Library Archive, Sacramento Archives & Museum Collection Center, and the Sacramento County Assessor's Office. Research revealed that the relevant themes and context within which to discuss the historical significance of this property are the development of the cannery business in Sacramento in the early to mid twentieth century. The description and historical evaluation of the buildings at 424 North 7th Street are summarized in Sections 4 and 5. Refer to the references in Section 6 for a complete list of materials consulted, and to Section 7 for preparers' professional qualifications. The DPR 523 forms are included in Appendix A.

4. HISTORICAL OVERVIEW

The former Bercut-Richards cannery occupies the space between Richards Boulevard and the American River levee and between North 7th Street and North 5th Street. The first canning operation at this site began in 1928 and canning continued on the property through the early 1990s. During the 1930s, the cannery expanded its operations and provided employment for thousands of Sacramento residents. The cannery also served as the home of the Sacramento Signal Depot during World War II. Canning operations ceased in 1993, but the buildings continue to be used as storage warehouses. The following discussion describes the history of the Bercut-Richards Packing Company and its place within the contexts of early to mid-twentieth century Sacramento history and the canning industry in the Sacramento Valley. As noted, the buildings on this property have been assigned reference numbers that correspond to the sketch map in Figure 2, in Section 5.

4.1. Early Sacramento

Native American settlement in Sacramento County began 12,000 years ago. The Nisenan were attracted to the area by its year-round water supply and the food sources it provided, including game, fish, seeds and nuts. Their hunting and gathering culture survived longer than other California tribes because of their relative isolation from the Spanish mission system along the coast.⁶ Significant contact with non-natives eventually came in the early nineteenth century as Spanish, Mexican and American explorers began to investigate the Sacramento Valley. Those who were not killed by the diseases carried by the Europeans were forced away from their lands by intimidation and violence. American trappers and settlers arrived around what became Sacramento in the 1830s, encouraged by the fur trade and Mexican government land grants.⁷ John A. Sutter arrived in 1839 and established a fort and trading post, forming the core of the settlement that became Sacramento. The Gold Rush of 1849 and the 1850s caused a rush of new, fortune seeking emigrants to California. Sacramento's location near the goldfields led to it becoming a primary supply point for the influx of gold seekers. The Sacramento River allowed the city to serve as the main port for shipping gold bound for San Francisco.⁸

As the small settlement grew, Sacramento's citizens began to address the problem of flood management. Major floods of the American River and Sacramento River destroyed much of the city several times between 1850 and 1880. To combat this threat, the city's citizens redirected the American River in 1862 to eliminate a curve in its course through the city. The redirected route created the west end of the American River that passes to the north of the study area for the current project. Levees were also built to reduce the risk of flooding, allowing the land south of

⁶ Sturtevant, *Handbook of North American Indians*, 396.

⁷ Lisa C. Prince, "Historical Research Study of the Historic Bercut-Richards Packing Company Site and Surrounding Sacramento Area," 2006, 11.

⁸ Prince, "Historical Research Study," 15.

the American River to be developed, including agricultural uses where the Bercut-Richards Cannery would later be built.⁹

The climate, soil conditions, and ample supply of irrigated water that developed around Sacramento during the late nineteenth century, as well as its location as a river and railroad transportation hub, led to the area's importance as one of California's leading agricultural regions. With successful diversification of produce, technical innovations, and growing national and international demand for California-grown fruits and vegetables, Sacramento flourished and canning became one of the region's most important industries, ensuring distribution of the area's agricultural products and employing thousands of workers through much of the early to mid-twentieth century.

4.2. Early Canning in Sacramento

The earliest canning in Sacramento was of salmon, not fruit and vegetables. With the abundant salmon found in the Sacramento River and American River, salmon canning began in Sacramento in 1864. Packing companies built and operated twenty canneries along the Sacramento River over the next two decades, with the peak production in 1882 when 200,000 cases of salmon were packed. Following this high point, the salmon population declined dramatically around Sacramento because of mining debris in the rivers upstream from the city and wasteful netting practices. Output declined to 56,000 cases in 1884 and all of the salmon canneries along the Sacramento River closed by 1886.¹⁰

Although Sacramento had a good climate for fruit and vegetable crops, and there was ample water supply with which to irrigate crops, the agricultural output of produce was limited during the 1860 to 1880s. As was true in many areas of Northern California, wheat was the dominant crop around Sacramento in the 1850s, 1860s, and 1870s. The transcontinental railroad reached Sacramento in 1869 and opened the possibility of shipping fresh produce to eastern markets. In 1870 a shipment could reach Chicago in seven days and Boston in ten days. Growers began to take advantage of these new markets by planting larger, irrigated orchards. However, preservation proved a serious problem, as the fruit often spoiled after passing a week in a boxcar, and fruit from irrigated orchards spoiled faster because it was not as firm as non-irrigated fruit when harvested.¹¹

Economic developments of the late nineteenth century made fruit and vegetable crops more profitable. Demand for preserved foods began during the Civil War and continued in the West with various mining booms. This combination of factors encouraged many growers to expand

⁹ Steven M. Avella, *Sacramento: Indomitable City*, 2003, 51.

¹⁰ Joseph A. McGowan, *History of the Sacramento Valley*, Vol. I, 1961, 355-356.

¹¹ McGowan, *History of the Sacramento Valley*, Vol. I, 379-383.

their fruit and vegetable crops so they could increase their profits by meeting the growing demand for their products. This development spurred a new direction in the canning industry away from salmon and toward agricultural produce. By 1870, fruit and vegetable canning operations in the San Francisco Bay Area packed 36,000 cases per year. The first successful fruit and vegetable cannery in Sacramento, the Capitol Packing Company, opened in 1882. Within six years, this company employed 450 people and produced 100,000 cases per year. Smaller canneries opened in the following years, typically needing fewer than 25 employees to operate. Fruit and vegetable production was bolstered further when the wheat market began to decline in the mid 1880s, prompting Sacramento area farmers to grow alternative crops.¹²

Technological developments of the late nineteenth century and early twentieth century also benefited fruit and vegetable growers and processors. In the late 1880s, the Armour Packing Company of Chicago introduced refrigerated rail cars to California for the transport of fresh produce. This development and Sacramento's central location allowed the city to become the shipping hub of the West by the late 1880s, accounting for ninety percent of the deciduous fruit shipped by rail to eastern markets. In the following years, processing improvements also increased production and profitability. Beginning around 1905, most plants switched from hand peeling fruits to using chemicals such as lye to remove the skins. In the following decade, the packing companies began to use new machines that could sort the produce by size, increasing efficiency and production.¹³

Mass production of cans began before the turn of the century, eliminating the costly practice of canneries purchasing metal and cutting their own cans. The industry experienced an early example of consolidation when the American Can Company formed in 1901, incorporating 123 smaller can companies. Another large operation, the Continental Can Company organized in 1904. The increase in can supplies brought production costs down for the canneries, as did new machinery introduced before 1915 that automatically sealed the cans at the plant.¹⁴

The canning industry came to be dominated by large companies, often ones that consolidated several smaller operations. Libby, McNeill and Libby formed in Maine in 1868 and began canning operations in California in 1909. Its first plant in Sacramento, opened in 1912 and quickly became one of the state's four largest. Five companies and 53 canneries merged in 1915 to form the California Packing Company, known as Cal-Pac, which also had a presence in the Sacramento River Valley. Another company, Hunt Brothers, opened in 1896 and grew into a large operation with several plants in the valley over the next decades. This trend toward consolidation into large companies resulted in part from the growing ease of transporting the produce. This trend grew more common with the rise of the automobile and the trucking

¹² McGowan, *History of the Sacramento Valley*, Vol. II, 11-13, 181.

¹³ McGowan, *History of the Sacramento Valley*, Vol. I, 383; Vol. II, 14.

¹⁴ McGowan, *History of the Sacramento Valley*, Vol. II, 14.

industry in the early years of the twentieth century, which meant that packing plants no longer needed to be located along a navigable river or a railroad and therefore could move to locations that were more convenient rather than remain scattered in smaller towns.¹⁵

Demand for canned goods increased dramatically after the Panama Canal opened in 1914 and during World War I. Growers increased their fruit and vegetable acreage accordingly. They also began to plant other crops like tomatoes and pumpkins to be harvested and processed after the fruit harvest concluded. Growers also extended the season by developing new varieties of crops, such as peaches, that would ripen at different times during the summer. These techniques allowed the growers and canners to prosper during and after the war.¹⁶

4.3. History and Expansion of the Bercut-Richards Packing Company

During the early twentieth century, San Francisco businessmen and brothers Peter and Henri Bercut owned the American River Ranch beside the American River near Sacramento (including the current project area). In 1928, the Bercut brothers agreed to lease a portion of this land to the California Cooperative Producers Company, who wished to establish a tomato cannery. The Co-op constructed a large sawtooth roof cannery building and a brick warehouse in 1928 and 1929 to store their goods for shipping. These are portions of Building 4 and Building 5, shown in the Sketch Map in Figure 2 in Section 5. Despite the promising beginning, the company failed in just a few years, owing wages to 600 employees by the time it closed in 1930.¹⁷ In 1931, Thomas H. Richards, Sr., a Sacramento businessman, persuaded the Bercut brothers to reopen the cannery under his management. Richards was born in California in 1897 and moved to Sacramento in 1930. Before his arrival in the Capitol city, he worked in orchards and mining operations, servicing harvesting and mining machinery. He also served in World War I. Richards put his experience to work at the cannery, bringing the cannery's output to 300,000 cans packed in the first year and beginning a regular series of expansion projects that continued through the next decades.¹⁸

The first years of operation for the Bercut-Richards Packing Company coincided with the worst part of the Great Depression in the early 1930s. During these initial years Bercut-Richards tried several tactics to prevent the company's failure. In 1933, Thomas Richards used newspaper announcements, for example, to reassure his seasonal workforce that the plant would resume operations in August of that year for the peach harvest, which was one of the largest single products canned at the plant. Such efforts were stymied by federal quotas for certain products, and by September 1933 peach packing at the plant ceased because the region met its federally mandated allocation of 170,000 cases, which was down from 244,600 cases in 1932. The

¹⁵ McGowan, *History of the Sacramento Valley*, Vol. II, 15.

¹⁶ McGowan, *History of the Sacramento Valley*, Vol. II, 16.

¹⁷ *Sacramento Bee*, February 15, 1935; and Avella, *Sacramento*, 97.

¹⁸ Prince, "Historical Research Study," 10-11; *Sacramento Union*, July 6, 1974.

Bercut-Richards cannery continued operations through its early years by processing small scale canning of tomatoes and pears, for example.¹⁹

Economic and production difficulties spread to many Sacramento industries during the Great Depression, causing the railyards, schools, and county government to lay off large portions of their workforces. Unemployment in the city reached 27,000 by 1932 and shanty towns for transients sprang up in the area north of the city and near the Bercut-Richards plant. The cannery continued to operate with its seasonal workforce that expanded to fulfill demand. Bercut-Richards provided aid to the community during this period, along with larger operations in Sacramento such as Libby, McNeill and Libby, by participating in food-aid relief programs. This assistance included donating surplus produce to welfare agencies, including the local orphanage, the Ladies Relief Society, and the Salvation Army.²⁰ Sacramento weathered the depression through these local efforts as well as through New Deal funding from the federal government which helped pay for public improvement projects, including city streets, hospital construction, and building the Tower Bridge over the Sacramento River in 1935. These federally funded projects were essential to lowering unemployment.²¹

As federal aid began to mollify the worst of the economic effects of the depression in Sacramento, and the economic future seemed stronger, the situation improved at the Bercut-Richards plant. In 1935, the company expanded the cannery building (Building 4) to allow more room for its packing operations and added an office to the 1928 warehouse (Building 5). This construction, the first since the original plant's completion in 1928, represented improved confidence and prospects for future success. Bercut-Richards also found additional use for their property during this period by growing its own canning peaches on an adjoining thirty acres.²² This corresponded with the company's general practice of canning local produce. Expansions were also the result of a new trend in the canning industry at the time. Distributors and retailers were decreasing their storage capacities for inventory, resulting in the need for canneries, such as Bercut-Richards, to expand their storage needs. Bercut-Richards constructed a large warehouse (Building 9) in 1936 and several more in 1937. The cannery's major expansion in 1937 (**Photograph 1**) cost \$160,000. Storage needs were addressed again with two new warehouses built of brick and hollow clay tile (Buildings 7 and 10). By this time, the plants railroad spur line that was connected to the Sacramento railyards located south of North B Street, to the south, was in place and was the main route for distribution.²³

¹⁹ *Sacramento Bee*, July 11, 1933; *Bee*, July 31 1933; *Bee*, September 1, 1933.

²⁰ *Sacramento Bee*, June 19, 1935.

²¹ Avella, *Sacramento*, 102-103.

²² *Sacramento Bee*, February 15, 1935.

²³ "California Canners Centennial," *Canner and Freezer*, June 23, 1958, 22; Sacramento County Assessor's Records; California Aerial Photograph Collection, 1937, available at UC Davis, Shields Library; and USGS, East Sacramento Quadrangle map, 7.5 minutes, 1949.



Photograph 1: Bercut-Richards Packing Company, ca. 1937.
(*Sacramento Bee* Photo Morgue, Available at SAMCC)

The cannery building (Building 4) also expanded for the second time in two years. This phase of expansion also included a large new office building and a cafeteria for the employees (Building 12) and landscaping and parking areas. For many years, the roof of the cafeteria supported a large sign that read “Bercut Richards Packing Co Sacramento Brand.” The company also purchased eight acres for future expansion in order to continue this growth.²⁴ In 1938, the company expanded the packing plant again with the construction of another new warehouse (Building 8). Also in that year, a fire partially destroyed one of the 1937 warehouses (Building 7) on the northwestern corner of the plant’s property. Damages to the building totaled \$190,000 with the loss of a large section of the roof and framework. The brick walls survived, however, and the company began plans to reconstruct the building. The cans being stored in the warehouse fared worse, as the heat from the fire caused many cans to explode and others to lose their seals, ruining their contents. Sacramento’s health inspectors required that Bercut-Richards bury over two million cans in the landfill, bringing the total loss close to \$1 million.²⁵ The result was that major construction slowed at the plant for a few years.

Demand for canned goods continued to grow as World War II began in Europe. Prices for canned goods and wages for cannery workers rose as packing companies received government

²⁴ *Sacramento Bee*, February 19, 1937.

²⁵ *Sacramento Bee*, May 30, 1938; *Sacramento Union*, May 31, 1938.

contracts for their products. Bercut-Richards benefited from this increased demand. The company also participated in other support functions following the nation's entry into the war. Sacramento began a victory garden program to encourage civilians to assist with the war effort. The *Sacramento Bee* sponsored victory garden festivals and Bercut-Richards canned the produce with a special "V for Victory" label.²⁶

The Bercut-Richards plant participated in the war effort in a much more direct way beginning in the fall of 1942 when the Army Signal Depot moved from the state fairgrounds to the cannery. Sacramento's inland location and access to major rail lines made it safe from Japanese air attack and ideal for shipping military goods on the West coast for the war in the Pacific Theater. The depot served as a supply center for other Army installations. The cannery's warehouses, open space, and proximity to the rail depot made it an excellent location for this supply function. Although the military built many new facilities in California during the war, the use of existing industrial sites like the Bercut-Richards cannery allowed vital supply operations to continue without the delay of waiting for acquisition and construction of a new site. The Army used existing buildings at Bercut-Richards and left behind no permanent structures from its use of the property.²⁷

As the war intensified, the need for military supplies grew, as did the workload at the Signal Depot. By the end of the war, hours worked increased 650%, and shipments grew from 10,500 items in 1943 to 60,800 items in 1945. This workload translated into much needed jobs for civilians, causing an increase in employees from 244 to 1,800. The army supplemented the Sacramento workforce by recruiting specialists from across the country, bringing new expertise to the area. The workforce also diversified as the depot hired more women and a few minorities. It also diversified after April 1944 when the army opened a prisoner of war camp at the cannery site (on APN 001-0020-046, the current location of Building 13). German prisoners from General Rommel's *Afrika Korps* lived in a tent city (**Photograph 2**) and worked in the depot's warehouses. The POW population peaked at 554.²⁸

The Sacramento Army Signal Depot was valuable to the war effort and from its success it began to outgrow its space at the Bercut-Richards site as supply demands increased. The Army began to lease other warehouses in the city to hold the surplus goods and started work on a larger permanent depot in Sacramento. The war ended prior to the Signal Depot's departure from the Bercut-Richards plant. The Army moved the Signal Depot to Fruitridge Road east of Power Inn Road in late 1945.²⁹

²⁶ Prince, "Historical Research Study," 32.

²⁷ JRP Historical Consulting Services, "California Historic Military Buildings and Structures Inventory," Vol. II, 7-2 – 7-4, 7-23 – 7-25.

²⁸ Thomas D. Norris, "The Sacramento Signal Depot During World War II," unpublished paper, 1980, 3-7.

²⁹ Norris, "Sacramento Signal Depot," 8-12.



Photograph 2: Sacramento Army Signal Depot located at Bercut-Richards Packing Company, ca. 1944. (Sacramento Army Depot Collection. Department of Special Collections and University Archives. California State University, Sacramento)

Demand for canned goods continued to grow in the post-war period and provided Bercut-Richards the opportunity to further expand their facilities. After the war the company constructed new buildings and additions that were integrated into the plant over the next decade. The new expansion phase began in 1945 with the construction of a new office building (Building 1) and a fruit preparation, quick freeze, and cold storage building (Building 2) along the newly-established Richards Boulevard, named for the cannery's manager, Thomas Richards. An additional new building housed a fruit salad cannery (Building 3).³⁰

Between 1945 and 1947 the Continental Can Company, which Thomas Richards also owned, constructed a can manufacturing plant on the east side of North 7th Street, directly across from the Bercut-Richards plant. The two companies operated closely, as evidenced by the construction of a conveyor system in 1946 or 1947 that carried cans from the factory, over 7th Street, along the edge of the cannery warehouses (Buildings 9 and 10), across the sawtooth roof of the old cannery (Building 4) and into the two story can loft on the west side of the plant. This

³⁰ The hollow clay tiles used to construct these buildings bear the stamp "Cannon Load Bearing" and came from Cannon & Co., a local brick company. In 1914, D. A. Cannon began making patented Dennison interlocking tiles in Sacramento. In 1917, he purchased the Sacramento Clay Products Company to manufacture the tiles under the name Cannon-Phillips Co. The company changed its name to Cannon & Co. in 1920 and continued producing its distinctive bricks and tiles until 1970. Dan Mosier, California Bricks, personal correspondence with Mark A. Beason, JRP, September 6, 2006.

innovation eliminated the shipping costs to supply cans to the plant.³¹ Other modifications to the plant during this period included construction of a small scale-house (Building 11) that was flanked by two 50-ton scales in the company parking lot in 1951. In 1955, the southern section of the cannery building (Building 4) was removed and replaced by a large, steel-frame warehouse that remained partially opened adjacent to the north side of the fruit cocktail cannery (Building 3). This portion of Building 4 was again modified around 1964 to enclose the area next to Building 3.



