Centennial Corridor Project

City of Bakersfield and Kern County, CA

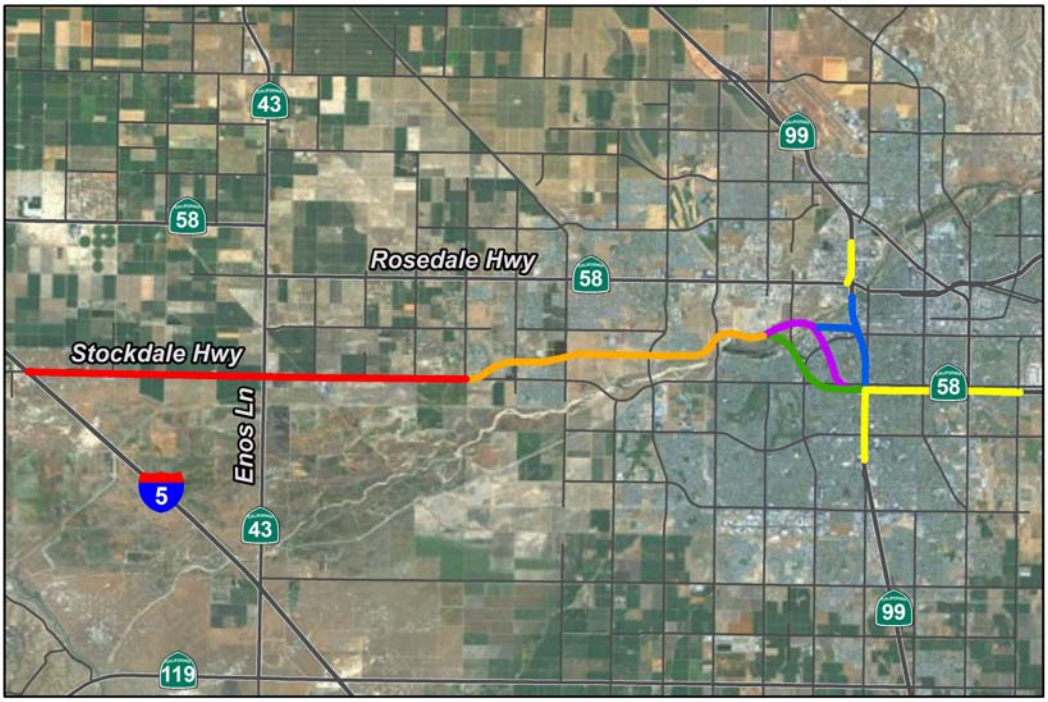
District 06 - KER – 58 - PM T31.7 to PM R55.6

District 06 - KER – 99 - PM 21.2 to PM 26.2

Project ID # 06-0000-0484

SCH #2008091102

Historical Resources Evaluation Report



January 2013

(Revised March 2014)

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HISTORICAL RESOURCES EVALUATION REPORT

Centennial Corridor Project
Bakersfield, Kern County, California

Project ID 06-0000-0484
EA 06-48460
D06-KER-58 PM T31.7 to PM R55.6
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SUMMARY OF FINDINGS

The California Department of Transportation (Caltrans), in cooperation with the City of Bakersfield and Kern County propose to establish a new alignment for State Route 58, which would provide a continuous route along State Route 58 from Cottonwood Road on existing State Route 58, east of State Route 99 (post mile R55.6), to Interstate 5 (I-5) (post mile T31.7). Improvements to State Route 99 (post miles 21.2 to 26.2) and Westside Parkway would also be made to accommodate the connection with State Route 58. Caltrans is the lead agency under the National Environmental Policy Act and California Environmental Quality Act.

JRP Historical Consulting, LLC prepared this Historical Resources Evaluation Report to evaluate historic-era buildings, structures, and objects within the architectural history Area of Potential Effects for the proposed Centennial Corridor Project, Kern County, California. The purpose of this document is to comply with applicable sections of the National Historic Preservation Act and the implementing regulations of the Advisory Council on Historic Preservation as these pertain to federally funded undertakings and their impacts on historic properties. The properties have also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. This Historical Resources Evaluation Report has been prepared in accordance with the January 1, 2004, *Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California* (Section 106 Programmatic Agreement).

The Area of Potential Effects contains 639 buildings or groups of buildings and structures that required formal evaluations. Over 70 percent of these historic-era resources included similar or nearly identical residences built in planned subdivisions or tracts during a defined period and were assigned one map reference number for the entire tract. Therefore, the 639 survey population resources were documented on 169 California Department of Parks and Recreation 523 forms. All of the survey population resources are within Kern County and were constructed in or before 1978. Four historic properties (described below) located within the Area of Potential Effects have been determined or appear eligible for the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register).

The Lester H. Houchin residence and its associated detached garage (Map Reference No. 05-04) at 307 South Oleander Avenue appear eligible at the local level for the National Register and California Register. Under National Register Criterion C (California Register Criterion 3) it is significant for its Colonial Revival architecture. The period of significance for this historic property is 1939.

Caltrans prepared the evaluation of Tract 1522 (also known as Rancho Vista, Map Reference No. 09-21) and found it eligible for the National Register and California Register. Under National Register Criterion A (California Register Criterion 1) the tract is significant for its incorporation of innovative mass-production techniques during the post-World War II period. Under National Register Criterion C (California Register Criterion 3) the tract is significant for embodying

characteristics of a housing type, period and method of construction. The tract is an important local example of a postwar subdivision comprised entirely of houses that were built using a whole-house prefabrication method. Tract 1522 is significant at the local level and has a period of significance that extends from 1950 to 1957, when the residences were constructed.

Caltrans prepared the evaluation of 3904 Marsha Street (Map Reference No. 09-21A) and found the property eligible for the National Register and California Register. Under National Register Criterion A (California Register Criterion 1) the residence is significant at the local level for its association with the Cold War and civil defense measures to survive in the event of a nuclear war. Caltrans identified the period of significance between 1956, when the residence was constructed, to 1962, the end of the period of fallout shelter construction in the United States.

The Friant-Kern Canal (Map .Reference No. 21-01), is determined eligible for the National Register and is listed in the California Register (California Register). Completed in 1951, the canal is the key component of the Central Valley Project and is significant at the state level under National Register Criterion A (California Register Criterion 1), within the context of development, construction, and operation of the Central Valley Project. The canal's period of significance is 1945 to 1951, its period of construction.

The Houchin residence, Tract 1522, the property at 3904 Marsha Street, and the Friant-Kern Canal are considered historical resources for the purposes of the California Environmental Quality Act.

None of the remaining historic-era properties formally evaluated for this project appear eligible for the National Register or California Register, and none are considered historical resources under the California Environmental Quality Act.

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1. PROJECT DESCRIPTION

1.1. Introduction

The California Department of Transportation (Caltrans) proposes to establish a new alignment for State Route 58, which would provide a continuous route along State Route 58 from Cottonwood Road (post mile R55.6) on existing State Route 58, east of State Route 99, to Interstate 5 (I-5) (post mile T31.7). Improvements to State Route 99 (post miles 21.2 to 26.2) and Westside Parkway would also be made to accommodate the connection with State Route 58.

The project is located at the southern end of the San Joaquin Valley in the city of Bakersfield in Kern County, California. The study site is bound on the east by Cottonwood Road, on the west by I-5, on the north by Gilmore Avenue, and on the south by Wilson Road. Caltrans is the lead agency for the project pursuant to the California Environmental Quality Act and the National Environmental Policy Act.

The proposed continuous route, known as the Centennial Corridor, has been divided into three segments, as shown in Figure 1.

Segment 1 is the easternmost segment, which would connect the existing State Route 58 (East) freeway to the Westside Parkway. Multiple alignment alternatives are being evaluated for this segment and are discussed below.

Segment 2 is composed of the Westside Parkway, which extends westerly from Truxtun Avenue to Heath Road. This roadway is a local facility that would be transferred into the State Highway System. The analysis evaluates potential impacts associated with incorporating the Westside Parkway as part of the State Highway System, as well as improvements to the Westside Parkway from Truxtun Avenue to the Calloway Drive interchange which would be made to facilitate traffic operations between the Westside Parkway and the Centennial Corridor. The analysis reports the relevant results of the *Westside Parkway Environmental Assessment/Final Environmental Impact Report* and provides updates, as necessary.