Photograph 3: Aerial view of Bercut-Richards Packing Company, September 1957. Project area outlined in red. (California Aerial Photo Collection, available at Shields Library, University of California, Davis)

With the new facilities, added capacity, and ample warehouse storage, Bercut-Richards continued to increase its production. The company continued to focus on packing local products, canning 20,000 tons of tomatoes from nearby Natomas in 1951, for example. In addition, innovations allowed the company to remain independent from the national canneries in Sacramento and to remain competitive with larger corporations. Bercut-Richards was among the first companies to can and distribute fruit cocktail, making use of by-products of the whole fruit canning process. The company was also among the earliest to can tomato juice on a large scale,

³¹ Historic Environment Consultants, “Richards Boulevard Area Architectural and Historical Property Survey,” 8; and Prince, “Historical Research Study,” 33.

further expanding the market for Sacramento's tomatoes. Bercut-Richards also distributed waste from pear and tomato processing to Midwestern farmers to use as hog feed.³²

Several years later, the Bercut-Richards Packing Company built two additional warehouses / storage buildings, as well as a small corrugated metal shed, all of which were unattached and disconnected from the main plant. The concrete tilt up storage buildings were built between 1957 and 1963 and appear to have had little impact to the plant's function and capacity. One of these buildings was built where a wood shop operated following the closure of the POW camp after World War II (on APN 001-0020-046). The other tilt up concrete building was added to the property at the corner of North 5th Street and Richards Boulevard (APN 001-0200-012) to the west of the cannery. It is unclear what function, if any, these buildings served with the Bercut-Richards operation besides as storage facilities. The metal storage building situated west of Buildings 6 and 7 was constructed after 1964, as was the steel framed enclosure on the west end of Building 6 situated between Building 5 and Building 7.³³

4.4. Decline of the Canning Industry in Sacramento

Demand for canned goods began to decline in the 1950s and 1960s with the reduction of military consumption of canned goods during peacetime, the development of frozen foods, and the growing preference for fresh produce as a healthy alternative to canned goods. New technologies improved facilities to transport fresh produce and also reduced the workforce necessary to operate packing plants. These factors pushed many canneries to choose consolidation with larger companies, like Del Monte or Libby, McNeill and Libby in order to survive.³⁴

The Bercut-Richards Packing Company resisted this trend, remaining one of the largest independent packing plants in the world during the 1950s and 1960s. Thomas Richards astutely managed the company for 37 years through a system of expansion, diversification and innovation. During his tenure, the company grew from a \$1.5 million operation packing 300,000 cans in 1931 to an \$18 million operation that packed 5 and a half million cans in 1968. Richards retired in 1968. He died in 1974.³⁵

When Richards retired in 1968, Borden Foods purchased the cannery. It operated under the management of Richards' son, Thomas H. Richards, Jr., who tried to continue the operation of a local, if no longer independent, cannery until the 1970s, when Borden sold the plant to a San Francisco group. Richards attempted to reestablish the company under the name T.H. Richards Processing in 1979, but the business closed in 1982 as the industry continued to decline in

³² *Sacramento Bee*, September 8, 1951.

³³ Sacramento County Assessor's Records.

³⁴ Arvella, *Sacramento*, 148.

³⁵ *Sacramento Union*, July 6, 1974.

Northern California. Even the large consolidated packing companies struggled during these years. Libby, McNeill and Libby, for example, closed its Sacramento operation in 1980.

Sierra Quality Canners reopened the cannery in 1987, but sold its operation to Tri Valley Growers in 1993. After allowing a five year lease to expire in 1998, Tri Valley sold their equipment to the Lodi Mission Partners from Stockton. After development plans failed to materialize, the Applicant purchased the cannery site and some surrounding parcels in 2000.³⁶

³⁶ Prince, "Historical Research Study," 34-35.

5. DESCRIPTION OF THE RESOURCE

For ease of reference, the buildings on this property have been assigned reference numbers that correspond to the sketch map in Figure 2.

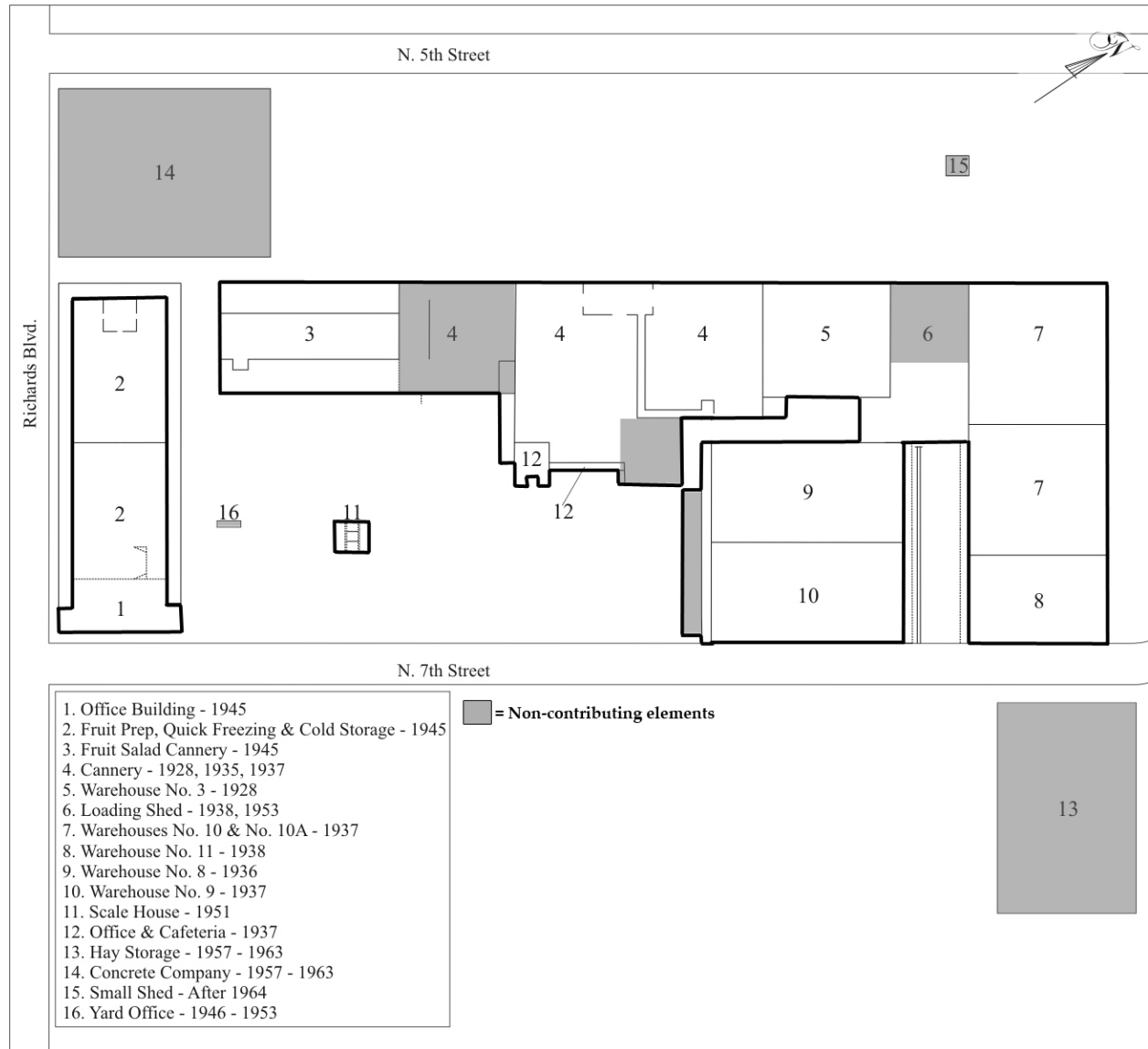


Figure 2: Sketch map of the former Bercut-Richards Packing Company

The property is a 65 acre site located on Richards Boulevard between North 7th and North 5th Streets and between Richards Boulevard and the American River levee. It contains sixteen buildings associated with the Bercut-Richards Packing Company, a fruit and vegetable cannery that operated between 1931 and 1968. Based upon historical records, aerial photography and county assessor information, the existing cannery buildings on parcel 001-0020-045 were constructed between 1928 and 1953. The other buildings on parcels 001-0020-046 and 001-0200-012 were added between 1955 and 1963. The other parcels did

not contain any buildings or structures during the period when this report was prepared. The property is generally characterized by large industrial buildings that are two to four stories tall. They have reinforced concrete, steel, and wood framing and are clad in a variety of materials, including brick, corrugated metal, and wood. The buildings have a variety of roof forms, some of which are formed by large wood trusses. The various roof forms include sawtooth roofs, flat roofs, and gable roofs, some with monitor / clerestory elements or shed roof elements. The buildings include loading docks, some of which were designed for railroad access and others built for truck access. The buildings also include original functional elements such as steel casement windows, sliding metal doors, light fixtures, and a can conveyor structure that is situated atop several of the buildings. The buildings includes some elements built after the property's period of significance (1928 to 1953) that include infill buildings, some relatively recent equipment, replacement windows / doors, and replacement or additional lighting. The following provides detailed description of individual buildings located on this property.

Building 1 is the two story office building shown in **Photograph 4**. It is located at the southeastern corner of parcel 001-0020-045 and was constructed in 1945. It served as the corporate offices for the Bercut-Richards Packing Company and is currently being used as office space.



Photograph 4: Building 1 and 2, camera facing northwest, August 2006.

This 194 feet by 44 feet, rectangular building has a concrete foundation, structural brick exterior walls, and a low-pitched timber truss hip roof. The main entrance is inset with a wide marble frame and is centered in the east side of the building. The doorway is surrounded by fixed multi-pane windows and shows Moderne architectural elements with its thin metal window frames, streamlined door handles and light fixtures. The entire entryway retains its original appearance.³⁷ The entryway also features a terrazzo floor that extends to the interior lobby area of the building. A marble stairway leads from the lobby to the second floor. The streamlined, aluminum balustrade adds to the Moderne styling, but it appears to not be

³⁷ The entrance looks much as it did in 1948. See *Sacramento Bee* Photo Morgue, Sacramento Archives and Museum Collection Center.

original because it not only appears to be new, but also holes in the stair treads indicate that the stairs had a previous balustrade.

The exterior of the building is clad with multiple shades of light orange brick construction in a horizontal (common bond) pattern. Under the eaves, a line of thirteen windows is spaced symmetrically, with one in the center over the marble entryway and six evenly spaced on either side. These steel casement windows have thin metal frames like those surrounding the door and form a three across and four down pattern. A brick ribbon runs below this line of windows. The window pattern is repeated on the first floor, with six windows on either side of the entryway and aligned with the windows over the door. The windows on each end and those closest to the door are glass block, while the remaining eight are covered by louvered shutters. The north and south ends of the building feature a similar window pattern, with two windows on the second story with a two across and four down pattern and two casement windows below. The casement windows on the south end, facing Richards Boulevard, are also covered by shutters. There are two metal utility doors below the glass block windows on each end of the east side of the building. The brick walls surrounding each door feature a corbelled pattern.

Building 2, the Fruit Preparation, Quick Freeze and Cold Storage building, is also shown in **Photograph 4**. This building was also constructed in 1945 and is currently being leased as cold storage space. It is a long rectangular building that abuts Building 1 and runs perpendicularly from its west side. The building is 558 feet by 151 feet and has a low-pitched gable roof covered by corrugated metal. The building's structure is load bearing clay tiles that are situated in the walls, which are divided by pilasters on each side. A vertical concrete firewall bisects the roof, dividing the entire building into two sections, the Fruit Preparation and Quick Freeze section on the east and the Cold Storage Section on the west. The Fruit Preparation and Cold Storage section is 258 feet long and abuts the office building (Building 1) on its west side. The roofline of this section is broken on the east end by an extension from the peak to the north side for 25 feet that resembles a shed dormer with five large, north-facing windows and extends for 105 feet along the ridge of the building. The Cold Storage section is 300 feet long and has a monitor or air blinker deck that projects from the roof from the western edge. This projection is 50 feet wide and extends along the ridge of the roof for 80 feet. It has a low-pitched gable roof and a smaller monitor projecting along its entire length with ventilation openings along the sides. The entire monitor, both sides and roof, is covered with corrugated metal, and it is supported by concrete pilasters that extend above the brick pilasters in the building's walls.

The west wall of the building is brick construction until it reaches the eaves – the remaining part of the wall in the gable end is board-formed concrete to support the monitor. The north and south walls of the building are a combination of the same brick used in the office building and load bearing, hollow clay tiles stamped with “Cannon Load Bearing.” The north and south sides have 24 feet wide concrete loading docks sheltered by metal shed roofs lower than building's roofline. The only remaining set of railroad tracks on the property are adjacent to the south loading dock of Building 2. Several doors penetrate the north and south walls, with some are roll

up metal doors as well as large metal refrigeration chamber doors. Many of these doors show evidence of being added after construction due to the concrete lintels and the disruption of the pattern of load-bearing hollow clay tiles and infill with smaller bricks. Examples of original light fixtures are at the loading docks.

The north side of building had windows above the loading dock's shed roof in each of the thirteen sections divided by the wall pier supports. The seven sections beginning from the eastern end have windows that were cut into the original hollow clay tile wall, while the remaining six sections had windows that have since been removed and filled with bricks. The remainder of the building's north side has no windows along this line of the wall, however, below the line of the loading dock's shed roof, two sections of wall have large windows, but there are no other windows on the loading dock level. On the south side, the building has one glass-block window in the section closest to the office building and six casement windows in the next six sections. There are also three windows along the wall below the loading dock roof between two wood sided buildings on the dock.

Building 3 is another addition to the cannery operation from 1945. It served as the Fruit Salad Cannery and is now being used as a storage warehouse. It is a long, rectangular building 288 feet by 191 feet made of brick and hollow clay tile like that used in Buildings 1 and 2. The building has a 65 foot wide clerestory that extends for the entire length of the roof's peak. The clerestory roof is covered by corrugated metal, which extends to the line of the eave on the south end, and is supported by brick and concrete piers along the wall on each side. Its windows have been painted white.

The west and east walls of the building are broken into 15 sections by the brick and concrete pilasters similar to those used on Building 2. The west side has ten windows and five metal roll-up doors in alternating sections. The east side has twelve windows and one large door filling two wall sections. The door has been altered to accommodate a wide loading ramp and has a larger concrete lintel than is over the window sections.

The east wing of the south end of the building has been modified to accommodate a sliding door. There are four large and four smaller windows in the end of the clerestory section. The smaller windows appear to have been added at different times and modified to accommodate a large metal platform with machinery elevated to the clerestory level. This platform is joined to the northwest corner of Building 2 by a catwalk and pipes that penetrate the roof of Building 2 at a small, gabled and metal covered extension of the roof.

The roof of Building 3 is supported by a wood truss system that attaches to the clerestory, which in turn is supported by concrete pillars. The massive wooden trusses help create an open floor plan with limited number of vertical supports. Skylights allow light to penetrate the roof above

both the east and west wings of the building. There is also an original exterior light fixture hanging adjacent to the building's southwest corner.

Building 4 is the oldest building on the site, built in 1928 and enlarged in 1935 and 1937 to house the canning operations.³⁸ It is a large, irregularly shaped building with a sawtooth roof. The 19 sawtooth ridges are covered by asphalt shingles, have north facing openings and run the width of the building in approximately 20 foot sections. The southernmost portion of the building is the widest part at 321 feet, while the northern end of the building is 233 feet wide. The sawtooth roof section is 393 feet long from north to south. The walls are wood plank construction covered by corrugated metal.

In addition, the roof has a 121 feet by 40 feet section with five sawtooth ridges on the west side that stands higher than the rest of the roof line, as shown in **Photograph 5**. Along with much of the lower sawtooth cannery, this section dates from 1928. The roof and sides are covered by corrugated metal, with the sides painted yellow and openings that face north.



Photograph 5: Building 4, camera facing south, August 2006.

The interior has wood plank walls and floors and a wood frame to support the roof. There is also some original light fixtures in this portion of the building along with scatter ephemera that may date to the property's period of significance. This section served as the can loft for the packing company, distributing cans to the cannery floor below. After 1946, this can loft was also the destination for a conveyor that brought cans from the Continental Can Company, on the east side

³⁸ *Sacramento Bee*, February 15, 1935; and *Sacramento Bee*, February 18, 1937.

of 7th Street, to the Bercut-Richards Packing Company. The conveyor system is still in place within Building 4, as is the narrow, gable roof building that covered it as it ran above the roof of the cannery. Like the can loft, the conveyor structure is covered with a corrugated metal roof. The conveyor structure is disconnected now and no longer crosses North 7th Street. Building 4 has another section with three sawtooth ridges that rises above the main portion of the building on the east side. This portion of the building is covered by corrugated metal on the sides and roof. Based upon aerial photography, this portion of the building was constructed after 1964 and covers or replaced an extension of the main portion of Building 12 (discussed below).

Building 4 is connected to Building 3 by a gable roof warehouse that was constructed in 1955 and replaced a portion of the original cannery. It has a concrete foundation, a steel frame and corrugated metal covering the roof. The west wall is corrugated metal and has a metal roll-up door at the southern end. The east wall is concrete block to about 10 feet, topped by translucent panels that extend to the roof. The east side has a concrete loading ramp that leads to a large sliding door. There is another small sliding door to the north of the large door and a row of regularly spaced, sliding windows in the concrete block portion of the wall. For a number of years following its construction, this warehouse had an uncovered loading dock area directly adjacent to the north wall of Building 3, but this area was covered by a metal roof and siding after 1964 and now supports what appears to be a single-wide modular building. A metal catwalk leads from this modular building along the western edge of the roof.

Building 5 is a warehouse that was constructed in 1928 with the original portion of the cannery. It is adjacent to the north end of Building 4. It is a low pitched, corrugated metal shed roof building with a wood frame and brick walls. Four doors in the west wall provide loading access. Three of these doors are large sliding doors, while the fourth, closest to the north end of the building, has been modified and is now a metal roll-up door. The east side of the building has a loading area and three doors that likely have been modified since 1928. A gable roof extension from the southeast corner of this building housed an office and was likely built in 1935.³⁹ This office measures 41 feet by 38 feet and has a door and four windows on the east side.