Segment 3 would extend from Heath Road to I-5. This segment will need a temporary route adoption for the use of Stockdale Highway between Heath Road and I-5 as an interim alignment for State Route 58. A future new alignment (ultimate) as identified in the 2002 *Route 58 Route Adoption Project Tier I Environmental Impact Statement/Environmental Impact Report* (EIS/EIR) will be constructed when there is greater traffic demand and funding is available. Since traffic would use Stockdale Highway between Heath Road and I-5 on an interim basis, the potential impacts will also be evaluated for the interim use of Stockdale Highway. Improvements to the Stockdale Highway/State Route 43 (known locally as Enos Lane) intersection would be made to accommodate the additional traffic.

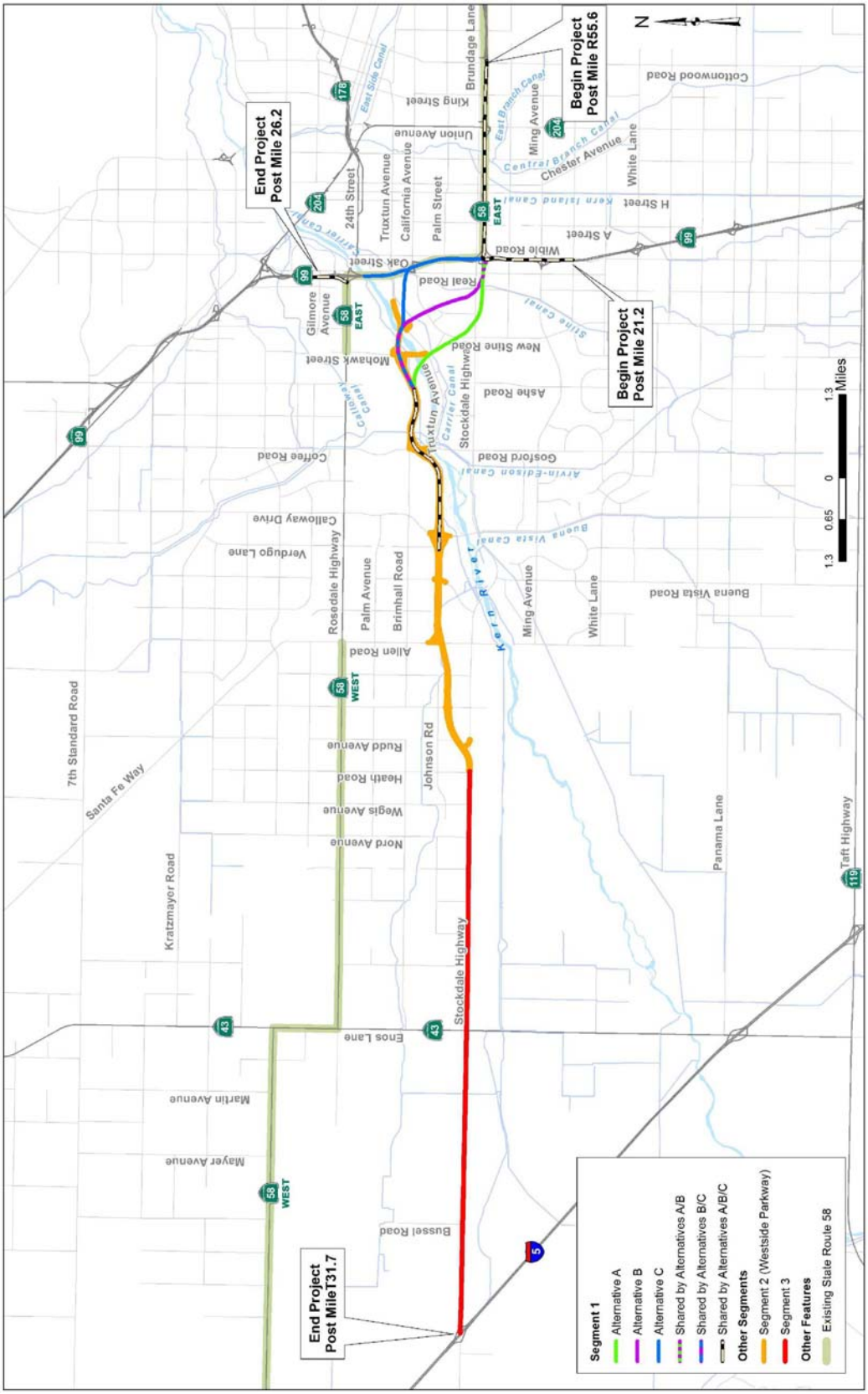

Figure 1: Segments of the Centennial Corridor

1.2. Purpose and Need

The purpose of the Centennial Corridor project is to provide route continuity and associated traffic congestion relief along State Route 58 within Metropolitan Bakersfield and Kern County from the State Route 58 east (from Cottonwood Road) to I-5.

State Route 58 is a critical link in the state transportation network that is used by interstate travelers, commuters, and a large number of trucks. Under existing conditions, State Route 58 does not meet the capacity needs of the area, and this is expected to get worse as the population grows. State Route 58 lacks continuity in central Bakersfield, which results in severe traffic congestion and reduced levels of service on adjoining highways and local streets. This route is offset by about 1 mile at State Route 43 and by about 2 miles at State Route 99. The merging of two major state routes (58 and 99) into one alignment between the eastern and western legs of State Route 58 degrades the traffic level of service on this segment of freeway. In addition, State Route 99's close spacing for its two interchanges with State Route 58 (East and West), in addition to an interchange at California Avenue, results in vehicles aggressively changing lanes, which adds to the congestion.

1.3. Description

The project alternatives include three build alternatives and a No-Build Alternative .

1.3.1. No-Build Alternative

No construction of Segment 1 would occur under the No-Build Alternative. In addition, no improvements to the Westside Parkway from Truxtun Avenue to the Calloway Drive interchange would be required. There would also be no improvements made to the Stockdale Highway/State Route 43 intersection. The No-Build Alternative would involve the following actions: (1) the Westside Parkway would be route adopted into the State Highway System; (2) the portion of Mohawk Street from the Westside Parkway to Rosedale Highway would be designated as part of State Route 58, which would provide a connection to State Route 99; (3) Stockdale Highway between Heath Road and Interstate 5 would serve as an interim alignment for State Route 58 until ultimate improvements are constructed; and (4) the portion of State Route 58 (West) from Allen Road to Interstate 5 would be relinquished to the local jurisdictions as a local facility.

1.3.2. Build Alternatives

As shown in Figure 2, the three build alternatives (Alternatives A, B, and C) within Segment 1 propose new alignments that would extend from Cottonwood Road on the existing State Route 58 (East) and connect I-5 via the Westside Parkway. Alternatives A and B would be west of State Route 99, and Alternative C would parallel State Route 99 to the west. Under Alternative A, the eastern end of the Westside Parkway mainline would be realigned to conform to the Alternative A alignment, and ramp connections would be provided to the Mohawk Street interchange. Under Alternatives B and C, the alignments would connect to the Westside Parkway by extending the mainline lanes built as part of the Westside Parkway project. Detailed descriptions of the alternatives are provided on the following subsections.

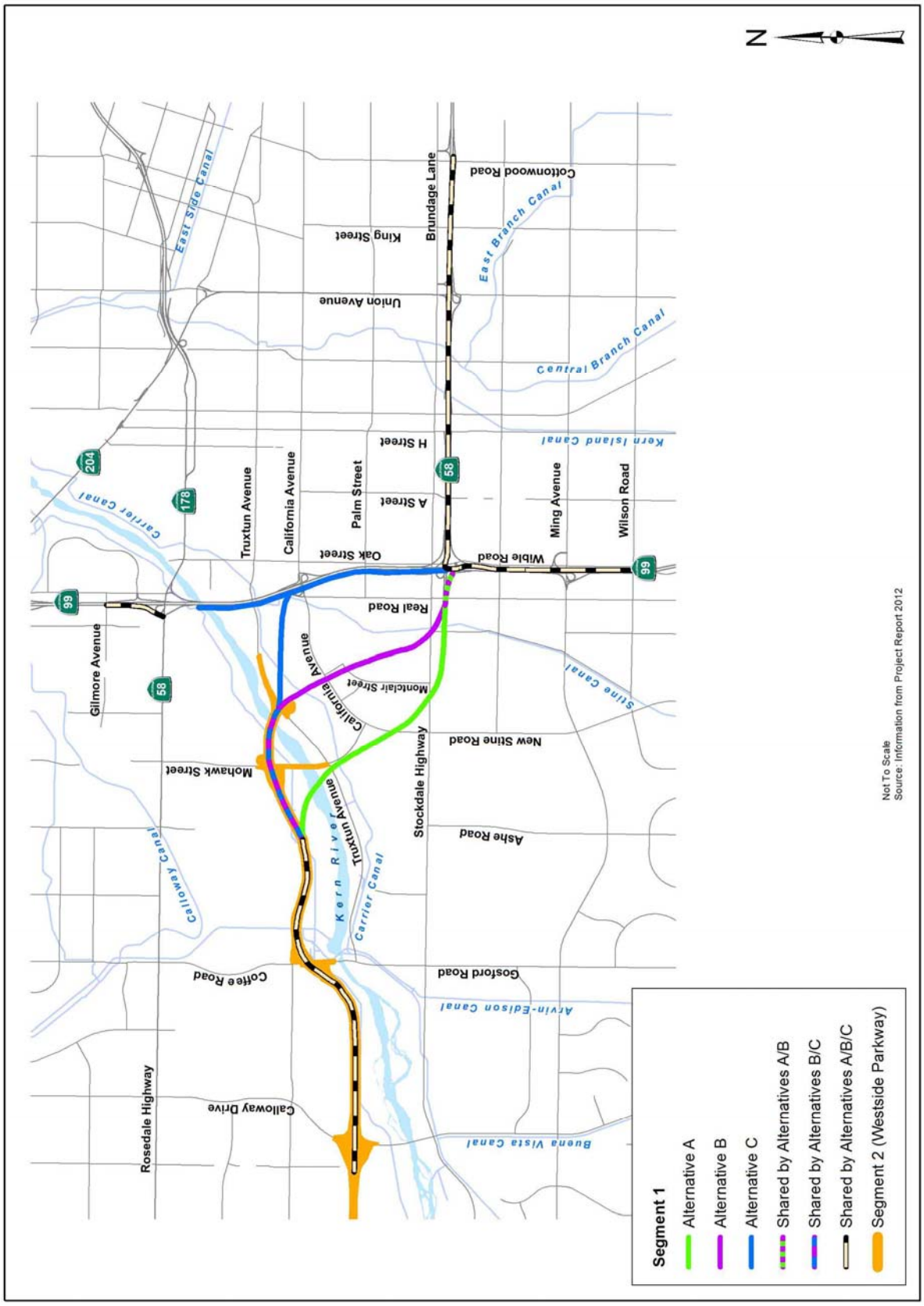

Figure 2: Segment 1 of Centennial Corridor

Common Design Features of the Build Alternatives

The build alternatives would connect State Route 58 (East) to the east end of the Westside Parkway by means of a six-lane freeway. All the build alternatives would involve a route adoption to include the selected Segment 1 alignment and the Westside Parkway into the State Highway System as State Route 58. In Segment 3, there would be a temporary route adoption of Stockdale Highway as the interim State Route 58 connection to Interstate 5 until the ultimate alignment (the Cross Valley Canal alignment addressed in the 2001 EIS/EIR) is constructed, which would occur at a later date. Though the alignment and design characteristics vary by alternative, the three build alternatives have the following common design features:

Segment 1

All the alternatives would provide the following connections between State Route 58 and State Route 99 using high-speed connection ramps:

- Northbound State Route 99 to westbound Centennial Corridor
- Northbound State Route 99 to eastbound State Route 58 (East)
- Southbound State Route 99 to eastbound State Route 58 (East)
- Eastbound Centennial Corridor to southbound State Route 99
- Westbound State Route 58 (East) to southbound and northbound State Route 99

Direct connector ramps from southbound State Route 99 to westbound State Route 58 are not being provided as part of this project. However, to accommodate this movement, the southbound State Route 99/Rosedale Highway off-ramp would have two lanes off the freeway and be widened to four lanes at the intersection with Rosedale Highway. Additionally, an auxiliary lane would be provided on State Route 99 from south of Gilmore Avenue to the State Route 58 (Rosedale Highway) off-ramp. Direct connector ramps from eastbound State Route 58 to northbound State Route 99 are not being provided as part of this project.

The project would require the widening of the South P Street Undercrossing and the westbound State Route 58 Grade Separation over State Route 99. In addition, the Stockdale Highway off-ramp from southbound State Route 99 and the Wible Road on- and off-ramps on State Route 99, located just south of the existing State Route 58/State Route 99 interchange, would be removed.

Segment 2

The Westside Parkway would be incorporated into the State Highway System with each of the Build Alternatives. Improvements to connect Centennial Corridor to the Westside Parkway would extend from where each build alternative connects at the eastern end of the Westside Parkway towards the west, ending at the Calloway Drive interchange. The proposed improvements would widen the Westside Parkway by constructing one additional lane in the median to provide auxiliary lanes. In the westbound direction, the median widening would extend from east of the Friant-Kern Canal through the Calloway Drive interchange. The limits of the added lane in the eastbound direction would differ between each alternative, as described in the Unique Design Features of the Build Alternatives section below. With each build alternative,

modifications to the westbound diamond off-ramp to Calloway Drive and the eastbound loop on-ramp from Coffee Drive would be required.

Though the improvements described above are physically located in Segment 2, construction would be undertaken as part of Segment 1 construction to facilitate traffic operations between the Westside Parkway and the Centennial Corridor.

Segment 3

With each build alternative, the Stockdale Highway/State Route 43 intersection would be widened and traffic signals would be added to control the traffic movements. State Route 43 would be widened to add a dedicated left-turn lane in both directions. Stockdale Highway would be widened to add a dedicated left-turn lane and a shared through/right-turn lane in both directions. Though physically located in Segment 3, these improvements would be built as part of Segment 1 to ensure adequate traffic operations at this intersection.

1.3.2.1. Unique Design Features of the Build Alternatives

Alternative A

Alternative A would travel westerly from the existing State Route 58/State Route 99 interchange for about 1 mile, south of Stockdale Highway, where it would turn northwesterly and go over Stockdale Highway/Montclair Street, California Avenue/Lennox Avenue, Truxtun Avenue, and the Kern River before joining the eastern end of the Westside Parkway near the Mohawk Street interchange.

A link would be provided from northbound State Route 99 to westbound State Route 58 and from eastbound State Route 58 to southbound State Route 99 via high-speed connectors. No direct connector ramps would be built from southbound State Route 99 to westbound State Route 58 or from eastbound State Route 58 to northbound State Route 99. Southbound State Route 99 would be widened to accommodate the additional traffic from eastbound State Route 58 to the southbound State Route 99 connector. The existing westbound State Route 58 to southbound State Route 99 loop-ramp connector would be realigned and would connect to the proposed eastbound State Route 58 to southbound State Route 99 connector before merging onto southbound State Route 99. The existing southbound State Route 99 to eastbound State Route 58 connector and northbound State Route 99 to eastbound State Route 58 would be preserved with some changes.