Building 6 is a loading shed and warehouse, shown in **Photograph 6**, which is adjacent to the north end of Building 5. The current warehouse includes portions of a warehouse that was constructed at this location in 1937 that was labeled Shook Warehouse and Printing. That warehouse is now contained within a long, rectangular loading shed that connects Building 5 with Building 7. The loading shed was constructed in two phases beginning between 1938 and 1953. The first phase did not cover the 1937 warehouse, but instead filled a 160 feet by 80 feet portion of the loading dock to the east of Building 5 and the Shook Warehouse. The roof of portion of the building has three east-west gables covered by composite shingles. The walls are horizontal wood planking. The middle gable covers a large loading dock with three metal roll-up

³⁹ Sacramento *Bee*, February 15, 1935.

doors and a down ramp to accommodate large trucks. The northern gable has a large sliding door at ground level. After 1964, the roofline of the northern two gables was extended to the west an additional 204 feet, covering or replacing the 1937 warehouse. The western edge of this addition also has composite shingles, but has large pieces of particle board covering the wall. Two metal roll-up doors provide loading access on this side of the building, likely used to load or unload onto railroad cars on the spur track that once extended up the western side of the cannery.



Photograph 6: Buildings 9, 6, 7 and 8 (left to right), camera facing west, August 2006.

Building 7, also shown in **Photograph 6**, was constructed in 1937 and completes the line of connected buildings along the western edge of APN 001-0020-045. It is a 260 feet by 480 feet warehouse with a flat roof and brick and hollow clay tile walls. Its flat roof is supported by wooden truss system with vertical steel tie rods that provide for open interior spaces with limited roof supports. The building is divided into two sections. Like other buildings constructed at the cannery in 1937, this warehouse has a decorative tile edge along the roofline. Large sliding metal doors are found on the west and north walls of this building. They are evenly spaced along the each wall, as are the steel framed six-over-two casement windows above the doors. An 18 foot long concrete loading platform lines the west and north walls.

In 1938, a large fire destroyed the roof of most of this building along with 2.5 million cans of fruits and vegetables stored within. The fireproof brick and tile walls were intact, but the packing company had to rebuild the destroyed section of the roof.⁴⁰ Other modifications to the original building include alterations to the doors and windows, evidenced by a disruption of the pattern of load-bearing hollow clay tiles and infill with smaller bricks. Large brackets and braces

⁴⁰ *Sacramento Bee*, May 30, 1938; *Sacramento Union*, May 31, 1938.

have been added to the west and north walls, possibly to support interior elements or, as is the case on the north side, to attach a large sheltering structure over the loading platform. Much of the brick and tile wall surface on the west and north sides has been painted in an effort to cover over graffiti.

Building 8 is attached to the east side of Building 7 and continues the form and details of its neighbor (**Photograph 6**). Building 8 was constructed in 1938. It measures 260 feet by 156 feet and is a large brick and hollow clay tile warehouse. One significant difference between this building and Building 7 is that it has three hipped gables that run north to south. The roof's wooden trusses help create an open floor plan with limited number of vertical supports. However, the window and door pattern are continued from one warehouse to the next, as is the clay tile accent at the roofline.

This building has been modified since its construction. The brick and tile has been painted a putty color, probably to make removing graffiti easier. While several sliding metal doors and casement windows remain, many have been altered. Several modifications are visible in the east wall, including four bricked in doors and two others that have been added. There is also an extension with a concrete foundation wall and wood siding at the northeast corner. It should be noted that the wood rafters and ceiling planks retain their original appearance.

Building 9 is a warehouse that the Bercut-Richards Packing Company added in 1936 (**Photograph 6**). Its style is distinctive from those buildings added later, such as Buildings 7, 8, 10 and 12. Building 9 has a flat roof supported by pilasters in the hollow clay tile walls and does not have decorative tile along the roofline. Its flat roof is supported by wooden truss system with vertical steel tie rods that provide for open interior spaces with limited roof supports. The north side of the building has a loading dock covered by a shed roof with a wood frame and corrugated metal covering. The west end of the building abuts Building 6 and the east end abuts building 10.

The south end of the building is difficult to observe because of modifications since the building was constructed. A can conveyor system was constructed around 1946 to carry cans produced at the Continental Can Company factory (across North 7th Street) to the packing plant. This conveyor structure spanned North 7th Street and ran beside the roofline on the south side of Buildings 9 and 10 before cutting across the sawtooth roof of Building 4 and ending at the two story can loft. This conveyor system was contained in a gable roof structure with corrugated metal covering the roof and sides. The conveyor no longer spans North 7th Street, nor does this piece connect to the portion that runs above the cannery building (Building 4).

Subsequent construction filled in the area below the conveyor on the south side of Building 9. A flat roof building with horizontal wood siding was constructed between 1957 and 1964. It

extends for 233 feet from the midpoint of Building 9 nearly to the southeast corner of Building 10. Corrugated metal covers the space between this building and the conveyor above it.

Building 10 was constructed in 1937 to provide additional warehouse space for the cannery (**Photograph 6**). Like Building 8, it has three hipped gables that run from north to south. Building 10 shares other characteristics of other buildings built at the cannery in the same year, including hollow clay tile walls, decorative tile along the roofline of the north and east sides and the spacing of windows. The covered loading dock mentioned with Building 9 also extends along the north side of Building 9. The conveyor building and the wood structure that sits below and cover Building 9 also cover the south side of Building 10.

The same six-over-two casement windows found on Buildings 7 and 8 are found on the north and east sides of Building 10. The north side of the building is accessed through sliding doors on the loading dock. There is also one tall, metal roll-up door that has been added to the east side. A window was removed and the top of its frame bricked in to allow for the installation of this door. Other than these modifications, it is difficult to observe the rest of the building because of the conveyor and flat roofed building that runs along the south side of Building 10.

Building 11 is the scale house for the cannery and was constructed in 1951. This building measures 18 by 60 feet and has a hipped roof with a tile covering and closed eaves. The building has a central room with a concrete platform on both the east and west sides and covered by the roof. The platforms have pipe railings and original light fixtures hanging from their ceilings. The room has light orange brick sides similar to the bricks used in Building 1. The west platform has a small, wood sided modular building with sliding windows on each side. An addition to the brick room extends from the east wall onto the east platform. This addition has wood panel sides, sliding windows on the east and south sides and a door in the north side.

The brick portion of the scale house has large casement windows on the north and south sides. These windows are multi-paned with three sections. The south side also has a smaller, fixed window to the right of the large window. The brick room is accessed by doors on either the east or west side.

Building 12 was constructed as part of the plant expansion in 1937, which added a new office building and cafeteria to the cannery (**Photograph 7**).⁴¹ The office portion of this building is 85 by 60 feet and has a flat roof and the decorative tile at the roofline distinctive of the 1937 construction at the cannery. The east side has a central recessed entryway containing the front door and measuring approximately 12 feet by 10 feet. Building 12 has many, regularly spaced casement windows low on the walls. The hollow clay tile walls extend above the windows,

⁴¹ *Sacramento Bee*, February 18, 1937.

perhaps indicating a second story. The rhythm of the windows and their placement low on the sides gives the impression that the building is taller than it really is.



Photograph 7: Building 12, camera facing northwest, August 2006.

At some point after 1957, a large awning was added, but only the aluminum frame remains. A shed roofed addition was added to the south side between 1937 and 1953. It begins in the middle of this side of Building 12 and extends westward for 130 feet, overlapping a portion of the cannery (Building 4). The shed roof attaches to the building a few feet above the top of the windows and extends outward for 21 feet. The shed roof is covered by rolled metal. A portion of the space under the shed roof is enclosed with vertical wood paneling. The south wall of this enclosed portion has three sliding windows and one fixed pane window. The windows in Building 12 are visible under the western end of the shed roof addition.

The cafeteria portion of Building 12 extends to the north of the office building. It is a long, narrow building measuring 90 by 13 feet. A hollow clay tile wall the same height as the office building was added to the east side of the cannery building (Building 4), and a shed roof extension to the east formed the cafeteria. The tile wall above the cafeteria has the same decorative tile along the roofline as the other 1937 buildings on the site and at one time supported a large sign for the cannery. Based upon a photo taken soon after its construction, the cafeteria portion was open below the shed roof. It has since been enclosed with a brick wall topped by horizontal wood planks. This enclosed portion has a row of six fixed windows to the north of a sliding window and a glazed panel door.

To the north of the cafeteria portion of Building 12 is the large, sawtooth structure described with Building 4. This building, constructed after 1964, appears to cover another brick building very similar in appearance to the office included in Building 12.

Building 13 is a concrete tilt up warehouse constructed on APN 001-0020-046 between 1957 and 1963. It sits northeast of the main cannery site on the east side of North 7th Street and just south of the American River levee. This 300 feet by 505 feet warehouse is used for hay storage.

Building 14 is also a concrete tilt up warehouse constructed in the same period as Building 13, 1957-1963. This building is located on the southern edge of APN 001-0200-012 along Richards Boulevard at the corner of North 5th Street. This 296 feet by 379 feet warehouse currently houses West Coast Carriers, a trucking company.

Building 15 is a small metal shed on the northern half of APN 001-0200-012. It sits approximately 60' west of Building 6. The shed measures 13 by 19 feet and was constructed after 1964.

Building 16 is a small yard office building constructed between 1946 and 1953 and is located to the north of Building 2. When originally constructed, the building had a hipped roof, the northern and southern ends of which sheltered an open porch. The porch remains on the south end of the building, but its northern counterpart has been enclosed and the roof has been altered to a gable on hip on that end. An additional shed extension has been added to the west side to shelter two doors. The roof is covered by corrugated metal. The walls are clad in horizontal wood siding. There are two doors in the southern end of the building, as well as a tall casement window in a three-over-four pattern, as well as a smaller, single-hung window. The east and west sides have three matching ribbon windows. The west side also has two sliding windows and the two doors mentioned above, all to the north of the ribbon windows. The east side a smaller sliding window, also to the north of the ribbon windows. Building 16 appears to have been extensively modified over time, including the enclosure of the north porch and the addition or removal of windows and doors.

6. FINDINGS AND CONCLUSIONS

6.1. Evaluation Criteria

JRP used the CRHR and NRHP criteria to evaluate the historic significance of the former Bercut-Richards Packing Company property at 424 North 7th Street in Sacramento. JRP also evaluated the property under the criteria for Sacramento's historic preservation ordinance, Sacramento Municipal Code, Title 15 Buildings and Construction, Chapter 15.124 Historic Preservation, which is similar to the CRHR criteria. This portion of the city code has been revised recently and is being moved to Chapter 17. Identified and potential city landmarks proposed for demolition will be subject to section 17.134.430.A.1.a of the city code, effective January 1, 2007. The criteria for identification of potential city landmarks will remain the same as identified in Chapter 15.124.

The criteria for listing properties in the CRHR are in Section 15064.5(a)(2)-(3) of the CEQA Guidelines, which provide the criteria from Section 20524.1 of the California Public Resources Code. The CRHR is in the California Code of Regulations Title 14, Chapter 11.5. According to this code, properties eligible for listing in the NRHP are automatically eligible for listing in the CRHR. The CRHR criteria are largely based on the NRHP which are codified in 36 CFR Part 60 and explained in guidelines published by the Keeper of the National Register.⁴²

Eligibility for listing in either the NRHP or CRHR rests on twin factors of significance and integrity. A property must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm historical significance a property may possess and render it ineligible. Likewise, a property can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Historic significance is judged by applying the NRHP and CRHR criteria. The NRHP criteria are identified as Criteria A through D, the CRHR as Criteria 1 through 4. The NRHP guidelines states that a historic resource's "quality of significance in American history, architecture, archeology, engineering and culture" be determined by meeting at least one of the four main criteria. Properties may be significant at the local, state, or national level:

Criterion A: association with events or trends significant in the broad patterns of our history;

Criterion B: association with the lives of significant individuals;

⁴² The most widely accepted guidelines are contained in the U.S. Department of Interior, National Park Service, "Guidelines for Applying the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington D.C.: US Government Printing, 1991, revised 1995 through 2002).

Criterion C: a property that embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or that possesses high artistic values;

Criterion D: has yielded, or is likely to yield information important to history or prehistory.

In general, Criterion D is used to evaluate historic sites and archaeological resources. Although buildings and structures can occasionally be recognized for the important information they might yield regarding historic construction or technologies, the buildings within the study area for this project are of building types that are well documented. Thus, the property that is the subject of this report is not a principal source of important information in this regard.

Certain property types are usually excluded from consideration for listing in the NRHP, but can be considered if they meet special requirements in addition to meeting the regular criteria. The following are the seven Criteria Considerations that deal with properties usually excluded from listing in the National Register:⁴³

Consideration A: Religious Properties

Consideration B: Moved Properties

Consideration C: Birthplaces and Graves

Consideration D: Cemeteries

Consideration E: Reconstructed Properties

Consideration F: Commemorative Properties

Consideration G: Properties that have Achieved Significance within the Past
Fifty Years

None of the NRHP criteria considerations apply to the property evaluated for this report.

Integrity is determined through applying seven factors to the historical resource. Those factors are location, design, setting, workmanship, materials, feeling, and association. These seven can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven criteria, pertaining to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

⁴³ USDI, National Park Service, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin 15*, 25, 41-43; USDI, National Park Service, "Guidelines for Evaluating and Nominating Properties that have Achieved Significance within the Last Fifty Years," *National Register Bulletin No. 22* (Washington, D.C.: Government Printing Officer, 1979, revised 1990 and 1996).

The CRHR criteria closely parallel those of the NRHP. Each resource must be determined to be *significant* at the local, state, or national level under one of four criteria (paraphrased below) in order to be determined eligible:

Criterion 1: Resources associated with important events that have made a significant contribution to the broad patterns of our history.

Criterion 2: Resources associated with the lives of persons important to our past.

Criterion 3: Resources that embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master.

Criterion 4: Resources that have yielded, or may be likely to yield, information important in prehistory or history.⁴⁴

As was the case with NRHP Criterion D, the property in the study area does not appear to be significant under CRHR Criterion 4 because it is not a principal source of important information in this regard.

The CRHR definition of integrity and its special considerations for certain properties are slightly different than those for the NRHP. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” The CRHR further states that eligible resources must “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance,” and lists the same seven aspects of integrity used for evaluating properties under the NRHP criteria. The CRHR’s special considerations for certain properties types are limited to: 1) moved buildings, structures, or objects; 2) historical resources achieving significance within the past fifty years; and 3) reconstructed buildings.

As stated, the City of Sacramento is currently updating its historic preservation ordinance, which will go into effect in early 2007. Criteria for identifying a significant historic resource within the City of Sacramento was in Chapter 15.124 Article IV of the Sacramento Municipal Code. According to this code, the criteria for listing a property in what had been referred to as the Sacramento Register largely follow the criteria for the NRHP and CRHR. Properties could be designated as Essential Structures, Priority Structures, or Preservation Areas. An Essential Structure either meets two or more of the NRHP criteria; or one or more of the NRHP criteria and possesses the highest level of integrity. A Priority Structure meets at least one NRHP criteria. A Preservation Area includes properties, not only structures, which meet NRHP Criterion C and may be considered under all NRHP criteria. The city is currently modifying this system to provide criteria for buildings, structures, objects, and sites as city landmarks and within city historic districts.

⁴⁴ California Public Resources Code, Sections 4850 through 4858; California Office of Historic Preservation, “Instructions for Nominating Historical Resources to the California Register of Historical Resources,” August 1997.

6.2. Historic Evaluation

The former Bercut-Richards Packing Company property at 424 North 7th Street in Sacramento is significant at the local level and appears to meet the criteria for listing in the NRHP under Criterion A and in the CRHR under Criterion 1. The property also retains sufficient historic integrity to convey its significance. The property's period of significance is from the construction date of its earliest buildings, 1928, to 1953, when the property's main plant was completed. The property does not appear to meet the criteria for listing in the NRHP under Criteria B, C or D, nor for listing in the CRHR under Criteria 2, 3, or 4.

Under Criterion A (1), the cannery property appears to be significant because of its important association with events that have made a significant contribution to the broad patterns of local and regional history. The fruit and vegetable canning industry is an important part of Sacramento's history. As discussed in the historical overview, the fruit and vegetable canning industry developed in the Sacramento Valley in the early twentieth century, processing the area's agricultural products for transport to the rest of the country and other parts of the world, taking advantage of the city's prominence as a river and railroad transportation hub. Canning helped make the Sacramento Valley one of the largest producers of important crops such as peaches and tomatoes. Canneries also provided employment to thousands of citizens in the Sacramento area, benefiting individuals and the city's economy. The Bercut-Richards Packing Company is associated with canning industry in the early to mid-twentieth century and was one of the largest independent canning operations in the area.

Specifically, the former Bercut-Richards Packing Company property is significant on the local level for its association with Sacramento's canning industry because of its prominence within that industry from the 1930s through the mid 1950s. The almost continual expansion of the plant at 424 North 7th Street from the mid 1930s to the mid 1950s, enlarging the former canning plant built at this location in 1928-1929, illustrates the success of this individual company, and, as such, it is representative of Sacramento's distinction in the California canning industry. This prominence is derived from the company's contrasting independence from large corporations, such as Libby and Cal-Pac, which also had a presence in Sacramento, and the company's participation in the community. The Bercut-Richards Packing Company also employed post-World War II innovations in the canning industry that helped it remain prosperous even as the economics of the canning industry were shifting. The period of significance for this property (1928 to 1953) encompasses both the earliest buildings on the property and the expansions and additions made on the property during the post-war period.

Under Criterion B (2), the former Bercut-Richards Packing Company property does not represent a property associated with the life of a person important to local, California or national history. Properties that meet this criterion are associated with specific individuals who made important

contributions to a community, the state or the nation in their field of endeavor or in some specific documented manner. The cannery is most directly associated with Thomas H. Richards, Sr., who successfully managed the cannery operation from 1931 until his retirement in 1968. As discussed in the historic overview, Richards oversaw the cannery through the Great Depression, World War II, and the post-war period, regularly expanding the plant and increasing production while resisting the trend toward consolidation with larger, national canning companies. With the exception of the 1928 cannery and warehouse, the buildings at the Bercut-Richards cannery site were all constructed during Richards' tenure. Although Richards was a successful businessman and prominent citizen in Sacramento, the historic record does not indicate a level of significance to meet the eligibility standards under Criterion B (2).

Under Criterion C (3), the cannery site does not appear to be significant because it does not represent an important example of a type, period or method of construction, nor does it appear to be the work of a master artist or craftsman or possess high artistic values. While the office building constructed in 1945 (Building 1) does exhibit Moderne architectural details, including the streamlined door and light fixtures and terrazzo floor, and retains a great deal of integrity, this building's design does not represent an important example of this type. The design of the remaining utilitarian cannery buildings suggests their functions and some feature interesting details, such as the sawtooth roof on Building 4, the hollow clay tile used in several of the buildings, and roofline decorative tile. The property's individual buildings and its overall industrial complex do not represent technical innovations of the canning industry from the 1920s through the 1950s and their architectural design does not represent important examples of these types of buildings from this period.

As stated, the cannery does not appear to be significant under Criterion D (4) because this criterion is usually used to evaluate historic sites and archaeological resources. Although buildings and structures can occasionally be recognized for the important information they might yield regarding historic construction or technologies, the Bercut-Richards cannery buildings are building types that are well documented and are not a principal source of important information in this regard.

The former Bercut-Richards Packing Company property not only has historical significance under NRHP Criterion A (CRHR Criterion 1), but also retains many important aspects of its historic integrity. It is in its original location and retains many of its original features of design, materials, and workmanship. As would be expected of a successful industrial operation, many of the buildings were altered during the period of significance to adjust to the evolving needs of the cannery. The two office buildings (Buildings 1 and 12) retain the largest degree of integrity to their original construction, having experienced minor modifications, such as covering some of the first floor casement windows with shutters on Building 1 and the construction of the shed roof extension to the south side of Building 12. The industrial buildings and warehouses,

Buildings 2, 3, 5, 7, 8, 9 and 10, have all received minor alterations such as the addition or removal of windows or doors. Nevertheless, their rooflines, exterior walls and interior spaces have not been greatly altered and their massing and appearance still communicate their original design and historic use. The cannery building (Building 4) experienced the largest degree of modifications through its years of operation, including at least two major expansions and additions, such as the large sawtooth section on its east side, and the replacement of its southern portion with a large, modern warehouse. In spite of these changes, the cannery building still conveys its original purpose and a large degree of its original appearance. The buildings located within APN 001-0020-045 support the overall conveyance of the property's historical significance, providing a feeling and association to its period of significance. The buildings on APN 001-0020-046 and 001-0200-012 were constructed after the period of significance and do not contribute to its significance.

The character-defining features of the former cannery include many of the design elements described above. Photographs of the property's character-defining features are provided in Appendix B. The character-defining features include:

- Structural designs elements
 1. Roof forms such as sawtooth, monitor / clerestory, shed roof dormer
 2. Loading docks – some designed for railroad access and others for truck access
 3. Can conveyor and its enclosure
 4. Warehouse roof trusses that create large undivided interior spaces
 5. Two to four story horizontal building forms

- Decorative and functional elements
 1. Main office building façade – metal frame main entry with Moderne light fixtures, marble surround, and terrazzo floor, orange/red bricks, glass block windows, metal casement windows, corbelled side door entries with metal doors
 2. Decorative terra cotta parapet tiles
 3. Steel casement windows
 4. Metal sliding doors
 5. Cladding – common bond laid bricks, hollow clay tiles, corrugated metal sheets, and wood plank siding
 6. Light fixtures
 7. Railroad track

All, but one, of the buildings on Parcel 001-0020-045 (Buildings 1 to 12) contribute to the significance of this property. Non-contributing elements of the historical resource on Parcel 01-0020-045 include Building 16, two portions of the large cannery building (Building 4), the south end of Building 9 and Building 10, and the west end of Building 6. The portions of Buildings 4,

6, 9, and 10 were modifications to the completed plant and do not convey the importance of the Bercut-Richards Packing Company during its period of significance (1928-1953). Building 16 has been modified extensively over the years and does not retain sufficient integrity of design, materials, and workmanship to be considered a contributing element of the historical resource. The other buildings within this project on APN 001-0020-046 and 001-0200-012, Buildings 13, 14, and 15, were constructed after the period of significance. Therefore, these buildings are not considered contributing elements of this property.

The property at 424 North 7th Street has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to meet the criteria for listing in the NRHP and CRHR. It also appears to be eligible as a Priority Structure / city landmark under the City of Sacramento Municipal Code. Thus, this property appears to be a historical resource for the purposes of CEQA.

6.3. Impacts Analysis and Suggested Mitigation

The CEQA guidelines Section 15064.5(b) states that “a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” The proposed Township 9 project includes complete demolition of the existing buildings in the study area, and therefore the project will cause substantial adverse change in the significance of a historical resource, the Bercut-Richards Packing Company property at 424 North 7th Street. This change is considered to be a significant effect on the environment because the significance of the historical resource will be materially impaired as a result of this project. The historical resource will be materially impaired through the demolition of the historical resource’s physical characteristics that convey its historical significance and that justify its inclusion in the CRHR. (Photographs in Appendix B illustrate some of the property’s character-defining features.) Although the lead agency and other parties involved may agree to employ various partial mitigation strategies for this action, the demolition option cannot be reduced to less than significant. While mitigation measures will reduce the impact, and will include documentation of the structure, they will not mitigate the project impacts to a level that is less than significant.

The City of Sacramento, as the lead agency under CEQA, is responsible for identifying potentially feasible measures to mitigate the significant adverse change that the project will have on the historical resource, in accordance with CEQA Guidelines Section 15126.4.

The following is a list of possible mitigation measures that could be employed for this project to lessen the impact the project will have on the historical resource. As noted, these measures will not reduce the project’s impact to a level that is less than significant. The City of Sacramento,

the property owner, and local interested parties may identify additional measures that mitigate or avoid significant adverse changes to this historical resource. Some of the measures discussed below may be modified in negotiations between the Applicant, the City of Sacramento, and other interested parties. Some measures may need to be refined following study of their feasibility, both structural and economic relative to their potential outcome.

1. Documentation / Recordation

Documentation and recordation of the Bercut-Richards Packing Company property should precede any demolition or removal activities. Documentation is the baseline mitigation measure. Written and photograph documentation will be prepared to record the property. The text and photographs will be used for completion of other mitigation measures proposed below.

HABS/HAER-like Dataset

The documentation for the property will be prepared based on the National Park Services' (NPS) Historic American Building Survey (HABS) / Historic American Engineering Record (HAER) Historical Report Guidelines. The proposed documentation standards will meet the intent of NPS – Advisory Council on Historic Preservation (ACHP) revised policy for developing alternate forms of documentation for properties meeting a criterion of less than nationally significant. This documentation standard is being used around California and has been approved by the California State Historic Preservation Officer on various projects. The documentation prepared for former Bercut-Richards Packing Company property will not be reviewed by NPS or transmitted to the Library of Congress and therefore, will not be a full-definition, HABS/HAER dataset. This type of documentation is based on a combination of both HABS/HAER standards (Levels II and III) and NPS new policy for NR-NHL photographic documentation as outlined in the *National Register of Historic Places and National Historic Landmarks Survey Photo Policy Expansion* (March 2005).

The written historical data for this documentation will follow HABS / HAER Level II standards and be derived from this report and from Lisa C. Prince, "Historical Research Study of the Historic Bercut-Richards Packing Company Site and Surrounding Sacramento Area," an unpublished report prepared for the Applicant in 2006. Additional information may come from oral histories conducted as part of mitigation for this project (see below). The written data should be accompanied by a sketch plan of the property. Efforts should also be made to locate original construction drawings or plans of the property during the period of significance. These drawings should then be photographed, reproduced, and included in the dataset.

Either HABS / HAER standard large format or digital photography may be used to meet the standards of the proposed alternative documentation. If digital photography is used, the ink and paper combinations for printing photographs must be in compliance with NR-NHL photo expansion policy and have a permanency rating of approximately 115 years.⁴⁵ Photographs will be labeled with text reading “Bercut-Richards Packing Company, 424 North 7th Street, Sacramento,” and photograph number on the back of the photograph in pencil (2B or softer lead). Digital photographs will be taken as uncompressed .TIF file format. The size of each image will be 1600x1200 pixels at 300 ppi (pixels per inch) or larger, color format, and printed in black and white. File name for each electronic image will correspond with the index of photographs and photograph label.

Photograph views for the dataset should include: a) contextual views; b) views of each side of each building and interior views, where possible; c) oblique views of buildings; and d) detail views of character-defining features, including features on the interiors of some buildings. The size of this property would require up to 5 contextual views, 20 exterior and interior building views, 10 oblique views, and 15 detail views. All views should be referenced on a photographic key. This photograph key will be on a map of the property and will show the photograph number with an arrow indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the dataset.

Oral History Project

Additional information could be collected through an oral history project. Such a project would be in addition to the HABS/HAER-like dataset described above. The oral history project would assemble important personal histories of people who worked at the Bercut-Richards Packing Company. An oral history project to record their stories would be a valuable resource and assist with future interpretative and educational exhibits.

The City of Sacramento Historic Preservation Director would be given the opportunity to comment on the research design for the oral history project. The research design would identify anticipated informants, research goals, and protocols. The oral history research should be conducted in conformance with the Principles and Standards of the Oral History Association revised September 2000.⁴⁶ The oral history project could be

⁴⁵ See, for example, Wilhelm Image Research, Inc., “Hewlett-Packard Photosmart 8450 – Print Permanence Ratings” June 29, 2005, accessed online at www.wilhelm-research.com. The 115-year permanency rating is based on displayed prints framed under glass.

⁴⁶ The Principles and Standards of the Oral History Association are available online at: <http://omega.dickinson.edu/organizations/oha/EvaluationGuidelines.html>.

conducted by a historical consultant or be offered as a project to students at the graduate Capitol Campus Public History program at California State University, Sacramento. If the project were given to public history students, it would need to be supervised by a faculty member with experience conducting oral history projects. The following provides guidelines for conducting an oral history project for this property.

The oral history project would consist of interviews conducted in the Sacramento region with at least five persons knowledgeable about the Bercut-Richards Packing Company and its operations in the buildings on this site from 1928 to 1953, during the property's period of significance. The aim of these interviews would be to record information about company operations as they were carried out in these buildings. This information will expand on the historical record available in this report and Lisa Prince's study. In general, the goal will be to synthesize information gathered from individuals who worked at the plant: personal insights and recollections of the company, its management, innovations, and the day-to-day operation of the plant.

Planning / Preparation for Interviews:

- Review the available historical research and reports, including this report and Lisa Prince's report;
- Identify potential interviewees;
- Prepare questions list prior to the interviews;
- Conduct a tour of former cannery with the interviewees prior to demolition of buildings, if possible.
- Prepare and have signed release forms for each interviewee, giving permission for any tapes or photographs made during the project to be used for by researchers and the public for educational purposes.

Interviews:

- The oral interviews would be no longer than 1-2 hours in length and could be conducted in a group setting, if feasible or practical;
- Each interview (with permission of the interviewee) would be recorded with a digital voice recorder and use Digital Speech Standard (DSS) Player Software to create a topic index for the interviews linked to a time counter so that the topic index would be searchable on the CD ROM (or DVD) containing the recording of the interview. Use of this software would eliminate the need for full written transcript of the interviews.

Post-Interviews:

- Archive quality CDs would be prepared containing a recording of the interview, topic index, biographical data sheet, and a read.me file explaining the contents of the CD and how to use the DSS Player Software.
- Short biographical data sheets would be prepared for each interviewee and put in a file on the CD along with a photograph of each interviewee.
- Interviewers would synthesize relevant information from the oral histories into a thematic narrative presenting understandings and insights. This narrative would be included on the CDs;
- Typed transcripts of interviews would not be required.
- CDs would be disseminated to appropriate repositories (see below).

2. Documentation Dissemination

The HABS/HAER–like documentation of the Bercut-Richards Packing Company property will be disseminated on archival quality paper to appropriate repositories and interested parties. The distribution of the documentation will include: the California Historical Resources Information System Northeast Information Center at California State University Sacramento; California State Library in Sacramento; Sacramento Archives and Museum Collection Center (SAMCC); the Sacramento County Historical Society; the Sacramento Public Library’s Sacramento Room; the Sacramento Discovery Museum; and other local repositories that may be identified during the EIR process.

CDs prepared during the oral history project should be on archive quality discs, such as archival gold CD-Rs, and disseminated to the same repositories as the HABS/HAER–like documentation.

3. Interpretation of the Property

The loss of the Bercut-Richards Packing Company property as a result of this project can be partially mitigated, although not to a level that is less than significant, through the implementation of measures to interpret the property’s historic significance for the public and for residents that will inhabit the property. It is important that the property’s historic significance be conveyed to future residents and visitors to the Township 9 property. The HABS/HAER–like documentation prepared for this project, as well as the oral history project, both described above, will provide information for the chosen interpretive actions and educational materials.

Interpretive and/or educational exhibits will include, but are not necessarily limited to the following items:

- Permanent interpretive displays/signage/plaques;

The Applicant will install a minimum of three interpretive displays on the Township 9 property that will provide information to visitors and residents regarding the history of the Bercut-Richards Packing Company, the Sacramento canning industry, and the former Bercut-Richards cannery. These displays will be integrated into the design of the public areas of the new housing and retail and will be installed in highly visible public areas such as the property's parks, the North 7th Street promenade, or in public areas on the interiors of buildings. The displays will include historical data taken from the HABS/HAER-like documentation or other cited archival source and will also include photographs. Displayed photographs will include information about the subject, the date of the photograph, and photo credit / photo collection credit. At least one display will include physical remnants of architectural elements that will be salvaged from the Bercut-Richards Packing Company buildings (see below) (See Appendix B for photographs of the property's character-defining features. Some of these features may be salvaged.) One of the displays will be the traveling exhibit, described below, which will be permanently installed in a highly visible location in a publicly accessible lobby following completion of its tour.

The Applicant will also install at least one sign or plaque near the corner of Richards Boulevard and North 7th Street to indicate that the Bercut-Richards Packing Company plant once stood on this property. Additional signage / plaques will be installed to provide interpretive information about any historical photographs or architectural salvage used or installed on the property.

Interpretive displays and the signage/plaques installed on this property will follow the property's design guidelines and be sufficiently durable to withstand typical Sacramento weather conditions for at least five years. Displays and signage/plaques will be lighted, installed at pedestrian-friendly locations, and be of adequate size to attract the interested pedestrian. Maintenance of displays and signage/plaques will be included in the management of the common area maintenance program on the property.

- Exhibits and written documentation for publication on a website;

The Applicant will publish exhibits and written documentation on a website regarding the history of the Sacramento canning industry and the Bercut-Richards Packing Company property. This information will be derived from the HABS/HAER-like documentation, this report, Lisa Prince's report, and other

appropriate archival sources. The publication will include text and photographs. The text will be written for popular consumption, but also be properly cited following historical documentation standards.

Publication of these materials will be either on an independent website maintained by the Applicant (or its successor property management company) or be donated for posting on a local history website, such as www.sacramentohistory.org (owned by SAMCC). The materials will be available on the website for at least two years following demolition of the former Bercut-Richards cannery.

- Traveling exhibit with text and graphics illustrating the history of the Bercut-Richards Packing Company and its former plant;

The Applicant will have a traveling exhibit prepared that will be loaned to local museums (such as the Sacramento Discovery Museum) and, if possible, at public libraries and/or public buildings in the Sacramento region. The small exhibit would include panels / boards that provide information and photographs regarding the Sacramento's canning industry history, the Bercut-Richards Packing Company, and the company's plant on North 7th Street. This type of exhibit typically includes three or more 2x2 foot boards that can be either wall mounted or displayed on easels. The exhibit could be supplemented in museum settings with small artifacts or architectural features salvaged from the former cannery site.

Following installation the exhibit in local museums and other locations, the exhibit will be permanently displayed in a highly visible location in a publicly accessible lobby on the property and will fulfill a portion of the on-site interpretation mitigations discussed above.

4. De-construction, Salvage, and Reuse

The Applicant will consult with the City of Sacramento regarding the potential de-construction, salvage, and/or reuse of architectural features from the existing Bercut-Richards Packing Company property. These materials would serve as important artifacts and physical reminders of the cannery's material existence and importance. Example of the property's character-defining features that could be potentially salvaged are illustrated in Appendix B. To the extent that is reasonable and feasible, the Applicant will use some architectural features in the property's new design. Such features would be displayed in highly visible public areas of the development, such as in building lobbies or on the exterior of buildings in the parks or along the proposed North 7th Street pedestrian

corridor. Salvaged and reused features will be accompanied by interpretive information on signage/plaques to indicate their origins as part of the Bercut Richards cannery.

The Applicant will also offer architectural features and materials to museums and other local repositories for curation and display. SAMCC and the Sacramento Discovery Museum, for example, would be repositories that may be interested in the salvaged materials, as they have archival storage facilities for artifacts and some ability to display them. Other interested parties may be those interested in the history of industrial buildings or materials such as masonry and bricks (like Dan Mosier, cited in this report, who maintains a collection of historic bricks and provides the public information about the companies that manufactured them on his website, <http://calbricks.netfirms.com/>).

The Applicant has identified features of the buildings on the property that could be potentially salvaged, reused and/or displayed; however, the practical and engineering feasibility of salvaging such architectural features has not been studied. Salvageable features include:

- Elements of the main office building façade – metal frame main entry with Moderne light fixtures, marble surround, and terrazzo floor, orange/red bricks, glass block windows, metal casement windows, corbelled side door entries with metal doors
- Portions of the can conveyor and its enclosure
- Warehouse roof trusses
- Portions of brick and/or hollow clay tile walls, including sections with decorative terra cotta tile detailing at the parapet
- Sliding metal doors
- Examples of steel frame windows with original glazing
- Light fixtures
- Railroad track
- Examples of siding – metal and wood

The larger features that might be salvaged and reused or displayed are the entry to the main office building, portions of the can conveyor, and the warehouse trusses.

The steel frame entry way of the main office building (Building 1), with its Moderne style light fixtures and door handles, could be cut out of the building saved and reinstalled in a new building. If feasible, the entry's marble surround and terrazzo floor would also be salvaged.

The display of the can conveyor would be only a small portion of the overall can conveyor structure. Salvage of this feature would entail careful disassembly / deconstruction, material preservation, and re-construction such that its display could represent, along with photo documentation, how cans were transported from across 7th Street to the can loft. The can conveyor currently runs along the upper portions of south side of Buildings 9 and 10 and atop Building 4. The structure no longer crosses over North 7th Street, and there is a break between the two sections where the track used to proceed over the open area between Building 9 and Building 4. The can conveyor display will include a segment of the conveyor track and the wood frame gable roof housing structure with corrugated siding. A section of track 30 to 50 feet long should suffice, along with appropriate interpretive information (photos and signage), to convey the role the structure had in the cannery. The displayed track should illustrate the intricate qualities of the structure and how cans were transported to the packing floor below.

Massive wooden trusses that help form the open floor space of many of the warehouses could be de-constructed and salvaged for re-use in a new structure or for display. Examples of such wooden trusses can be found in the fruit salad cannery (Building 3) or in the warehouses on the north end of the property (Buildings 5 to 10).