The limits of widening on State Route 99 would extend to the Wilson Road overcrossing. On northbound State Route 99, a three-lane exit would be provided just north of Wilson Road to carry the northbound State Route 99 to westbound State Route 58 traffic on two lanes and the Ming Avenue on- and off-ramp traffic on the third lane. All ramps in this area would have to be realigned to provide for the additional lanes. The Wible Road on- and off-ramps just south of the existing State Route 58/State Route 99 interchange, which is in conflict with the Caltrans standards of interchange spacing, would have to be removed to accommodate this design. The Stockdale Highway off-ramp on the southbound State Route 99 to eastbound State Route 58 connector would be removed as well. Under this concept, State Route 58 would also lose its link with Real Road. Also, Alternative A would provide an auxiliary lane on southbound State Route 99 from south of Gilmore Avenue to the Rosedale Highway off-ramp.

The median widening to provide an auxiliary lane along the Westside Parkway would extend westerly from the connection point with Centennial Corridor between Coffee Road and Mohawk Street to the Coffee Road off-ramp.

Other features with this alternative include (1) the construction of 19 soundwalls; (2) the construction of a park and ride facility off Mohawk Street, between California Avenue and Truxtun Avenue, to replace the facility that would be displaced by the project; (3) 7 infiltration basins, which would be placed throughout the study area to retain stormwater runoff for water quality improvement purposes; and (4) 48 retaining walls of varying sizes located throughout the study area.

Alternative B

Alternative B would run westerly from the existing State Route 58/State Route 99 interchange for about 1,000 feet, south of Stockdale Highway, where it would turn northwesterly and span Stockdale Highway/Stine Road, California Avenue, Commerce Drive, Truxtun Avenue, and the Kern River before joining the east end of Westside Parkway between the Mohawk Street and Coffee Road interchanges. This alignment would depress State Route 58 between California Avenue and Ford Avenue. Overcrossings are proposed at Marella Way and La Mirada Drive to ease traffic circulation.

Alternative B proposes the same connections to State Route 99 that Alternative A does and would require similar improvements on State Route 99 and existing State Route 58.

The median widening to provide an auxiliary lane along the Westside Parkway would extend westerly from the connection point with Centennial Corridor between Coffee Road and Mohawk Street to the Coffee Road off-ramp. Modifications would be required to the eastbound Mohawk Street off-ramp, westbound Truxtun Avenue on-ramp, and the eastbound Mohawk Street loop on-ramp. In addition, construction of the proposed westbound Mohawk Street off-ramp and realignment of the Cross Valley Canal maintenance access road from Mohawk Street would be required.

Other features with this alternative include (1) the construction of 24 soundwalls; (2) the construction of a park and ride facility north of California Avenue, next to the Centennial Corridor, to replace the facility that would be displaced by the project; (3) 8 infiltration basins that would be placed throughout the study area to retain stormwater runoff for water quality improvement purposes; and (4) 42 retaining walls of varying sizes located throughout the study area.

Alternative C

Near the existing State Route 58/State Route 99 interchange, Alternative C would turn north and run parallel to the west of State Route 99 for about 1 mile. The freeway would turn west and span the BNSF Railway rail yard, Truxtun Avenue, and the Kern River. This alternative proposes undercrossings at Brundage Lane, Oak Street, State Route 99, Palm Avenue, and California Avenue.

Connections would be provided from eastbound State Route 58 to southbound State Route 99 and from northbound State Route 99 to westbound State Route 58. The existing westbound State

Route 58 to southbound State Route 99 loop-ramp connector would connect to the proposed eastbound State Route 58 to southbound State Route 99 connector before merging onto southbound State Route 99. The southbound State Route 99 Ming Avenue off-ramp would be relocated north of the eastbound State Route 58 to southbound State Route 99 connector to facilitate weaving between the Ming Avenue off-ramp and the eastbound State Route 58 to southbound State Route 99 connector traffic. A connector would be provided east of northbound State Route 99 from Brundage Lane to south of California Avenue to facilitate weaving between westbound State Route 58 to northbound State Route 99 traffic with northbound State Route 99 to westbound State Route 58 traffic.

Improvements on State Route 99 would extend from the Wilson Road overcrossing (south of the State Route 58/State Route 99 interchange) to the Gilmore Avenue overcrossing (north of the State Route 58/State Route 99 interchange). A collector-distributor (C-D) road system would provide access from westbound State Route 58 to northbound State Route 99, as well as from northbound State Route 99 to westbound State Route 58. The Wible Road on- and off-ramps just south of the existing State Route 58/State Route 99 interchange would have to be removed to accommodate the northbound State Route 99 auxiliary lane. The Stockdale Highway off-ramp on the southbound State Route 99 to eastbound State Route 58 connector would be removed as well. Under this concept, southbound State Route 99 would also lose its link with Real Road.

The median widening to provide an auxiliary lane along Westside Parkway would extend westerly from the connection point with Centennial Corridor between Coffee Road and Mohawk Street to the Coffee Road off-ramp. Modifications would be required to the eastbound Mohawk Street off-ramp, westbound Truxtun Avenue on-ramp, and the eastbound Mohawk Street loop on-ramp. In addition, construction of the proposed westbound Mohawk Street off-ramp and realignment of the Cross Valley Canal maintenance access road from Mohawk Street would be required.

Other features with this alternative include (1) the construction of 17 soundwalls; (2) the construction of a park and ride facility at Real Road and Chester Lane to replace the facility that would be displaced by the project; (3) 11 infiltration basins that would be placed throughout the study area to retain stormwater runoff for water quality improvement purposes; and (4) 42 retaining walls of varying sizes located throughout the study area.

2. RESEARCH AND FIELD SURVEY METHODS

JRP Historical Consulting, LLC (JRP) developed the original Area of Potential Effects for architectural and historical resources for this project in April 2008 in consultation with the California Department of Transportation (Caltrans). The architectural history Area of Potential Effects was revised in October 2009, November 2010, June 2012, and January 2013 to address project changes. Caltrans Professionally Qualified Staff (PQS) Phillip Vallejo approved the Area of Potential Effects methodology in December 2011. Consistent with Caltrans policies and general cultural resource practices, the Area of Potential Effects encompassed areas that might be either directly or indirectly affected by construction such as areas within which the project could cause a change in character or use of historic properties. As defined, the Area of Potential Effects is based on the following criteria:

1) Where the proposed right-of-way crosses larger, vacant parcels, the Area of Potential Effects is set to the proposed right-of-way.

2) Where there are proposed cul-de-sacs, the Area of Potential Effects is generally set one parcel deep on all sides of the proposed cul-de-sac.

3) Where a building or complex is located on more than one parcel, the Area of Potential Effects is generally set to include the entirety of all associated parcels.

4) Where there are full property takes, the Area of Potential Effects is generally extended one parcel beyond the take to account for potential visual or other indirect effects.

5) At locations where there is only potential for indirect effects (no property takes) and the visual characteristics of that area will remain the same, the Area of Potential Effects was set to the proposed right-of-way.

6) Where soundwalls are proposed, the Area of Potential Effects is set more than one parcel deep to account for potential visual or other indirect effects.

7) Where the alternative has a raised or elevated section, the Area of Potential Effects is set more than one parcel deep to account for potential visual or other indirect effects.

8) Where there is proposed new alignment that bisects residential, commercial and industrial areas, the Area of Potential Effects is generally set more than one parcel deep to account for potential visual or other indirect effects to neighborhood.

9) At locations where there are new structures or where existing structures will be widened, the Area of Potential Effects is generally set one parcel beyond the proposed right-of-way to account for potential visual or other indirect effects.

Only those resources within the architectural Area of Potential Effects line were included in the survey.

While the Secretary of Interior sets the standard guidelines for review of potential National Register-eligible buildings, structures, or features that are 50 years of age or older, this age limit has been shortened to include resources constructed in 1978 or before (as required by the project) to account for lead-time between preparation of environmental documents and potential

construction of the selected alternative. Once the Area of Potential Effects was defined, JRP staff conducted a reconnaissance survey of the area to account in the field for all buildings, structures, and objects found within the Area of Potential Effects. Additional background research was done through First American Real Estate Solutions commercial database; review of historic and current United States Geological Survey topographic maps; Kern County Assessor records; and other documents to confirm dates of construction. This field reconnaissance and preliminary research helped to determine which resources appeared to be built in or before 1978. JRP architectural historians then utilized Attachment 4 (Properties Exempt from Evaluation) of the Section 106 Programmatic Agreement to determine which resources built in or before 1978 demonstrated little to no potential to meet National Register criteria and would therefore be exempt from further study. These property types generally consisted of ubiquitous buildings such as gas stations; convenience stores; metal and concrete warehouses; tract houses constructed within the last 45 years (Exempted Property Type 4); buildings and structures constructed in or before 1978 that have been heavily altered (Exempted Property Type 3 or 6); and buildings and structures built in or after 1978 (Exempted Property Type 2).

The historical overview (Chapter 3) for this report used two previous reports: Thomas Roads Improvement Project Historic Context Statement, completed by Caprice D. (Kip) Harper and Francesca Smith in December 2007 for Thomas Roads Improvement Project, and "Historic Architectural Survey Report, Tier 1, for Route Adoption on Route 58, Between I-5 and State Route 99 in Kern County," completed by JRP in June 1995 for Caltrans. Additional research on the historic themes (transportation, oil, irrigation, community settlement and development) and historic-era properties was conducted in both archival and published records including the California State Archives and Library; Bancroft Library (University of California, Berkeley); Shields Library (University of California, Davis); the Maps and Plans offices at Caltrans District 6 (Fresno); Caltrans Transportation Library and History Center (Sacramento); Kern County Museum (Bakersfield); Beale Memorial Library (Bakersfield); California Geological Survey Library; District 4 offices (Bakersfield) of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the offices of the Kern County Assessor and Recorder. JRP also reviewed the California Historical Resources Information System, California Historical Landmarks and Points of Historical Interest publications and updates, and National Register, California Register of Historical Resources (California Register), and local register listings.

Robert A. Schiffman, M.A., conducted a records search at the Southern San Joaquin Valley Information Center at California State University, Bakersfield in May and June 2007. Additionally, BonTerra Consulting conducted an updated records search in August 2009. Both searches included review of the Southern San Joaquin Valley Information Center data maps, historic-period maps, and literature for Kern County. Additionally, JRP independently reviewed previous cultural resources reports, the California Historical Resources Information System directory (dated May 2010), historic-period maps, aerial photography, local and state level historical resource lists and directories. As a result, 35 previously evaluated resources were identified within the project Area of Potential Effects.

One resource—the Friant-Kern Canal (Map Reference No. 21-01—was previously determined eligible for the National Register. Seven resources have been demolished or fall under one of the six property types exempt from evaluation (Attachment 4 of the Section 106 Programmatic

Agreement); 23 resources were previously determined ineligible for the National Register and did not require further study for this project. The remaining four resources, also previously determined not eligible for the National Register, were documented on California Department of Parks and Recreation 523 forms to address their potential to contribute to the significance of potential districts. Lastly, review of the Caltrans historic bridge inventory (October 2011) identified 32 state-owned highway bridges constructed before 1978 are within the project limits; however, all are listed as Category 5 (not eligible for listing in the National Register or California Register).

JRP conducted fieldwork in April and May 2008, June 2009, July, October and December 2011, and December 2012. Caltrans utilized the fieldwork conducted by JRP for the documentation of Tract 1522 (Map Reference No. 09-21) and based its evaluation on the historic context for this post-World War II housing tract that was prepared by JRP.

Letters informing interested parties of this project were sent to area planning agencies, local governments, historical societies, and museums in August 2009. Copies of the transmittal letters are included in Appendix C. One comment was received: Gilbert Gia from the Kern County Historical Society responded via a phone call on September 4, 2009. Mr. Gia recounted that he had recently received information on historic resources from the Southern San Joaquin Valley Information Center that included data from architectural surveys conducted by Chris Brewer for the City of Bakersfield in 1984, 1985, 1988, and 1989. He also noted the Garnsey Area may have potential effects from project Alternative B, and that the Westpark neighborhood, which includes the Westpark Homeowners Association, contains architect-designed homes.

Maps depicting the project location and vicinity (Map 1), as well as the project Area of Potential Effects (Map 2), are found in Appendix A. The historic-era resources formally evaluated for this project are identified on the Area of Potential Effects map with a reference number consisting of the sheet number (Sheet 2.1 through 2.27) and corresponding map reference number. Resources that appear on Area of Potential Effects map Sheet 2.1, for example, have been assigned Map Reference Nos. 01-01, 01-02, …. Historic resources that included similar or nearly identical residences built in subdivisions or planned tracts during a defined period were assigned one map reference number for the entire tract. These groupings of historic-era buildings generally consist of post-World War II housing tracts designed or developed by a single person or company. Houses within postwar residential tracts built by multiple firms and/or that do not exhibit architectural cohesiveness were documented on separate forms. This methodology is consistent with Caltrans' guidance for the survey and evaluation of postwar tract housing in California.[1] Historic resources previously evaluated and found to be ineligible for inclusion in the National Register, which did not require further study for this project, were not assigned map reference numbers.

Formal evaluations of the inventoried resources, completed on California Department of Parks and Recreation 523 forms, are found in Appendix B. The Caltrans Historic Bridge Inventory entry for the Category 5 (National Register ineligible) is found in Appendix D.

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[1] California Department of Transportation. "Tract Housing in California, 1945-1973: A Context for National Register Evaluation." Sacramento, CA: 2011.

3. HISTORICAL OVERVIEW

3.1. Introduction

The following historical overview discusses the major inter-related themes that shaped the development of the Bakersfield area, generally, and the study area, specifically: early exploration of the San Joaquin Valley; early settlement of Bakersfield; the role of land companies in development, colonization, and settlement; development of irrigated agriculture; oil production; transportation; twentieth-century commercial development; and, perhaps most profoundly, twentieth-century residential development. While not all of these themes are represented by every property within the Area of Potential Effects, they nevertheless provide a foundation for evaluating the properties within the study area.[2]

3.2. Early Exploration of the Southern San Joaquin Valley

Prior to the 1850s, the Southern San Joaquin Valley was little developed. Spanish-led explorations penetrated the Central Valley of California as early as 1772; however, these early expeditions did not result in any permanent settlements. Instead, the Spanish established missions and presidios near California's coast where they were more easily supplied and defended. Despite some additional exploration and development – largely through land grants – in the Mexican period (1822-1848) this trend continued into the early 1850s. Discovery of gold in the upper Kern River region in 1853 provided the initial impetus for Euro-American settlement in the vicinity of the study area, attracting not only prospectors but also enterprises to support mining camps. When gold strikes ebbed, many settlers moved into the Southern San Joaquin Valley, seeking their fortunes in farming and ranching. The rapid population growth spurred by the gold rush encouraged the development of successful livestock operations in the present-day Bakersfield area, and beef, mutton, and wool became important early exports.[3]

3.3. Early Settlement of Bakersfield

Although a small settlement developed northeast of the project area around Gordon's Ferry in 1853, the most important settlement occurred on the swamp and overflow lands along the Kern River. In 1862, Colonel Thomas Baker obtained 160 acres of swamp land known as Kern Island from Christian Bohna. Baker, a surveyor and former officer in the Ohio State Militia, had come to the area soon after the death of his first wife. Baker took an interest in Bohna's land while living in Visalia. The area Baker acquired became known as Bakers Field, and his reclamation

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[2] The development of this historic context is based on previous reports completed for the Thomas Roads Improvement Program, Caltrans and the City of Bakersfield: Thomas Roads Improvement Program "Historic Context Statement" (hereafter TRIP Historic Context) completed by Caprice D. Harper, Francesca Smith and Robert Schiffman in December 2007; "Westside Parkway Historical Resources Evaluation Report prepared by Garcia and Associates in December 2004; and "Historic Architectural Survey Report, Tier 1, for Route Adoption on Route 58, Between I-5 and State Route 99 in Kern County" (hereafter JRP HASR) completed by JRP Historical Consulting Services in 1995. JRP's report includes, as attachments, three additional historical resources evaluation reports for Kern River irrigation canals, railroads and historic oil fields.