Some of the building elements that contribute to the property's character-defining features would likely not be feasible or reasonable to salvage and reuse. Design elements of the property, identified as character-defining features, would be recognized in the design guidelines discussed below.

5. Design Guidelines

The Applicant is currently developing design guidelines for the new housing and retail proposed for this property. The design guidelines will take into account that the project is removing a historically significant cannery and industrial site. These guidelines will encourage the use of design features of the historic buildings of the cannery in the new buildings to be constructed on the property. This effort will coincide with the guidelines aim to promote visual interest and diversity in the building articulation throughout Township 9. Elements of the historic character of the Bercut-Richards cannery can inform the materials, building forms, and style of the buildings in Township 9. While exact replication of historic features that would create a false sense of historicism is discouraged, the design guidelines will present concepts and types of architectural treatment that can be used to evoke the property's history. The City of Sacramento Historic Preservation Director will be given the opportunity to help refine these design

guidelines to ensure that the architecture of the new buildings help convey the history and significance of the property.

The use of design features from the historic cannery buildings would correspond with some of standards expressed in the “Richards Boulevard Area Plan.” The plan encouraged designs that could be derived from the historic cannery features for the portion of the planning area in which the Township 9 property will be situated. These design features included innovative use of standard materials, for example, such as steel, masonry, corrugated metal, and large steel sash windows as well as employing varied roof forms and treatments to achieve variety and articulation. The plan also encouraged the use of elements that would reinforce the character and composition of historic buildings.⁴⁷

As stated, some building elements that contribute to the property’s character-defining features would likely not be feasible or reasonable to salvage and reuse. Such design elements, identified as character-defining features, would be recognized in the design guidelines. It is also not practical to salvage and reuse some of the old architectural features of the buildings. These character-defining features, some of which are illustrated in photographs in Appendix B, could also be described in the design guidelines. The character-defining features that should be included in the design guidelines are:

- Structural designs elements
 1. roof forms such as sawtooth, monitor / clerestory, shed roof dormer
 2. loading docks – some designed for railroad access and others for truck access
 3. large undivided interior spaces
 4. two to four story horizontal building forms

- Decorative and functional elements
 1. modest Moderne elements of Main Office Building
 2. decorative terra cotta parapet tiles
 3. steel casement windows
 4. metal sliding doors
 5. cladding – common bond bricks, hollow clay tiles, corrugated metal sheets, and wood plank siding

⁴⁷ ROMA Design Group, “Richards Boulevard Area Plan,” Public Review Draft, Prepared for the City of Sacramento, October 1994 (approved by Sacramento City Council December 1994), 103, 110-111, and errata sheet.

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Personal Communications

Mosier, Dan. Operates website with information regarding California bricks and companies that manufactured them. Personal communication with Mark A. Beason, JRP, September 6, 2006.

8. PREPARERS' QUALIFICATIONS

JRP partner Christopher McMorris (MS in Historic Preservation, Columbia University) was the project manager for the preparation of this report. He provided general direction, report writing, and editing of the report, DPR 523 forms, and graphics. Mr. McMorris has been with JRP since 1998 and based on his education and experience qualifies as a historian/architectural historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Historian Mark A. Beason (MA in History, Arizona State University; Certificate in Historic Preservation, University of Colorado, Denver, expected December 2006) conducted project fieldwork, research, historic evaluation, and report preparation. Mr. Beason has been with JRP since 2006 and, based on his education and experience, qualifies as a historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61). Research Assistants Shawn Riem and Rebecca Flores also contributed to the research and preparation of the report.

APPENDIX A:
DPR 523 Forms

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

P1. Other Identifier: Township 9

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Sacramento

*b. USGS 7.5' Quad Sacramento East, CA Date 1967, Photorevised 1980 T 9N; R 4E; 1/4 of Sec MD B.M.

c. Address: 424 N. 7th Street City: Sacramento Zip: 95814

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor Parcel Numbers (APN) 001-0020-003, 001-0020-014, 001-0020-019, 001-0020-033, 001-0020-034, 001-0020-036, 001-0020-041, 001-0020-044, 001-0020-045, 001-0020-046, 001-0200-012, 001-0200-013, 001-0200-034

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 65 acre site located on Richards Boulevard between N. 7th and N. 5th Streets and between Richards Boulevard and the American River levee, contains sixteen buildings associated with the Bercut-Richards Packing Company, a fruit and vegetable cannery that operated between 1931 and 1968. Based upon historical records, aerial photography and county assessor information, the existing cannery buildings on APN 001-0020-045 were constructed between 1928 and 1953. The other buildings on APNs 001-0020-046 and 001-0200-012 were added between 1957 and 1963. The other parcels did not contain any structures at the time of this report. This property was previously evaluated by Paula Boghosian of Historic Environmental Consulting in 1998 and found to be potentially eligible for the Sacramento Register as a Priority Structure. (See Continuation Sheets).

*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 story commercial building), HP8 (Industrial building)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
Photograph 1: Building 1, camera facing northwest, 1 September 2006.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 1928-1964, Sacramento County Property Records and Aerial Photographs

*P7. Owner and Address:
 Township 9

424 N. 7th Street
 Sacramento, CA 95814

*P8. Recorded by: (Name, affiliation, address):
 Mark A. Beason / Shawn Riem
 JRP Historical Consulting, LLC
 1490 Drew Ave, Suite 110
 Davis, CA 95618

*P9. Date Recorded:
 August 29, 2006 / September 1 & 7, 2006

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, Historical Resource Inventory and Evaluation Report, Bercut-Richards Packing Company Property, City of Sacramento, December 2006.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Bercut-Richards Packing Company

B2. Common Name: _____

B3. Original Use: Fruit and Vegetable Cannery B4. Present Use: Office Space & Warehouse Storage

*B5. Architectural Style: Utilitarian, Moderne

*B6. Construction History: (Construction date, alteration, and date of alterations) Early cannery buildings constructed 1928; warehouses and office building added and cannery expanded in 1936 and 1937; warehouse added in 1938; office building, cold storage and quick freeze building and fruit salad cannery added in 1945; concrete warehouses added between 1957 and 1963; additional outbuildings constructed 1950s; each building, various alterations (see P3a).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Canning Industry Area Sacramento

Period of Significance 1928-1953 Property Type Cannery Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The complex of buildings on the former Bercut-Richards Packing Company has been evaluated in accordance with Section 15064.5(a)(2)-(4) of the CEQA Guidelines outlined in Section 5024.1 of the California Public Resources Code and City of Sacramento Municipal Code. The complex as a whole retains historic integrity and appears to meet the criteria for listing in the National Register of Historic Places (NRHP), California Register of Historic Places (CRHP) and the Sacramento Register (City of Sacramento Municipal Code Title 15 Buildings and Construction, Chapter 15.124 Historic Preservation – to be moved to Title 17 in 2007). (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

EIP Associates, Historic Property Survey Report and Finding of Effect for the 7th Street Extension Project, Sacramento, California, March 2001; Steven M. Avella, *Sacramento: Indomitable City*, 2003; Sacramento County Property Records; *Sacramento Bee*; *Sacramento Union*; Lisa C. Prince, *Historical Research Study of the Historic Bercut-Richards Packing Company Site and Surrounding Sacramento Area*, 2006; Thomas D. Norris, *The Sacramento Signal Depot during World War II*, unpublished report, 1980; Joseph A. McGowan, *History of the Sacramento Valley*, 1961. See footnotes.

B13. Remarks:

*B14. Evaluator: Chris McMorris / Mark A. Beason

*Date of Evaluation: September 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See Continuation Sheet.

P3a. Description (continued):

The property is generally characterized by large industrial buildings that are two to four stories tall. They have reinforced concrete, steel, and wood framing and are clad in a variety of materials, including brick, corrugated metal, and wood. The buildings have a variety of roof forms, some of which are formed by large wood trusses. The various roof forms include sawtooth roofs, flat roofs, and gable roofs, some with monitor / clerestory elements or shed roof elements. The buildings include loading docks, some of which were designed for railroad access and others built for truck access. The buildings also include original functional elements such as steel casement windows, sliding metal doors, light fixtures, and a can conveyor structure that is situated atop several of the buildings. The buildings includes some elements built after the property's period of significance (1928 to 1953) that include infill buildings, some relatively recent equipment, replacement windows / doors, and replacement or additional lighting.

The following provides detailed description of individual buildings located on this property. For ease of reference, the buildings on this property have been assigned reference numbers that correspond to the sketch map found in the Continuation Sheets below.

Building 1, the two story office building shown in Photograph 1, is located at the southeastern corner of APN 001-0020-045 and was constructed in 1945. It served as the corporate offices for the Bercut-Richards Packing Company and is currently being used as office space. This 194 by 44 feet rectangular building has a low-pitched hip roof and a concrete foundation. The main entrance is inset with a wide marble frame and is centered in the east side of the building (**Photograph 2**). The doorway is surrounded by fixed multi-pane windows and shows Moderne architectural elements with its thin metal window frames, streamlined door handles and light fixtures. The entire entryway retains its original appearance, as shown in the 1948 photograph in **Photograph 3**. The entryway also features a terrazzo floor that extends to the interior lobby area of the building. A marble stairway leads from the lobby to the second floor. The streamlined, aluminum balustrade adds to the Moderne styling, but it appears to not be original because it not only appears to be new, but also holes in the stair treads indicate that the stairs had a previous balustrade.

The exterior of the building is clad with multiple shades of light orange brick construction in a horizontal (common bond) pattern. Under the eaves, a line of thirteen windows is spaced symmetrically, with one in the center over the marble entryway and six evenly spaced on either side. These casement windows have thin metal frames like those surrounding the door and form a three across and four down pattern. A brick ribbon runs below this line of windows. The window pattern is repeated on the first floor, with six windows on either side of the entryway and aligned with the windows over the door. The windows on each end and those closest to the door are glass block, while the remaining eight are covered by louvered shutters. The north and south ends of the building feature a similar window pattern, with two windows on the second story with a two across and four down pattern and two casement windows below. The casement windows on the south end, facing Richards Boulevard, are also covered by shutters. There are two metal utility doors below the glass block windows on each end of the east side of the building. The brick walls surrounding each door feature a corbelled pattern (**Photograph 4**).

Building 2, the Fruit Preparation, Quick Freeze and Cold Storage building (**Photograph 5**) was also constructed in 1945 and is currently being leased as cold storage space. It is a long rectangular building that abuts Building 1 and runs perpendicularly from its west side. The building's footprint is 558 by 151 feet. The building has a low-pitched gable roof covered by corrugated metal. The roof is supported by vertical brick and concrete pilasters along the walls on each side, dividing each wall into sections. A vertical concrete firewall bisects the roof, dividing the entire building into two sections, the Fruit Preparation and Quick Freeze section on the east and the Cold Storage Section on the west (**Photograph 6**). The Fruit Preparation and Cold Storage section is 258 feet long and abuts the office building (Building 1) on its west side. The roofline of this section is broken on the east end by an extension from the peak to the north side for 25 feet that resembles a shed dormer with five large, north-facing windows and extends for 105 feet along the ridge of the building (**Photograph 7**). The Cold Storage section is 300 feet long and has a monitor deck that projects from the roof from the western edge (**Photograph 8**). This projection is 50 feet wide and extends along the ridge of the roof for 80 feet. It has a low-pitched

gable roof and a smaller monitor projecting along its entire length with ventilation openings along the sides. The entire monitor, both sides and roof, is covered with corrugated metal, and it is supported by concrete pilasters that extend above the brick pilasters in the building's walls.

The west wall of the building is brick construction until it reaches the eaves – the remaining part of the wall in the gable end is board-formed concrete to support the monitor (**Photograph 8**). The north and south walls of the building are a combination of the same brick used in the office building and load bearing, hollow clay tiles stamped with “Cannon Load Bearing.” The north and south sides have 24 feet wide concrete loading docks sheltered by metal shed roofs lower than building's roofline. The only remaining set of railroad tracks on the property are adjacent to the south loading dock of Building 2. Several doors penetrate the north and south walls, with some are roll up metal doors as well as large metal refrigeration chamber doors (**Photograph 6**). Many of these doors show evidence of being added after construction due to the concrete lintels and the disruption of the pattern of load-bearing hollow clay tiles and infill with smaller bricks. Examples of original light fixtures are at the loading docks.

The north side of building had windows above the loading dock's shed roof in each of the thirteen sections divided by the wall pier supports. The seven sections beginning from the eastern end have windows that were cut into the original hollow clay tile wall, while the remaining six sections had windows that have since been bricked in (**Photographs 6 & 7**). The remainder of the building's north side has no windows along this line of the wall, however, below the line of the loading dock's shed roof, two sections of wall have large windows, but there are no other windows on the loading dock level. On the south side, the building has one glass-block window in the section closest to the office building (**Photograph 9**) and six casement windows in the next six sections. There are also three windows along the wall below the loading dock roof (**Photograph 10**) between two wood sided buildings on the dock (**Photographs 10 & 11**).

Building 3 is another addition to the cannery operation from 1945 (**Photograph 12**). It served as the Fruit Salad Cannery and is now being used as a storage warehouse. It is a long, rectangular building 288 by 191 feet made of brick and hollow clay tile like that used in Buildings 1 and 2. The building has a 65 feet wide clerestory that extends for the entire length of the roof's peak. The clerestory roof is covered by corrugated metal, which extends to the line of the eave on the south end, and is supported by brick and concrete piers along the wall on each side. Its windows have been painted white (**Photograph 13**).

The west and east walls of the building are broken into 15 sections by the brick and concrete pilasters similar to those used on Building 2. The west side has ten windows and five metal roll-up doors in alternating sections (**Photograph 14**). The east side has twelve windows and one large door filling two wall sections. The door has been altered to accommodate a wide loading ramp and has a larger concrete lintel than is over the window sections.

The east wing of the south end of the building has been modified to accommodate a sliding door. There are four large and four smaller windows in the end of the clerestory section. The smaller windows appear to have been added at different times and modified to accommodate a large metal platform with machinery elevated to the clerestory level. This platform is joined to the northwest corner of Building 2 by a catwalk and pipes that penetrate the roof of Building 2 at a small, gabled and metal covered extension of the roof.

The roof of Building 3 is supported by a wood truss system that attaches to the clerestory, which in turn is supported by concrete pillars. The massive wooden trusses help create an open floor plan with limited number of vertical supports. Skylights allow light to penetrate the roof above both the east and west wings of the building (**Photograph 15**). There is also an original exterior light fixture hanging adjacent to the building's southwest corner.

Building 4 is the oldest building on the site, having been built in 1928 and enlarged in 1935 and 1937 to house the canning operations.¹ It is a large, irregularly shaped building with a sawtooth roof (**Photograph 16**). The 19 sawtooth ridges are covered by asphalt shingles, have north facing openings and run the width of the building in approximately 20 foot sections (**Photograph 17**). The southernmost portion of the building is the widest part at 321 feet, while the northern end of the building is 233 feet wide. The sawtooth roof section is 393 feet from north to south. The walls are wood plank construction covered by corrugated metal.

In addition, the roof has a 121 by 40 feet section with five sawtooth ridges on the west side that stands higher than the rest of the roof line. Along with much of the lower sawtooth cannery, this section dates from 1928. The roof and sides are covered by corrugated metal, with the sides painted yellow and openings that face north. The interior has wood plank walls and floors and a wood frame to support the roof. There is also some original light fixtures in this portion of the building along with scatter ephemera that may date to the property's period of significance. This section served as the can loft for the packing company, distributing cans to the cannery floor below. After 1946, this can loft was also the destination for a conveyor that brought cans from the Continental Can Company, on the east side of 7th Street, to the Bercut-Richards Packing Company. The conveyor system is still in place within Building 4, (**Photograph 18**), as is the narrow, gable roof building that covered it as it ran above the roof of the cannery (visible in **Photograph 17** as it leads to the can loft). Like the can loft, the conveyor structure is covered with a corrugated metal roof. The conveyor structure is disconnected now and no longer crosses North 7th Street.

Building 4 has another section with three sawtooth ridges that rises above the main portion of the building on the east side (**Photograph 19**). This portion of the building is covered by corrugated metal on the sides and roof. Based upon aerial photography, this building was constructed after 1964 and covers or replaced an extension of the main portion of Building 12.

Building 4 is connected to Building 3 by a gable roofed warehouse that was constructed in 1955 (**Photograph 20**) and replaced a portion of the original cannery. It has a concrete foundation, a steel frame and corrugated metal covering the roof. The west wall is corrugated metal and has a metal roll-up door at the southern end. The east wall is concrete block to about 10 feet, topped by translucent panels that extend to the roof. The east side has a concrete loading ramp that leads to a large sliding door. There is another small sliding door to the north of the large door and a row of regularly spaced, sliding windows in the concrete block portion of the wall. For a number of years following its construction, this warehouse had an uncovered loading dock area directly adjacent to the north wall of Building 3, but this area was covered by a metal roof and siding after 1964 and now supports what appears to be a single-wide modular building. A metal catwalk leads from this modular building along the western edge of the roof.

Building 5 is a warehouse that was constructed in 1928 with the original portion of the cannery (**Photograph 21**). It is adjacent to the north end of Building 4. It is a low pitched, corrugated metal shed roof building with a wood frame and brick walls. Four doors in the west wall provide loading access. Three of these doors are large sliding doors, while the fourth, closest to the north end of the building, has been modified and is now a metal roll-up door. The east side of the building has a loading area and three doors that likely have been modified since 1928. A gable roof extension from the southeast corner of this building housed an office and was likely built in 1935.² This office measures 41 by 38 feet and has a door and four windows on the east side.

Building 6 is a loading shed and warehouse that is adjacent to the north end of Building 5. A warehouse was constructed at this location in 1937 that was labeled Shook Warehouse and Printing on Sanborn Maps. That warehouse is now contained within a long, rectangular loading shed that connects Building 5 with Building 7. The loading shed was constructed in two phases beginning between 1938 and 1953. The first phase did not cover the 1937 warehouse, but instead filled a 160 by 80

¹ *Sacramento Bee*, February 15, 1935; *Sacramento Bee*, February 18, 1937.

² *Sacramento Bee*, February 15, 1935.

feet portion of the loading dock to the east of Building 5 and the Shook Warehouse. The roof of this portion of the building (**Photograph 22**) has three east-west gables covered by composite shingles. The walls are horizontal wood planking. The middle gable covers a large loading dock with three metal roll-up doors a down ramp to accommodate large trucks. The northern gable has a large sliding door at ground level. After 1964, the roofline of the northern two gables was extended to the west an additional 204 feet, covering or replacing the 1937 warehouse. The western edge of this addition also has composite shingles, but has large pieces of particle board covering the wall. Two metal roll-up doors provide loading access on this side of the building, likely used to load or unload onto railroad cars on the spur track that once extended up the western side of the cannery.

Building 7 was constructed in 1937 and completes the line of connected buildings along the western edge of APN 001-0020-045 (**Photograph 23**). It is a 260 by 480 feet warehouse with a flat roof and brick and hollow clay tile walls. Its flat roof is supported by wooden truss system with vertical steel tie rods that provide for open interior spaces with limited roof supports. Like other buildings constructed at the cannery in 1937, this warehouse has a decorative tile edge along the roofline. Large sliding metal doors are found on the west and north walls of this building. They are evenly spaced along the each wall, as are the steel framed six-over-two casement windows above the doors. An 18 feet concrete loading platform lines the west and north walls.

In 1938, a large fire destroyed the roof of most of this building and 2.5 million cans of fruits and vegetables stored within. The fireproof brick and tile walls were intact, but the packing company had to rebuild the destroyed section of the roof.³ Other modifications to the original building include alterations to the doors and windows, evidenced by a disruption of the pattern of load-bearing hollow clay tiles and infill with smaller bricks. Large brackets and braces have been added to the west and north walls, possibly to support interior elements or, as is the case on the north side, to attach a large sheltering structure over the loading platform (**Photograph 24**). Much of the brick and tile wall surface on the west and north sides has been painted in an effort to cover over graffiti.

Building 8 is attached to the east side of Building 7 and is an extension of the form and details of its neighbor (**Photograph 25**). Building 8 was constructed in 1938. It measures 260 by 156 feet and is a large brick and hollow clay tile warehouse. One significant difference between this building and Building 7 is that it has three hipped gables that run north to south. The roof's wooden trusses help create an open floor plan with limited number of vertical supports. However, the window and door pattern are continued from one warehouse to the next, as is the clay tile accent at the roofline.

This building has been modified since its construction. The brick and tile has been painted a putty color, probably to make removing graffiti easier. While several sliding metal doors and casement windows remain, many have been altered. In **Photograph 26**, several modifications are visible in the east wall, including four bricked in doors and two others that have been added. There is also an extension with a concrete foundation wall and wood siding at the northeast corner.

Building 9 is a warehouse that the Bercut-Richards Packing Company added in 1936. Its style is distinctive from those buildings added later, such as Buildings 7, 8, 10 and 12. Building 9 has a flat roof supported by pilasters in the hollow clay tile walls and does not have decorative tile along the roofline. Its flat roof is supported by wooden truss system with vertical steel tie rods that provide for open interior spaces with limited roof supports. The north side of the building (**Photograph 27**) has a loading dock covered by a shed roof with a wood frame and corrugated metal covering. The west end of the building abuts Building 6 and the east end abuts building 10.

The south end of the building is difficult to observe because of modifications since the building was constructed. A can conveyor system was constructed around 1946 to carry cans produced at the Continental Can Company factory to the packing plant. This structure spanned N. 7th Street and ran beside the roofline on the south side of Buildings 9 and 10 before cutting across the sawtooth roof of Building 4 and ending at the two story can loft. This conveyor system was contained in a

³ *Sacramento Bee*, May 30, 1938; *Sacramento Union*, May 31, 1938.
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gable roof structure with corrugated metal covering the roof and sides (**Photograph 28**). The conveyor no longer spans N. 7th Street, nor does this piece connect to the portion that runs above the cannery building (Building 4).

Subsequent construction filled in the area below the conveyor on the south side of Building 9. A flat roofed building with horizontal wood siding was constructed between 1957 and 1964. It extends for 233 feet from the midpoint of Building 9 nearly to the southeast corner of Building 10. Corrugated metal covers the space between this building and the conveyor above it.

Building 10 was constructed in 1937 to provide additional warehouse space for the cannery. Like Building 8, it has three hipped gables that run from north to south. Building 10 shares other characteristics of other buildings built at the cannery in the same year, including hollow clay tile walls, decorative tile along the roofline of the north and east sides and the spacing of windows (**Photograph 29**). The covered loading dock mentioned with Building 9 also extends along the north side of Building 9. The conveyor building and the wood structure that sits below and cover Building 9 also cover the south side of Building 10.

The same six-over-two casement windows found on Buildings 7 and 8 are found on the north and east sides of Building 10. The north side of the building is accessed through sliding doors on the loading dock. There is also one tall, metal roll-up door that has been added to the east side. A window was removed and the top of its frame bricked in to allow for the installation of this door. Other than these modifications, it is difficult to observe the rest of the building because of the conveyor and flat roofed building that runs along the south side of Building 10.

Building 11 is the scale house for the cannery and was constructed in 1951 (**Photograph 30**). This building measures 18 by 60 feet and has a hipped roof with a tile covering and closed eaves. The building has a central room with a concrete platform on both the east and west sides and covered by the roof. The platforms have pipe railings and original light fixtures hanging from their ceilings. The room has light orange brick sides similar to the bricks used in Building 1. The west platform has a small, wood sided modular building with sliding windows on each side. An addition to the brick room extends from the east wall onto the east platform. This addition has wood panel sides, sliding windows on the east and south sides and a door in the north side.

The brick portion of the scale house has large casement windows on the north and south sides. These windows are multi-paned with three sections. The left and right sections are in a three across and four down pattern, while the middle window has a four across and four down pattern. The south side also has a smaller, fixed window to the right of the large window. The brick room is accessed by doors on either the east or west side.

Building 12 was constructed as part of the plant expansion in 1937, which added a new office building (**Photograph 31**) and cafeteria (**Photograph 32**) to the cannery.⁴ The office portion of this building is 85 by 60 feet and has a flat roof and the decorative tile at the roofline distinctive of the 1937 construction at the cannery. The east side has a central recessed entryway containing the front door and measuring approximately 12 by 10 feet. Building 12 has many, regularly spaced casement windows low on the walls. The hollow clay tile walls extend above the windows, perhaps indicating a second story. The rhythm of the windows and their placement low on the sides is attractive and gives the impression that the building is taller than it really is.

At some point after 1957, a large awning was added, but only the aluminum frame remains. A shed roofed addition was added to the south side between 1937 and 1953 (**Photograph 33**). It begins in the middle of this side of Building 12 and extends westward for 130 feet, overlapping a portion of the cannery (Building 4). The shed roof attaches to the building a few feet above the top of the windows and extends outward for 21 feet. The shed roof is covered by rolled metal. A portion of the space under the shed roof is enclosed with vertical wood paneling. The south wall of this enclosed portion has three

⁴ *Sacramento Bee*, February 18, 1937.

sliding windows and one fixed pane window. The windows in Building 12 are visible under the western end of the shed roof addition.

The cafeteria portion of Building 12 extends to the north of the office building. It is a long, narrow building measuring 90 by 13 feet. A hollow clay tile wall the same height as the office building was added to the east side of the cannery building (Building 4), and a shed roof extension to the east formed the cafeteria. The tile wall above the cafeteria has the same decorative tile along the roofline as the other 1937 buildings on the site and at one time supported a large sign for the cannery. Based upon a photo taken soon after its construction, the cafeteria portion was open below the shed roof. It has since been enclosed with a brick wall topped by horizontal wood planks. This enclosed portion has a row of six fixed windows to the north of a sliding window and a glazed panel door.

To the north of the cafeteria portion of Building 12 is the large, sawtooth structure described with Building 4 and shown in **Photograph 19**. This portion of the building, constructed after 1964, appears to cover another brick building very similar in appearance to the office included in Building 12.

Building 13 is a concrete tilt up warehouse constructed on APN 001-0020-046 between 1957 and 1963 (**Photograph 34**). It sits northeast of the main cannery site on the east side of N. 7th Street and just south of the American River levee. This type of commercial storage building became common in the 1950s. This parcel historically belonged to the cannery. This location housed the German POW tent camp during WWII and a wood shop and smaller wood warehouses after the war. Today, this modern, 300 by 505 feet warehouse is used for hay storage.

Building 14 is also a concrete tilt up warehouse constructed in the same period as Building 13, 1957-1963 (**Photograph 35**). This building is located on the southern edge of APN 001-0200-012 along Richards Boulevard. Historically, the cannery operated a dehydrating plant near the current site of Building 14 at least through 1964. However this building no longer exists. This modern, 296 by 379 feet warehouse currently houses West Coast Carriers, a trucking company.

Building 15 is a small metal shed on the northern half of APN 001-0200-012 (**Photograph 36**). It sits approximately 60 feet west of Building 6. The shed measures 13 by 19 feet and was constructed after 1964.

Building 16 is a small yard office building constructed between 1946 and 1953 and is located to the north of Building 2 (**Photograph 37**). When originally constructed, the building had a hipped roof, the northern and southern ends of which sheltered an open porch. The porch remains on the south end of the building, but its northern counterpart has been enclosed and the roof has been altered to a gable on hip on that end. An additional shed extension has been added to the west side to shelter two doors. The roof is covered by corrugated metal. The walls are clad in horizontal wood siding. There are two doors in the southern end of the building, as well as a tall casement window in a three-over-four pattern, as well as a smaller, single-hung window. The east and west sides have three matching ribbon windows. The west side also has two sliding windows and the two doors mentioned above, all to the north of the ribbon windows. The east side a smaller sliding window, also to the north of the ribbon windows. Building 16 appears to have been extensively modified over time, including the enclosure of the north porch and the addition or removal of windows and doors.

B10. Significance (continued):

Historic Context

The former Bercut-Richards cannery occupies the space between Richards Boulevard and the American River levee and between North 7th Street and North 5th Street. The first canning operation at this site began in 1928 and continued through the early 1990s. During the 1930s, the cannery expanded its operations and provided employment for thousands of Sacramento residents. The cannery also served as the home of the Sacramento Signal Depot during World War II. Canning operations ceased in 1993, but the buildings continue to be used as storage warehouses. The following discussion describes the history of the Bercut-Richards Packing Company and its place within the contexts of early to mid-twentieth century Sacramento history and the canning industry in the Sacramento Valley. As noted, the buildings on this property have been assigned reference numbers that correspond to the sketch map on the attached Continuation Sheet.

Early Sacramento

Native American settlement in Sacramento County began 12,000 years ago. The Nisenan were attracted to the area by its year-round water supply and the food sources it provided, including game, fish, seeds and nuts. Their hunting and gathering culture survived longer than other California tribes because of their relative isolation from the Spanish mission system along the coast.⁵ Significant contact with non-natives eventually came in the early nineteenth century as Spanish, Mexican and American explorers began to investigate the Sacramento Valley. Those who were not killed by the diseases carried by the Europeans were forced away from their lands by intimidation and violence. American trappers and settlers arrived around what became Sacramento in the 1830s, encouraged by the fur trade and Mexican government land grants.⁶ John A. Sutter arrived in 1839 and established a fort and trading post, forming the core of the settlement that became Sacramento. The Gold Rush of 1849 and the 1850s caused a rush of new, fortune seeking emigrants to California. Sacramento's location near the goldfields led to it becoming a primary supply point for the influx of gold seekers. The Sacramento River allowed the city to serve as the main port for shipping gold bound for San Francisco.⁷

As the small settlement grew, Sacramento's citizens began to address the problem of flood management. Major floods of the American River and Sacramento River destroyed much of the city several times between 1850 and 1880. To combat this threat, the city's citizens redirected the American River in 1862 to eliminate a curve in its course through the city. The redirected route created the west end of the American River that passes to the north of the study area for the current project. Levees were also built to reduce the risk of flooding, allowing the land south of the American River to be developed, including agricultural uses where the Bercut-Richards Cannery would later be built.⁸

The climate, soil conditions, and ample supply of irrigated water that developed around Sacramento during the late nineteenth century, as well as its location as a river and railroad transportation hub, led to the area's importance as one of California's leading agricultural regions. With successful diversification of produce, technical innovations, and growing national demand for California-grown fruits and vegetables, Sacramento flourished and canning became one of the region's most important industries, ensuring distribution of the area's agricultural products and employing thousands of workers through much of the early to mid-twentieth century.

⁵ Sturtevant, *Handbook of North American Indians*, 396.

⁶ Lisa C. Prince, *Historical Research Study of the Historic Bercut-Richards Packing Company Site and Surrounding Sacramento Area*, 2006, 11.

⁷ Prince, *Historical Research Study*, 15.

⁸ Steven M. Avella, *Sacramento: Indomitable City*, 2003, 51.

Early Canning in Sacramento

The earliest canning in Sacramento was of salmon, not fruit and vegetables. With the abundant salmon found in the Sacramento River and American River, salmon canning began in Sacramento in 1864. Packing companies built and operated twenty canneries along the Sacramento River over the next two decades, with the peak coming in 1882 when 200,000 cases of salmon were packed. Following this high point, the salmon population declined dramatically around Sacramento because of mining debris in the rivers upstream from the city and wasteful netting practices. Output declined to 56,000 cases in 1884 and all of the salmon canneries along the Sacramento River closed by 1886.⁹

Although Sacramento had a good climate for fruit and vegetable crops, and there was ample water supply with which to irrigate crops, the agricultural output of produce was limited during the 1860 to 1880s. As was true in many areas of Northern California, wheat was the dominant crop around Sacramento in the 1850s, 1860s, and 1870s. The transcontinental railroad reached Sacramento in 1869 and opened the possibility of shipping fresh produce to eastern markets. In 1870 a shipment could reach Chicago in seven days and Boston in ten days. Growers began to take advantage of these new markets by planting larger, irrigated orchards. However, preservation proved a serious problem, as the fruit often spoiled after passing a week in a boxcar, and fruit from irrigated orchards spoiled faster because it was not as firm as non-irrigated fruit when harvested.¹⁰

Economic developments of the late nineteenth century made fruit and vegetable crops more profitable. Demand for preserved foods began during the Civil War and continued in the West with various mining booms. This combination of factors encouraged many growers to expand their fruit and vegetable crops so they could increase their profits by meeting the growing demand for their products. This development spurred a new direction in the canning industry away from salmon and toward agricultural produce. By 1870, fruit and vegetable canning operations in the San Francisco Bay Area packed 36,000 cases per year. The first successful fruit and vegetable cannery in Sacramento, the Capitol Packing Company, opened in 1882. Within six years, this company employed 450 people and produced 100,000 cases per year. Smaller canneries opened in the following years, typically needing only 25 employees to operate. Fruit and vegetable production was bolstered further when the wheat market began to decline in the mid 1880s, prompting Sacramento area farmers to grow alternative crops.¹¹

Technological developments of the late nineteenth century and early twentieth century also benefited fruit and vegetable growers and processors. In the late 1880s, the Armour Packing Company of Chicago introduced refrigerated rail cars to California for the transport of fresh produce. This development and Sacramento's central location allowed the city to become the shipping hub of the West by the late 1880s, accounting for ninety percent of the deciduous fruit shipped by rail to eastern markets. In the following years, processing improvements also increased production and profitability. Beginning around 1905, most plants switched from hand peeling fruits to using chemicals such as lye to remove the skins. In the following decade, the packing companies began to use new machines that could sort the produce by size, increasing efficiency and production.¹²

Mass production of cans began before the turn of the century, eliminating the costly practice of canneries purchasing metal and cutting their own cans. The industry experienced an early example of consolidation when the American Can Company formed in 1901, incorporating 123 smaller can companies. Another large operation, the Continental Can Company organized in 1904. The increase in can supplies brought production costs down for the canneries, as did new machinery introduced before 1915 that automatically sealed the cans at the plant.¹³

⁹ Joseph A. McGowan, *History of the Sacramento Valley*, Vol. I, 1961, 355-356.

¹⁰ McGowan, *History of the Sacramento Valley*, Vol. I, 379-383.

¹¹ McGowan, *History of the Sacramento Valley*, Vol. II, 11-13, 181.

¹² McGowan, *History of the Sacramento Valley*, Vol. I, 383; Vol. II, 14.

¹³ McGowan, *History of the Sacramento Valley*, Vol. II, 14.

The canning industry came to be dominated by large companies, often ones that consolidated several smaller operations. Libby, McNeill and Libby formed in Maine in 1868 and began canning operations in California in 1909. Its first plant in Sacramento, opened in 1912 and quickly became one of the state's four largest. Five companies and 53 canneries merged in 1915 to form the California Packing Company, known as Cal-Pac, which also had a presence in the Sacramento River Valley. Another company, Hunt Brothers, opened in 1896 and grew into a large operation with several plants in the valley over the next decades. This trend toward consolidation into large companies resulted in part from the growing ease of transporting the produce. This trend grew more common with the rise of the automobile and the trucking industry in the early years of the twentieth century, which meant that packing plants no longer needed to be located along a navigable river or a railroad and therefore could move to locations that were more convenient rather than remain scattered in smaller towns.¹⁴

Demand for canned goods increased dramatically after the Panama Canal opened in 1914 and during World War I. Growers increased their fruit and vegetable acreage accordingly. They also began to plant other crops like tomatoes and pumpkins to be harvested and processed after the fruit harvest concluded. Growers also extended the season by developing new varieties of crops, such as peaches, that would ripen at different times during the summer. These techniques allowed the growers and canners to prosper during and after the war.¹⁵

History and Expansion of the Bercut-Richards Packing Company

During the early twentieth century, San Francisco businessmen and brothers Peter and Henri Bercut owned the American River Ranch beside the American River near Sacramento (including the current project area). In 1928, the Bercut brothers agreed to lease a portion of this land to the California Cooperative Producers Company, who wished to establish a tomato cannery. The Co-op constructed a large sawtooth roof cannery building and a brick warehouse in 1928 and 1929 to store their goods for shipping. These are portions of Building 4 and Building 5. Despite the promising beginning, the company failed in just a few years, owing wages to 600 employees by the time it closed in 1930.¹⁶ In 1931, Thomas H. Richards, Sr., a Sacramento businessman, persuaded the Bercut brothers to reopen the cannery under his management. Richards was born in California in 1897 and moved to Sacramento in 1930. Before his arrival in the Capitol city, he worked in orchards and mining operations, servicing harvesting and mining machinery. He also served in World War I. Richards put his experience to work at the cannery, bringing the cannery's output to 300,000 cans packed in the first year and beginning a regular series of expansion projects that continued through the next decades.¹⁷

The first years of operation for the Bercut-Richards Packing Company coincided with the worst part of the Great Depression in the early 1930s. During these initial years Bercut-Richards tried several tactics to prevent the company's failure. In 1933, Thomas Richards used newspaper announcements, for example, to reassure his seasonal workforce that the plant would resume operations in August of that year for the peach harvest, which was one of the largest single products canned at the plant. Such efforts were stymied by federal quotas for certain products, and by September 1933 peach packing at the plant ceased because the region met its federally mandated allocation of 170,000 cases, which was down from 244,600 cases in 1932. The Bercut-Richards cannery continued operations through its early years by processing small scale canning of tomatoes and pears, for example.¹⁸

Economic and production difficulties spread to many Sacramento industries during the Great Depression, causing the railyards, schools, and county government to lay off large portions of their workforces. Unemployment in the city reached 27,000 by 1932 and shanty towns for transients sprang up in the area north of the city and near the Bercut-Richards plant.