[3] Harper, et al., "TRIP Historic Context," 1; "Historical Architectural Survey Report," 9-10; William Wilcox Robinson, *Spudding In: Recollections of Pioneer Days in the California Oil Fields* (San Francisco: California Historical Society, 1976), 17-18, 21; Warren A. Beck and Ynez D. Haas, *Historical Atlas of California* (Norman, OK: University of Oklahoma Press, 1974), 51; Carey McWilliams,. *Factories in the Field: The Story of Migratory Farm Labor in California.* (Boston: Little, Brown, 1939) 11.

efforts encouraged others to settle along the Kern River. His humble adobe rapidly became a community center for a small farming and sheep-raising community that developed prior to the survey of the townsite. Four years later, when Kern County was created from sections of Los Angeles and Tulare counties, Baker, then county surveyor, mapped and planned the townsite. The original townsite boundaries were present-day 26th Street on the north, California Street on the south, H Street on the west and T Street on the east. By 1869, Baker had not only amassed personal landholdings of over 89,000 acres, but also constructed a 27-mile long toll road connecting Bakersfield to the mountain community and county seat of Havilah, a gristmill, and two schools. Although the area grew slowly, by 1870 the town of Bakersfield had a population of 600 and in 1874 replaced Havilah as county seat.[4]

Becoming the seat of local government not only cemented Bakersfield's growing prowess as one of the most prominent towns in the Central Valley but also signaled the growing importance of agriculture in the region. Throughout the 1870s and 1880s, Bakersfield experienced sustained growth. The local economy initially benefited from Kern County's sheep and cattle industry; later, it thrived as irrigation transformed Bakersfield's hinterland into rich agricultural lands teeming with alfalfa and fruit orchards. Bakersfield residents who sold horses, mules, lumber, and gold imports from the nearby Greenhorn Mountains contributed to the town's increasing prosperity. In the 1870s, downtown Bakersfield boasted a county courthouse, town hall, several hotels, three saloons, and a brewery owned by Henry A. Jastro, Baker's son-in-law. Bakersfield also had a flourishing Chinatown, with a population of about 1,000 by the mid-1870s. The Bakersfield Chinese community was located on 20th Street between K and L streets and expanded onto 21st Street by 1890, after which it had a steady decline (see Figure 3). A decrease in gold mining and completion of major railroad construction in the valley caused formerly transient Chinese workers to settle more permanently in the Bakersfield Chinatown. The earthquake of 1952 destroyed many of the Chinese quarters and businesses in Bakersfield.[5]

Bakersfield continued to grow into the 1880s. The town's development came despite lacking direct access to the Southern Pacific Railroad's Central Valley line which by 1874 ran east of the town through the railroad's depot at Sumner (discussed more fully below). In 1888, the mule-powered Bakersfield and Sumner Street Railway was established to connect the town to the depot. That same year, 145 new lots were added to Bakersfield. The downtown area, located between M and I streets and 16th and 21st streets, boasted several new buildings, including an opera house, a bank, and an additional hotel (see Figure 3). A year later, however, a devastating fire raged through the growing city, razing 15 city blocks. The "great fire," as it became known, destroyed 147 businesses, five hotels, and 44 homes. Despite this destruction, Bakersfield proved resilient. Within a decade, its population exceeded 4,000 and its downtown had been rebuilt.[6]

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[4] Thomas A. Baker, "Early Bakersfield," Kern County Historical Society, Third Annual Publication, 1937, 17-19; Mildred Brooke Hoover, Hero Eugene Rensch, Ethel Grace Rensch, and William N. Abeloe, *Historic Spots in California*, revised by Douglas E. Kyle (Stanford, CA: Stanford University Press, 1990), 121, 132-133; Robinson, 24-28 and 34.

[5] Robinson, 42; Thomas McDannold, *California's Chinese Heritage: A Legacy of Places* (Stockton: Heritage West Books, 2000), 114.

[6] Eugene Burmeister, *The Golden Empire, Kern County, California* (Beverly Hills, CA: Autograph Press, 1977), 112; Sanborn Map and Publishing Company, "Bakersfield" (New York: Sanborn Map and Publishing Company, Limited, 1885, 1888, 1889, 1890).

Benefiting from the growing local industries, especially oil production, the city's expansion continued into the early twentieth century (discussed below).

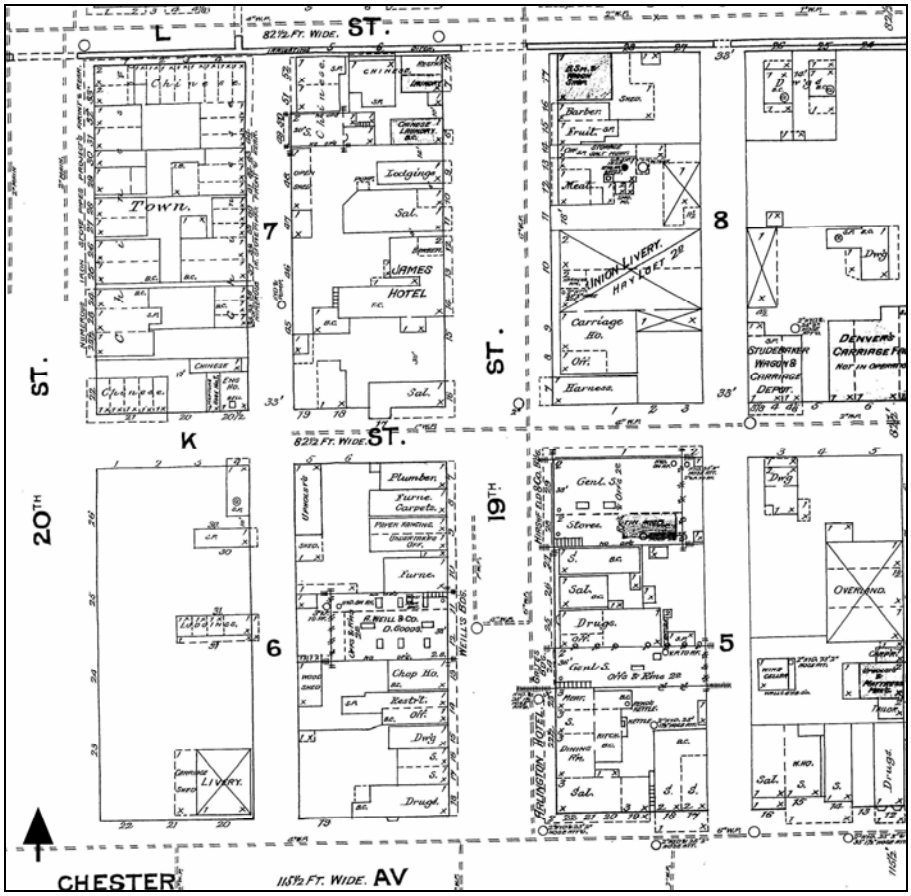

Figure 3: Sanborn Fire Insurance map showing downtown Bakersfield, 1888. Included in this section are the James and Arlington Hotels, as well as several "Chinese" businesses.