¹⁴ McGowan, *History of the Sacramento Valley*, Vol. II, 15.

¹⁵ McGowan, *History of the Sacramento Valley*, Vol. II, 16.

¹⁶ *Sacramento Bee*, February 15, 1935; and Avella, *Sacramento*, 97.

¹⁷ Prince, *Historical Research Study*, 10-11; *Sacramento Union*, July 6, 1974.

¹⁸ *Sacramento Bee*, July 11, 1933; *Bee*, July 31 1933; *Bee*, September 1, 1933.

The cannery continued to operate with its seasonal workforce that expanded to fulfill demand. Bercut-Richards also provided aid to the community, along with larger operations in Sacramento such as Libby, McNeill and Libby, by participating in food-aid relief programs. This assistance included donating surplus produce to welfare agencies, including the local orphanage, the Ladies Relief Society, and the Salvation Army.¹⁹ Sacramento weathered the depression through these local efforts as well as through New Deal funding from the federal government which helped pay for public improvement projects, including city streets, hospital construction, and building the Tower Bridge over the Sacramento River in 1935. These federally funded projects were essential to lowering unemployment.²⁰

As federal aid began to mollify the worst of the economic effects of the depression in Sacramento, and the economic future seemed stronger, the situation improved at the Bercut-Richards plant. In 1935, the company expanded the cannery building (Building 4) with a 40 feet by 320 feet addition to allow more room for its packing operations and added an office to the 1928 warehouse (Building 5) complete with a small office. This construction, the first since the original plant's completion in 1928, represented improved confidence and prospects for future success. Bercut-Richards also found additional use for their property during this period by growing its own canning peaches on an adjoining thirty acres.²¹ This corresponded with the company's general practice of canning local produce. Expansions were also the result of a new trend in the canning industry at the time. Distributors and retailers were decreasing their storage capacities for inventory, resulting in the need for canneries, such as Bercut-Richards, to expand their storage needs. Bercut-Richards constructed a large warehouse (Building 9) in 1936. The cannery continued its major expansion plan in 1937 with the construction of several new buildings at a cost of \$160,000. Storage needs would be addressed again with two new warehouses built of brick and hollow clay tile (Buildings 7 and 10). The plant distributed much its product by railroad along its spur line that was connected to the Sacramento railyards located south of North B Street to the south.²²

The cannery building (Building 4) also expanded for the second time in two years. This phase of expansion also included a large new office building and a cafeteria for the employees (Building 12) and landscaping and parking areas. For many years, the roof of the cafeteria supported a large sign that read "Bercut Richards Packing Co Sacramento Brand." The company also purchased eight acres for future expansion in order to continue this growth.²³ In 1938, the company expanded the packing plant again with the construction of another new warehouse (Building 8). Also in that year, a fire partially destroyed one of the 1937 warehouses (Building 7) on the northwestern corner of the plant's property. Damages to the building totaled \$190,000 with the loss of a large section of the roof and framework. The brick walls survived, however, and the company began plans to reconstruct the building. The cans being stored in the warehouse fared worse, as the heat from the fire caused many cans to explode and others to lose their seals, ruining their contents. Sacramento's health inspectors required that Bercut-Richards bury over two million cans in the landfill, bringing the total loss close to \$1 million.²⁴ The result was that major construction slowed at the plant for a few years.

Demand for canned goods continued to grow as World War II began in Europe. Prices for canned goods and wages for cannery workers rose as packing companies received government contracts for their products. Bercut-Richards benefited from this increased demand. The company also participated in other support functions following Pearl Harbor and the nation's entry into the war. Sacramento began a victory garden program to encourage civilians to assist with the war effort. The *Sacramento Bee* sponsored victory garden festivals and Bercut-Richards canned the produce with a special "V for Victory" label.²⁵

¹⁹ *Sacramento Bee*, June 19, 1935.

²⁰ Avella, *Sacramento*, 102-103.

²¹ *Sacramento Bee*, February 15, 1935.

²² "California Canners Centennial," *Canner and Freezer*, June 23, 1958, 22; Sacramento County Assessor's Records; California Aerial Photograph Collection, 1937, available at UC Davis, Shields Library; and USGS, East Sacramento Quadrangle map, 7.5 minutes, 1949.

²³ *Sacramento Bee*, February 19, 1937.

²⁴ *Sacramento Bee*, May 30, 1938; *Sacramento Union*, May 31, 1938.

²⁵ Prince, *Historical Research Study*, 32.

The Bercut-Richards plant participated in the war effort in a much more direct way beginning in the fall of 1942 when the Army Signal Depot moved from the state fairgrounds to the cannery. Sacramento's inland location and access to major rail lines made it safe from Japanese air attack and ideal for shipping military goods on the West coast for the war in the Pacific Theater. The depot served also as a supply center for other Army installations. The cannery's warehouses, open space, and proximity to the rail depot made it an excellent location for this supply function. Although the military built many new facilities in California during the war, the use of existing industrial sites like the Bercut-Richards cannery allowed vital supply operations to continue without the delay of waiting for acquisition and construction of a new site. The Army used existing buildings at Bercut-Richards and left behind no permanent structures from its use of the property.²⁶

As the war intensified, the need for military supplies grew, as did the workload at the Signal Depot. By the end of the war, hours worked increased 650%, and shipments grew from 10,500 items in 1943 to 60,800 items in 1945. This workload translated into much needed jobs for civilians, causing an increase in employees from 244 to 1,800. The army supplemented the Sacramento workforce by recruiting specialists from across the country, bringing new expertise to the area. The workforce also diversified as the depot hired more women and a few minorities. It also diversified after April 1944 when the army opened a prisoner of war camp at the cannery site (on APN 001-0020-046, the current location of Building 13). German prisoners from General Rommel's *Afrika Korps* lived in a tent city and worked in the depot's warehouses. The POW population peaked at 554.²⁷

The Sacramento Army Signal Depot was valuable to the war effort and from its success it began to outgrow its space at the Bercut-Richards site as supply demands increased. The Army began to lease other warehouses in the city to hold the surplus goods and started work on a larger permanent depot in Sacramento. The war ended prior to the Signal Depot's departure from the Bercut-Richards plant. The Army moved the Signal Depot to Fruitridge Road east of Power Inn Road in late 1945.²⁸

Demand for canned goods continued to grow in the post-war period and provided Bercut-Richards the opportunity to further expand their facilities. After the war the company constructed new buildings and additions that were integrated into the plant over the next decade. The new expansion phase began in 1945 with the construction of a new office building (Building 1) and a fruit preparation, quick freeze, and cold storage building along the newly-established Richards Boulevard, named for the cannery's manager, Thomas Richards. An additional new building housed a fruit salad cannery.²⁹

Between 1945 and 1947, the Continental Can Company, which Thomas Richards also owned, constructed a can manufacturing plant on the east side of North 7th Street, directly across from the Bercut-Richards plant. The two companies operated closely, as evidenced by the construction of a conveyor system in 1946 or 1947 that carried cans from the factory, over 7th Street, along the edge of the cannery warehouses (Buildings 9 and 10), across the sawtooth roof of the old cannery (Building 4) and into the two story can loft on the west of the plant. This innovation eliminated the shipping costs to supply cans to the plant.³⁰ Other modifications to the plant during this period included construction of a small scale-house (Building 11) that was flanked by two 50-ton scales in the company parking lot in 1953. In 1955, the southern section of the cannery building (Building 4) was removed and replaced by a large, steel-frame warehouse that remained partially open

²⁶ JRP Historical Consulting Services, "California Historic Military Buildings and Structures Inventory," Vol. II, 7-2 – 7-4, 7-23 – 7-25.

²⁷ Thomas D. Norris, "The Sacramento Signal Depot During World War II," unpublished paper, 1980, 3-7.

²⁸ Norris, "Sacramento Signal Depot," 8-12.

²⁹ The hollow clay tiles used to construct these buildings bear the stamp "Cannon Load Bearing" and came from Cannon & Co., a local brick company. In 1914, D. A. Cannon began making patented Dennison interlocking tiles in Sacramento. In 1917, he purchased the Sacramento Clay Products Company to manufacture the tiles under the name Cannon-Phillips Co. The company changed its name to Cannon & Co. in 1920 and continued producing its distinctive bricks and tiles until 1970. Dan Mosier, California Bricks, personal correspondence with Mark A. Beason, JRP, September 6, 2006.

³⁰ Prince, *Historical Research Study*, 33.

adjacent to the north side of the fruit cocktail cannery (Building 3). This portion of Building 4 was again modified around 1964 to enclose the area next to Building 3.

With the new facilities, added capacity, and ample warehouse storage, Bercut-Richards continued to increase its production. The company continued to focus on packing local products, canning 20,000 tons of tomatoes from nearby Natomas in 1951, for example. In addition, innovations allowed the company to remain independent from the national canneries in Sacramento and to remain competitive with larger corporations. Bercut-Richards was among the first companies to can and distribute fruit cocktail, making use of by-products of the whole fruit canning process. The company was also among the earliest to can tomato juice on a large scale, further expanding the market for Sacramento's tomatoes. Bercut-Richards also began to distribute waste from pear and tomato processing to Midwestern farmers to use as hog feed.³¹

Several years later, the Bercut-Richards Packing Company built two additional warehouses / storage buildings, both unattached and disconnected from the main plant. These concrete tilt up storage buildings were built between 1957 and 1963 and appear to have had little impact to the plant's function and capacity. One of these buildings was built where a wood shop operated following the closure of the POW camp after World War II (on APN 001-0020-046). The other tilt up concrete building was added to the property at the corner of North 5th Street and Richards Boulevard (APN 001-0200-012) to the west of the cannery. It is unclear what function, if any, these buildings served with the Bercut-Richards operation besides as storage facilities. The metal storage building situated west of Buildings 6 and 7 was constructed after 1964, as was the steel framed enclosure on the west end of Building 6 situated between Building 5 and Building 7.³²

Decline of the Canning Industry in Sacramento

Demand for canned goods began to decline in the 1950s and 1960s with the reduction of military consumption of canned goods during peacetime, the development of frozen foods, and the growing preference for fresh produce as a healthy alternative to canned goods. New technologies improved facilities to transport fresh produce and also reduced the workforce necessary to operated packing plants. These factors pushed many canneries to choose consolidation with larger companies, like Del Monte or Libby, McNeill and Libby in order to survive.³³

The Bercut-Richards Packing Company resisted this trend, remaining one of the largest independent packing plants in the world during the 1950s and 1960s. Thomas Richards astutely managed the company for 37 years through a system of expansion, diversification and innovation. During his tenure, the company grew from a \$1.5 operation packing 300,000 cans in 1931 to an \$18 million operation that packed 5 and a half million cans in 1968. Richard retired in 1968. He died in 1974.³⁴

When Richards retired in 1968, Borden Foods purchased the cannery. It operated under the management of Richards' son, Thomas H. Richards, Jr., who tried to continue the operation of a local, if no longer independent, cannery until the 1970s, when Borden sold the plant to a San Francisco group. Richards attempted to reestablish the company under the name T.H. Richards Processing in 1979, but the business closed in 1982 as the industry continued to decline in Northern California. Even the large consolidated packing companies struggled during these years. Libby, McNeill and Libby, for example, closed its Sacramento operation in 1980.

Sierra Quality Cannery reopened the cannery in 1987, but sold its operation to Tri Valley Growers in 1993. After allowing a five year lease to expire in 1998, Tri Valley sold their equipment to the new owners of the property, Lodi Mission Partners

³¹ *Sacramento Bee*, September 8, 1951.

³² Sacramento County Assessor's Records.

³³ Arvella, *Sacramento*, 148.

³⁴ *Sacramento Union*, July 6, 1974.

from Stockton. After development plans failed to materialize, Township 9 purchased the cannery site and some surrounding parcels in 2000.³⁵

Evaluation

A previous evaluation of this property in the “Richards Boulevard Area Architectural and Historical Property Survey” concluded that the former cannery was eligible for inclusion in the Sacramento Register as a Priority Structure. The Sacramento City Council adopted the Richards Boulevard survey in Ordinance 2001-27, requiring that all properties in that survey identified as Essential Structures or Priority Structures, as well as contributing properties within the potential North 16th Street Preservation Area, be considered potential city landmarks.³⁶

JRP used the CRHR and NRHP criteria to evaluate the historic significance of the former Bercut-Richards Packing Company property at 424 North 7th Street in Sacramento. JRP also evaluated the property under the criteria for Sacramento’s historic preservation ordinance, Sacramento Municipal Code, Title 15 Buildings and Construction, Chapter 15.124 Historic Preservation, which is similar to the CRHR criteria. This portion of the city code has been revised recently and is being moved to Chapter 17. According to this code, the criteria for listing a property in what had been referred to as the Sacramento Register largely follow the criteria for the NRHP and CRHR. Properties could be designated as Essential Structures, Priority Structures, or Preservation Areas. An Essential Structure either met two or more of the NRHP criteria; or one or more of the NRHP criteria and possesses the highest level of integrity. A Priority Structure met at least one NRHP criteria. A Preservation Area included properties, not only structures, which meet NRHP Criterion C and may be considered under all NRHP criteria. The city is currently modifying this system to provide criteria for buildings, structures, objects, and sites as city landmarks and within city historic districts. The criteria for identification of potential city landmarks will remain the same as identified in Chapter 15.124. Identified and potential city landmarks proposed for demolition will be subject to section 17.134.430.A.1.a of the city code, effective January 1, 2007.

JRP concludes that the previous finding is accurate, and furthermore concludes that the former Bercut-Richards Packing Company property at 424 North 7th Street also appears to meet the criteria for listing in the CRHR and NRHP.

The former Bercut-Richards Packing Company property at 424 North 7th Street in Sacramento is significant at the local level and appears to meet the criteria for listing in the NRHP under Criterion A and in the CRHR under Criterion 1. The property also retains sufficient historic integrity to convey its significance. The property’s period of significance is from the construction date of its earliest buildings, 1928, to 1953, when the property’s main plant was completed. The property does not appear to meet the criteria for listing in the NRHP under Criteria B, C or D, nor for listing in the CRHR under Criteria 2, 3, or 4.

Under Criterion A (1), the cannery property appears to be significant because of its important association with events that have made a significant contribution to the broad patterns of local and regional history. The fruit and vegetable canning industry is an important part of Sacramento’s history. As discussed in the historical overview, the fruit and vegetable canning industry developed in the Sacramento Valley in the early twentieth century, processing the area’s agricultural products for transport to the rest of the country and other parts of the world, taking advantage of the city’s prominence as a river and railroad transportation hub. Canning helped make the Sacramento Valley one of the largest producers of important crops such as peaches and tomatoes. Canneries also provided employment to thousands of citizens in the Sacramento area,

³⁵ Prince, *Historical Research Study*, 34-35.

³⁶ Historic Environmental Consultants, “Richards Boulevard Area Architectural and Historical Property Survey,” prepared for the City of Sacramento, January 1999, revised September 2000; Historic Environmental Consultants, “Sacramento Survey III, Richards Boulevard Special Planning District,” prepared for City of Sacramento, March 1998; and Ordinance No. 2001-27, adopted by the Sacramento City Council on June 26, 2001, Title 15, “Sacramento Historic Preservation Ordinance,” Article IV, Chapter 15.124.250.

benefiting individuals and the city's economy. The Bercut-Richards Packing Company is associated with canning industry in the early to mid-twentieth century and was one of the largest independent canning operations in the area.

Specifically, the former Bercut-Richards Packing Company property is significant on the local level for its association with Sacramento's canning industry because of its prominence within that industry from the 1930s through the mid 1950s. The almost continual expansion of the plant at 424 North 7th Street from the mid 1930s to the mid 1950s, enlarging the former canning plant built at this location in 1928-1929, illustrates the success of this individual company, and, as such, it is representative of Sacramento's distinction in the California canning industry. This prominence is derived from the company's contrasting independence from large corporations, such as Libby and Cal-Pac, which also had a presence in Sacramento, and the company's participation in the community. The Bercut-Richards Packing Company also employed post-World War II innovations in the canning industry that helped it remain prosperous even as the economics of the canning industry were shifting. The period of significance for this property (1928 to 1953) encompasses both the earliest buildings on the property and the expansions and additions made on the property during the post-war period.

Under Criterion B (2), the former Bercut-Richards Packing Company property does not represent a property associated with the life of a person important to local, California or national history. Properties that meet this criterion are associated with specific individuals who made important contributions to a community, the state or the nation in their field of endeavor or in some specific documented manner. The cannery is most directly associated with Thomas H. Richards, Sr., who successfully managed the cannery operation from 1931 until his retirement in 1968. As mentioned above, Richards oversaw the cannery through the Great Depression and World War II, regularly expanding the plant and increasing production while resisting the trend toward consolidation with larger, national canning companies. With the exception of the 1928 cannery and warehouse, the buildings at the Bercut-Richards cannery site were all constructed during Richards' tenure. Although Richards was a successful businessman and prominent citizen in Sacramento, the historic record does not indicate a level of significance to meet the eligibility standards under Criterion B (2).

Under Criterion C (3), the cannery site does not appear to be significant because it does not represent an important example of a type, period or method of construction, nor does it appear to be the work of a master artist or craftsman or possess high artistic values. While the office building constructed in 1945 (Building 1) does exhibit Moderne architectural details, including the streamlined door and light fixtures and terrazzo floor, and retains a great deal of integrity, this building's design does not represent an important example of this type. The design of the remaining cannery buildings suggests their functions and some feature interesting details, such as the sawtooth roof on Building 4 and the hollow clay tile used in several of the buildings. However, these buildings are of a utilitarian, industrial type that does not represent important examples of these types of buildings.

As stated, the cannery does not appear to be significant under Criterion D (4) because this criterion is usually used to evaluate historic sites and archaeological resources. Although buildings and structures can occasionally be recognized for the important information they might yield regarding historic construction or technologies, the Bercut-Richards cannery buildings are building types that are well documented and are not a principal source of important information in this regard.