3.4. Role of Land Companies in Development, Colonization, and Settlement

The historical growth of central Bakersfield depended heavily on the development of its hinterland. The history of the majority of the San Joaquin Valley is characterized by the acquisition of vast tracts of land by a small number of prominent families and concerns. Land speculators, stockmen, and ranchers benefited from liberal – and often misappropriated – state laws and minimal Sacramento oversight to acquire large areas of land available to the public. Stockmen Henry Miller and Charles Lux; land speculators James Ben Ali Haggin, Lloyd Tevis, and Billy Carr; and ranchers Solomon Jewett, and Cox and Clark led this mass acquisition, and consequently came to dominate the physical and social structure of the area. Farming in Kern County eventually overtook stock-raising efforts after the state legislature enacted "no fence" laws preventing free-roaming sheep and cattle. This transition did not end the continued pattern of large-scale land ownership, however, and prominent early figures such as Miller and Lux,

Haggin and Tevis, and Carr capitalized on and promoted new opportunities afforded by a growing network of irrigation canals across the area.[7]

Within the study area, Haggin and Tevis' efforts were the most significant. In 1890, Haggin and Tevis formed the Kern County Land Company to attract settlers and investors to the area they newly irrigated. Although Haggin eventually sold most of his land to the Kern County Land Company and moved to the East Coast, Tevis and his family remained the driving force in the company through the end of the nineteenth century. Kern County Land Company used the colony concept to market their lands, breaking their lands into large tracts which it called colonies. Each of these colonies was further divided and sold to settlers as 20-acre lots for $60 to $100 an acre. As land colonies began to fade in the early 1900s, the continually resourceful Kern County Land Company turned toward managing commercial agricultural production on its still considerable land base. For the next 50 years the company operated a number of farms, raising both cattle and crops, and prospered from the San Joaquin Valley's growing role as the nation's breadbasket. In addition, the company reaped the benefits of the discovery of abundant oil reserves under much of its lands.[8]

3.5. Development of Irrigated Agriculture

The Kern County Land Company's success, and indeed the successful development of the Bakersfield area as a whole, rested upon the construction of extensive irrigation systems. Western Kern County was one of the first areas in California to develop large-scale irrigation canals. Construction of gravity-flow canals was a matter of simple engineering, and initially the work was undertaken by a diffuse network of farmers who formed canal cooperatives in the 1860s and 1870s. A number of the area's early canals were built in this manner, including the Kern Island Canal (Map Reference No. 04-01), the Gates Canal (predecessor to a portion of the modern Carrier Canal), and the Stine Canal. These three canals, along with the Calloway Canal (see discussion below), pass through the project study area.[9] Constructed in 1869, the Kern Island Canal had some 31 branches by 1892. The Gates Canal was built between 1872 and 1873, and by the late 1890s, served the Bellevue Ranch. The Stine Canal was built in the early 1870s by local settlers, who erected a weir across the head of what was known as the Old River (the main channel of the Kern River prior to the great flood of 1862). By 1880, California state

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[7] Paul W. Gates, "Public Land Disposal in California," *Agricultural History*, Vol.49, No.1, Jan. 1975, 158-178; Margaret Aseman [Cooper] Zonlight, *Land, Water and Settlement in Kern County, California, 1850-1890* (New York: Arno Press, 1979) 6-12. The amount of acreage obtained during these years was staggering. During a one-month period in 1877, Haggin and his associates submitted applications for 100,000 acres at the Visalia Land Office, many of which were for alternating sections of land between railroad grants that Haggin already owned. The legacy of these large landowners played an important and lasting role on the settlement and agricultural patterns in the vicinity of the project study area.

[8] Frank J. Taylor, "World's Most Fabulous Farm." *The Nation's Business*, February 1954, 42:2, 42-45; "Gold-Rich Kentucky Lawyers, SP Agent Mold KCL," *Bakersfield Californian*, 15 October 1968; Norman Berg, *A History of Kern County Land Company*, (Bakersfield, CA: Bakersfield Californian, 1971), 1; Wallace M. Morgan, *History of Kern County, California with Biographical Sketches* (Los Angeles: Historic Record Co., 1914) 175-176; "KCL Reins Change Hands," *Bakersfield Californian*, 17 October 1968; Regina Becker, *A Bundle of Living* (Shafter Historical Society, 1986), quoted in Vernon H. Neufield, "The Martensdale Colony, 1909-1910," 15 March 1989, California State University, Beale Memorial Library, VF - Colonies.

[9] The Calloway, Stine, and Gates canals have been determined not eligible for National Register. California Historical Resources Information System.

engineer William Hammond Hall declared, "There is no other stream in the State from which so many canals and ditches have been made to divert water as the Kern River."[10]

Figure 4: Kern Island Canal. Built in 1869, it is the only resource in the survey population built before 1900.

The growing network of canals allowed most of the Kern River's water to be put into productive use; however, divisions within canal cooperatives undermined the administration of irrigation systems and left them vulnerable to competitors and outside acquisition. In the 1870s, private entities began organizing to acquire and develop both land and irrigation systems in the area. Existing land developers, most notably Haggin and Tevis, likewise looked to benefit from joining the lands they owned to water diverted from the Kern River. They bought up existing canals and canals under construction and eventually established a myriad of canal companies and separate irrigation systems.[11]

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[10] California State Engineer, *Report of the State Engineer to the Legislature of California, Session of 1880*, Part IV (Sacramento: SPO, 1880), 35; Harper, et al., "TRIP Historic Context," 15-16; Charles P. Fox, "The Empire of Kern," in *Kern County California, in the Delta of the Kern River, the Crown of the San Joaquin Valley* (promotional pamphlet), 1905.
[11] Fox, "The Empire of Kern."

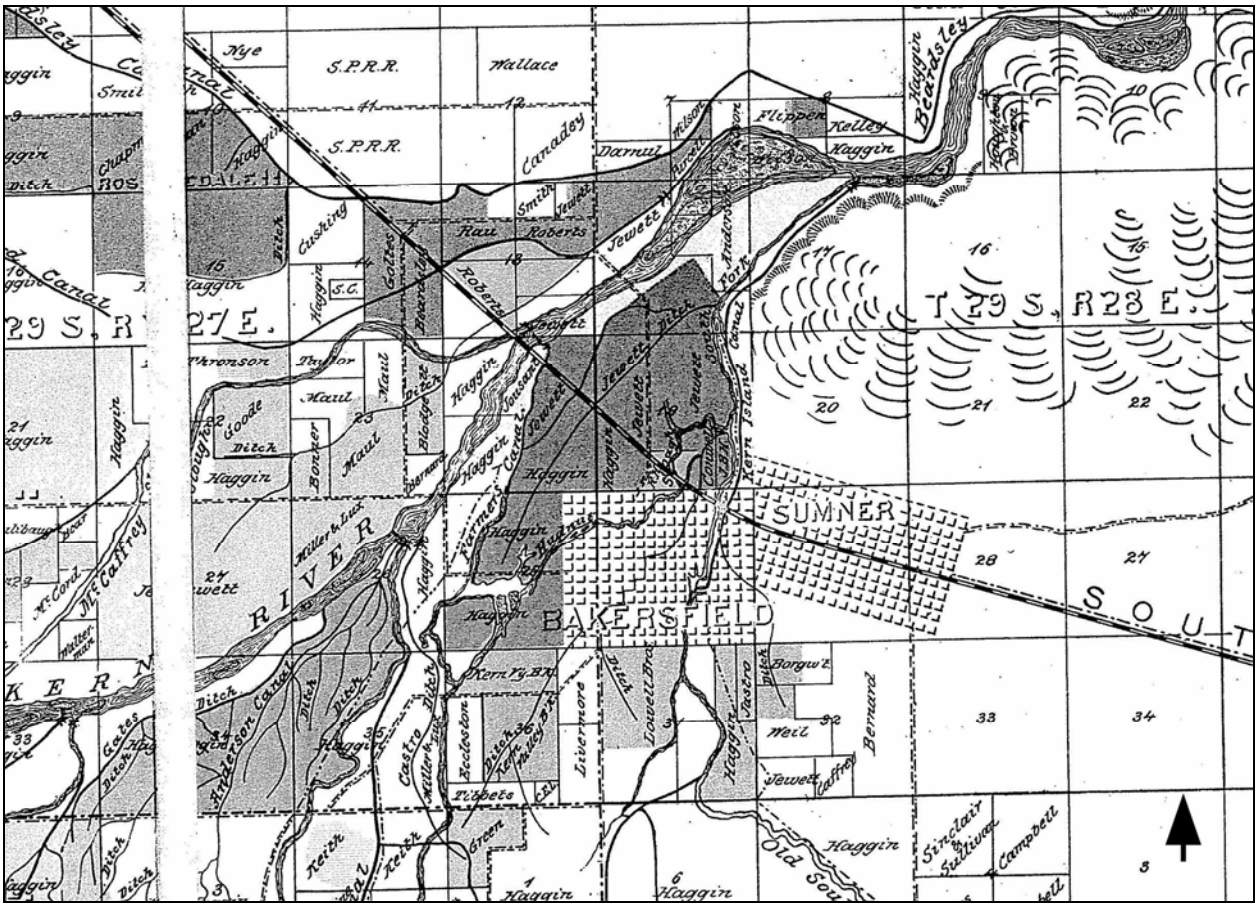

Figure 5: Map showing the intricate web of irrigation canals along the Kern River near Bakersfield in 1886. Canals present on this map include Calloway Canal, Kern Island Canal, Gates Canal, and Stine Canal.