The former Bercut-Richards Packing Company property not only has historical significance under NRHP Criterion A (CRHR Criterion 1), but also retains many important aspects of its historic integrity. It is in its original location and retains many of its original features of design, materials, and workmanship. As would be expected of a successful industrial operation, many of the buildings were altered during the period of significance to adjust to the evolving needs of the cannery. The two office buildings (Buildings 1 and 12) retain the largest degree of integrity to their original construction, having experienced minor modifications, such as covering some of the first floor casement windows with shutters on Building 1 and the construction of the shed roof extension to the south side of Building 12. The industrial buildings and warehouses, Buildings 2, 3, 5, 7, 8, 9 and 10, have all received minor alterations such as the addition or removal of windows or doors. Nevertheless, their rooflines, exterior walls and interior spaces have not been seriously altered and their massing and appearance still communicate their original design and historic use. The cannery building (Building 4) experienced the

largest degree of modifications through its years of operation, including at least two major expansions and additions, such as the large sawtooth section on its east side, and the replacement of its southern portion with a large, modern warehouse. In spite of these changes, the cannery building still conveys its original purpose and a large degree of its original appearance. The buildings located within APN 001-0020-045 support the overall conveyance of its historical significance, providing a feeling and association to its period of significance. The buildings on APN 001-0020-046 and APN 001-0200-012 were constructed after the period of significance, were not historically associated with the operation of the cannery and do not contribute to its significance.

The character-defining features of the former cannery include many of the design elements described above. Photographs of these features are found on the Continuation Sheets below. They include:

- Structural designs elements
 1. Roof forms such as sawtooth, monitor / clerestory, shed roof dormer
 2. Loading docks – some designed for railroad access and others for truck access
 3. Can conveyor and its enclosure
 4. Warehouse roof trusses that create large undivided interior spaces
 5. Two to four story horizontal building forms
- Decorative and functional elements
 1. Main office building façade – metal frame main entry with Moderne light fixtures, marble surround, and terrazzo floor, orange/red bricks, glass block windows, metal casement windows, corbelled side door entries with metal doors
 2. Decorative terra cotta parapet tiles
 3. Steel casement windows
 4. Metal sliding doors
 5. Cladding – common bond laid bricks, hollow clay tiles, corrugated metal sheets, and wood plank siding
 6. Light fixtures
 7. Railroad track

All, but one, of the buildings on APN 001-0020-045 (Buildings 1 to 12) contribute to the significance of this property. Non-contributing elements of the historical resource on APN 01-0020-045 include Building 16, two portions of the large cannery building (Building 4), the south end of Building 9 and Building 10, and the west end of Building 6. The portions of Buildings 4, 6, 9, and 10 were modifications to the completed plant and do not convey the importance of the Bercut-Richards Packing Company during its period of significance (1928-1953). Building 16 has been modified extensively over the years and does not retain sufficient integrity of design, materials, and workmanship to be considered a contributing element of the historical resource. The other buildings within this project on APN 001-0020-046 and 001-0200-012, Buildings 13, 14, and 15, were constructed after the period of significance. Therefore, these buildings are not considered contributing elements of this property.

The property at 424 North 7th Street has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to meet the criteria for listing in the NRHP and CRHR. It also appears to be eligible as a Priority Structure / city landmark under the City of Sacramento Municipal Code. Thus, this property appears to be a historical resource for the purposes of CEQA.

Photographs:



Photograph 2: 7th Street Entrance to Building 1, camera facing west, 08/29/2006.



Photograph 3: 1948c photo of Building 1, *Sacramento Bee* Photo Morgue, Sacramento Archives and Museum Collection Center.



Photograph 4: Building 1, detail of utility door south of main door, camera facing west, 08/29/2006.



Photograph 5: Building 2, camera facing northwest along Richards Boulevard, 08/29/2006.



Photograph 6: Building 2, detail showing fire wall between the quick freeze and cold storage sections, camera facing south, 08/29/2006.



Photograph 7: Building 2, detail showing shed dormer, camera facing southeast, 08/29/2006.



Photograph 8: Building 2, detail of monitor roof extension, camera facing southeast, 08/29/2006.



Photograph 9: Building 2 on left, Building 1 on right, camera facing north, 08/29/2006.



Photograph 10: Building 2, loading dock along south side, camera facing east, 08/29/2006.



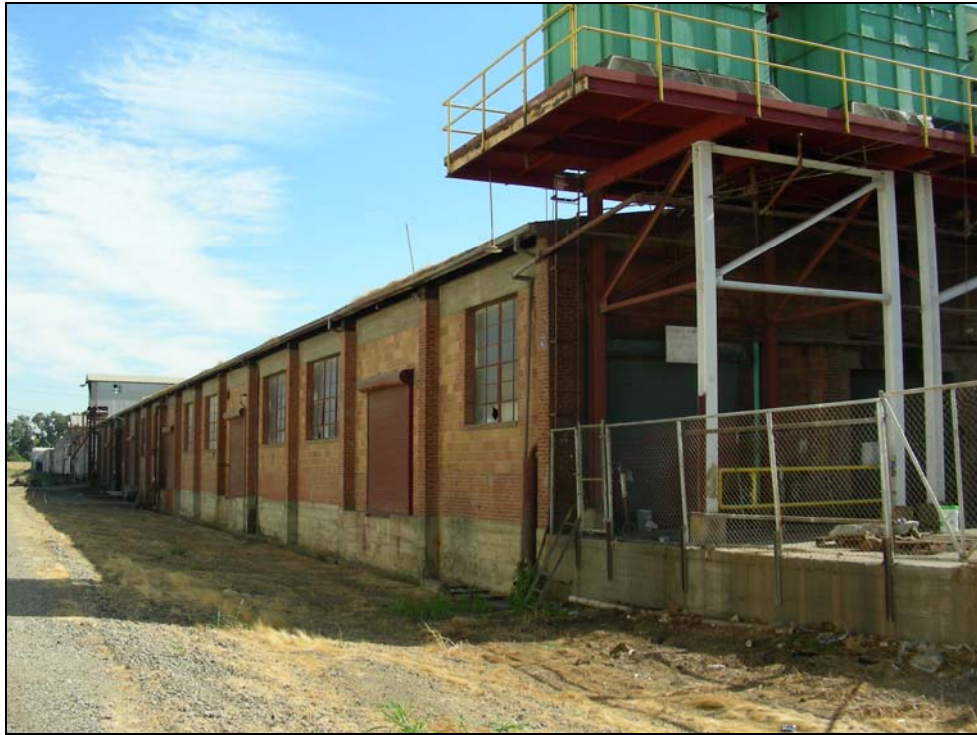
Photograph 11: Building 2, detail of loading dock on south side, camera facing northwest, 08/29/2006.



Photograph 12: Building 3, camera facing northwest, 08/29/2006.



Photograph 13: Building 3, camera facing west, 08/29/2006.



Photograph 14: Building 3, camera facing north, 08/29/2006.



Photograph 15: Building 3, interior view of rafter construction and skylights, camera facing north, 08/29/2006.



Photograph 16: Building 4, camera facing southeast, 08/29/2006.



Photograph 17: Building 4, detail of sawtooth roof, can conveyor structure and can loft, camera facing west, 08/29/2006.



Photograph 18: Building 4, detail of can conveyor system, camera facing east, 08/29/2006.



Photograph 19: Building 4, camera facing northwest, 08/29/2006.



Photograph 20: Building 4, camera facing northeast, 08/29/2006.



Photograph 21: Building 5, camera facing east, 08/29/2006.



Photograph 22: Building 6, camera facing northwest, 08/29/2006.



Photograph 23: Building 7, camera facing southeast, 08/29/2006.



Photograph 24: Building 7, camera facing southeast, 08/29/2006.



Photograph 25: Building 8, camera facing east, 08/29/2006.



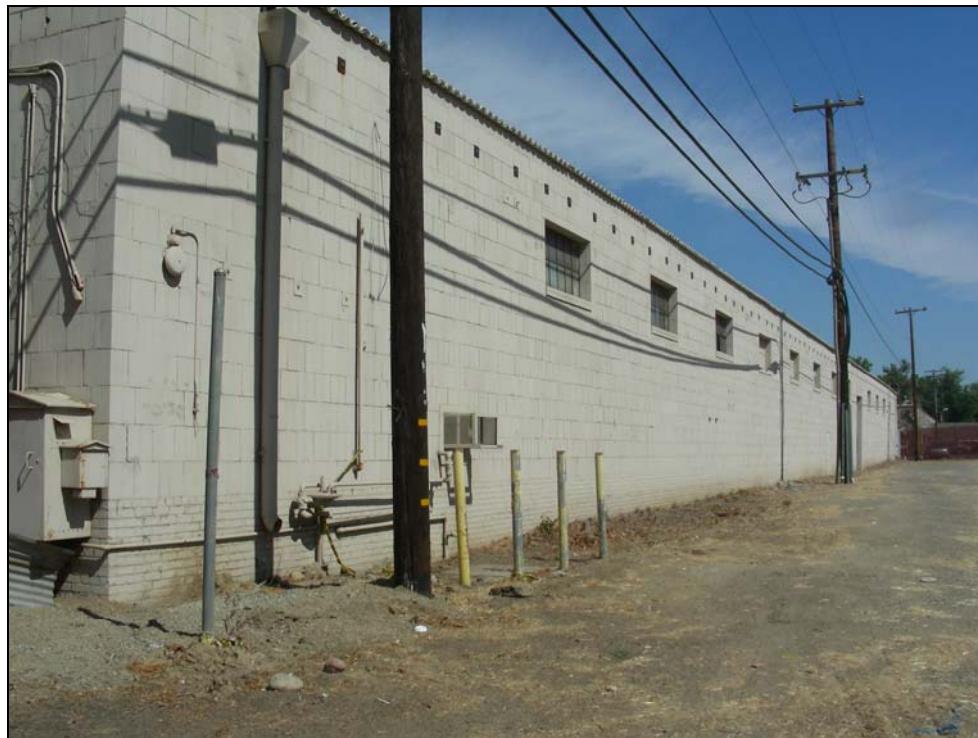
Photograph 26: Building 8, camera facing northwest, 08/29/2006.



Photograph 27: Building 9, camera facing southwest, 08/29/2006.



Photograph 28: Building 9, camera facing north, 08/29/2006.



Photograph 29: Building 10, camera facing north, 08/29/2006.



Photograph 30: Building 11, camera facing southwest, 08/29/2006.



Photograph 31: Building 12, office building, camera facing northwest, 08/29/2006.



Photograph 32: Building 12, cafeteria, camera facing west, 08/29/2006.



Photograph 33: Building 12, camera facing north, 08/29/2006.



Photograph 34: Building 13, camera facing northwest, 08/29/2006.



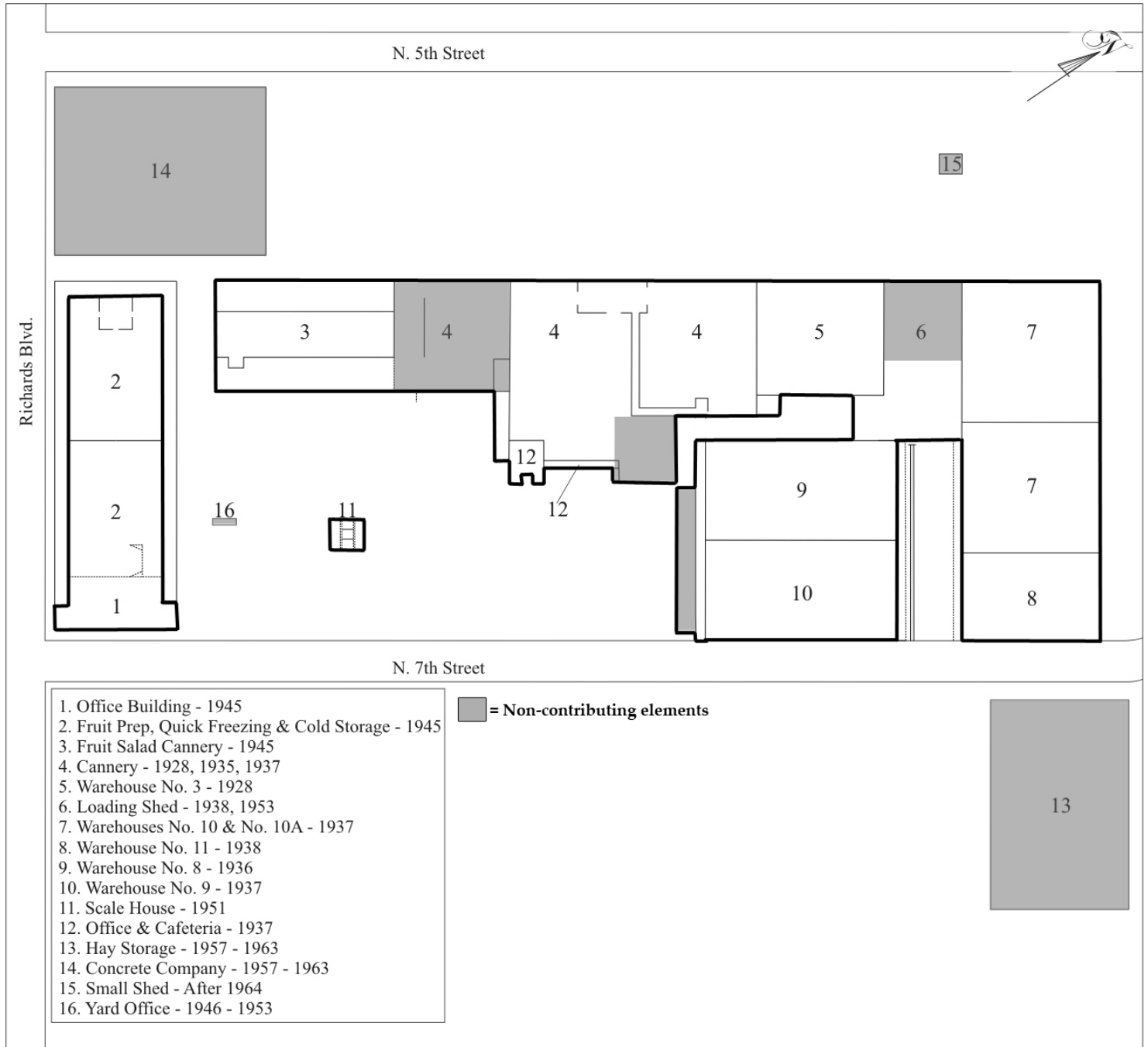
Photograph 35: Building 14, camera facing southwest, 08/29/2006.



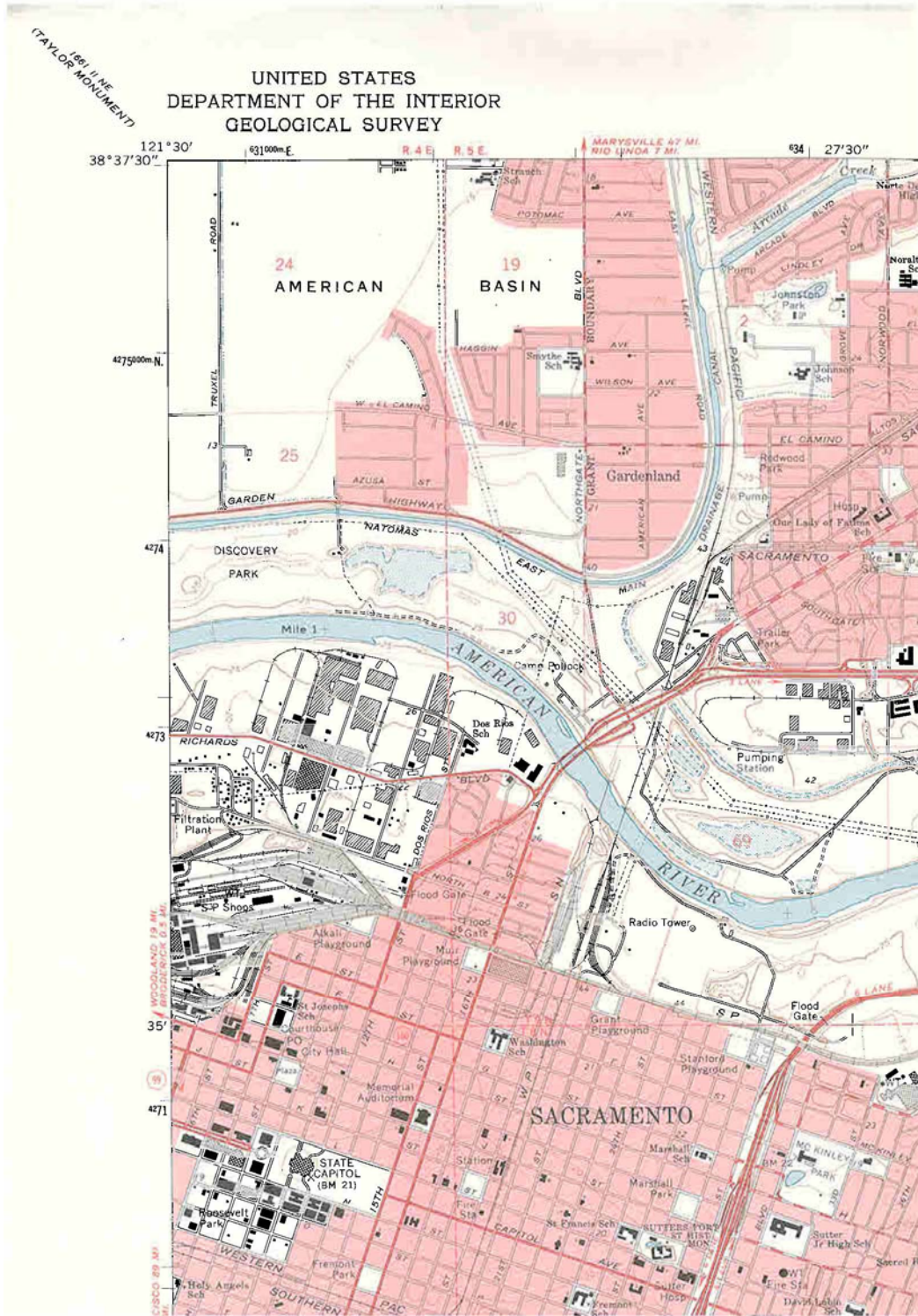
Photograph 36: Building 15, camera facing northeast, 08/29/2006.



Photograph 37: Building 16, camera facing northeast, 08/29/2006.



Sketch plan of Bercut-Richards cannery site showing approximate layout of buildings.



Sacramento East 7.5' USGS Quadrangle, 1967.

APPENDIX B:

Photographs of Character-Defining Features

Photographs by JRP Historical Consulting, LLC, August 2006, unless noted.

Bercut-Richards Packing Company Property



Main Office Building Facade



Bercut-Richards Packing Company Property



Roof
Forms



Bercut-Richards Packing Company Property



Loading
Docks



Bercut-Richards Packing Company Property



Can Conveyor
Structure



Bercut-Richards Packing Company Property



Brick and Clay
Tile



Bercut-Richards Packing Company Property



Roof
Trusses



Bercut-Richards Packing Company Property



Sliding Metal
Doors



Bercut-Richards Packing Company Property



Bercut-Richards Packing Company, c. 1940.
Sacramento Bee Photograph Morgue, 1374,
Sacramento Archives and Museum Collection
Center.



Light
Fixtures