The Calloway Canal, planned by engineer and land speculator O.P. Calloway, provides a good example of Haggin and Tevis' work. Calloway organized the Kern River Land and Canal Company and interested "San Francisco capitalists" in the project. He oversaw construction of the weir and first several miles of the canal's excavation, but eventually ran short of funds. After the project sat dormant for several years, Haggin and Tevis acquired the canal as a part of their development plans for area lands. By November 1880 the Calloway was described as a "fine canal" with an average width of 100 feet. A map from the period shows the Calloway Canal in roughly its current configuration, with an extensive system of laterals running west from the canal along its route. By 1898, the canal was called "the principal canal for the irrigation of lands on the north side of the Kern River." That year the area served by the 64 miles of laterals was 16,160 acres.[12]

Upon incorporation in 1890, Kern County Land Company formed a subsidiary to control its canal systems. Known as the Kern County Canal and Water Company, it consolidated the Calloway, Buena Vista, Stine, Farmers, East Side, Kern River, Kern Island, Central, Anderson,

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[12] *The Weekly Courier*, 3 July 1875; *Southern Californian*, 1 July 1875; *San Jose Herald*, 16 September 1876; F. F. Latta, "Historic Calloway Canal," *Bakersfield Californian*, 16 June 1951; *Visalia Weekly Delta*, 19 November 1880; Kern County Land Company[?] "Map of Part of Kern County, California, Showing Locations of Colonies, Irrigation Systems, Etc. in the Kern Delta," ca. 1880s, Beale Memorial Library; C.E. Grunsky, *Irrigation Near Bakersfield, California*, United States Geological Survey Water Supply Paper 17 (Washington DC: GPO, 1898), 51-55.

James, Joyce, James & Dixon, Pioneer, Plunkett, Johnson, and Lerdo canal companies into a single operating unit. Many of the canals were intertwined with one another, and priority in diversions was shifted as conditions warranted. By the second decade of the twentieth century, the Kern County Canal and Water Company owned or controlled more than 17 canals or canal companies. At this time the principal crop produced in Kern County was alfalfa. Although orchard crops and vineyards accounted for a portion of development, challenges arising from water shortages, market conditions, and expensive infrastructure costs undermined their widespread development. Since the 1930s, and particularly after the 1950s, the principal crop of the region has been cotton.[13]

Construction and consolidation of these early irrigation systems did not constitute the whole of irrigated agriculture in the Bakersfield area. By the close of the nineteenth century, irrigation began to shift away from direct diversions from the Kern River. Farmers located away from the reach of canals began to develop means for irrigation using ground water. Pump irrigation largely failed until cheap power generated by oil became available. By 1905, power for pumps also began to come from electricity provided by hydroelectric plants in the nearby Kern River canyon. Along with increasing control from the web of canals and growing use of pumping apparatus, the development of established cooperative water storage districts was paramount in the development of large-scale irrigated agriculture. The districts organized, advocated, and undertook large-scale water distribution projects. Large landowners and corporations tended to dominate storage districts because voting was proportional to the amount of land owned. Moreover, landowners participating in the storage districts did not have to live within the district to vote in district elections, therefore allowing absentee corporate control. Several water storage districts were organized in Kern County in the 1920s, with one of the earliest established by Kern County Land Company in 1922.[14]

State and federal authorities likewise contributed to the development of irrigation systems in the area. Beginning in the early decades of the twentieth century, Californians demanded a more advanced water conveyance system; a system that would not only regulate, control, and store flood flows in Northern California but also transfer some of that water to deficient areas in Southern California. Following a prolonged drought in the 1920s, several plans for such a system coalesced in 1933 into the state-planned and ultimately federally constructed and -administered Central Valley Project. As part of that project, several canals running between the San Joaquin and Kern rivers were constructed. One of these was the Friant-Kern Canal, built starting in 1945.

Two decades later, to meet the increasing needs of Southern California's metropolitan and agricultural areas, the State of California embarked on an entirely state-funded, state-built, and state-administered water project: the State Water Project. Between the early 1960s and the late 1970s, several canals and aqueducts were constructed as components of the State Water Project.

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[13] George H. Baldwin, "Water Rights on Kern River," 26 January 1916, Water Resources Center Archives, MS G4562/D1, 41; R. C. Benson, "Irrigation in Kern County, California," 15, report filed in the records of the Office of Irrigation Investigations at Berkeley, California, n.d., in Baldwin, 1916, 88-90; Berg, 1971, 43.

[14] Fox, "The Empire of Kern"; J. M. Hunter, "A Business Men's Country Excursion," in *Kern County California, in the Delta of the Kern River*, 1905; Donald Pisani, *From the Family Farm to Agribusiness* (Berkeley: University of California Press, 1984), 390-392.

The Cross Valley Canal was built between 1973 and 1976 to move water from the California Aqueduct (the State Water Project's main north-south water conveyance system) to the eastern San Joaquin Valley. The Cross Valley Canal runs 22 miles between western Bakersfield and Tupman to the southwest. The canal is comprised of a series of three "reaches," and a set of seven pumps (Pumping Stations 1 through 7) that lift water into each segment. The Cross Valley Canal, unlike the other canals along the Kern River, moves water uphill to Bakersfield.[15]

Over a century of irrigation development has done much to dictate development patterns in the study area. The controlled and diverted waters of the Kern River—and other rivers across the state—spurred early settlement, afforded large-scale agricultural development, and, increasingly, supported urban settlement patterns. Only part of one canal, the Kern Island Canal, is within the survey population for this project.

3.6. Oil Production

Agriculture, and the development of irrigation systems in particular, propelled the growth of Bakersfield in the nineteenth century; oil production did the same in the twentieth century. Early settlers of the southern San Joaquin Valley noted thick oil deposits oozing from the ground. Farmers often collected oil to lubricate their farm equipment and used the thick asphalt as a bonding agent. In 1866, Buena Vista Petroleum erected a refinery northwest of McKittrick, but the high cost of transport undermined the venture. Miners extracted the oil in progressively more sophisticated ways, first employing hand-dug pits, then with portable tripods supporting hand augers, and later cable drills supported by large derricks and powered by steam. In 1899, surface oil seepage was noted on land seven miles northeast of Bakersfield. First drilling with a hand auger, wildcatters hired a steam driller to work the area, and were soon producing 15 barrels a day. Several weeks later, Horace McWhorter drilled to a depth of 265 feet and struck oil, establishing the first commercial well of the Kern River Field. Just as in the gold rush era, word of the discovery spread and thousands of prospectors flooded the area. The oil was shipped by rail to cities across the state, and the agricultural area was transformed into a major oil center.[16]

By 1903, the Kern River Field produced 17 million barrels of oil a year and was responsible for making California the top oil-producing state in the country. Since that time, Kern County's prosperity has been directly linked to the oil fields in the western portion of the county. As the oil industry grew, so did Bakersfield, changing from a small farming town to a dynamic oil center. Over the years oil production sites and towns sprang into existence with the strike of each successive field and well, adding to the development of the region. Within a few miles of the project study area, there are no fewer than seven oil fields including Kern River, (discovered in 1899), the Rio Bravo and Greeley (both of which were established in the 1930s), and Fruitvale

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[15] Norris Hundley, Jr., *The Great Thirst: Californian and Water, A History*, rev. ed. (Berkeley: University of California Press, 2001), 234–272; US Department of Interior, Bureau of Reclamation, Central Valley Project, Friant Division, *Friant Kern Canal: Technical Record of Design and Construction*, Denver, CO., May 1958, 1; Interview with Steven Lafond, August 17, 1993; Boyle Engineering Corporation, "Report on Groundwater Recharge Project," for Rosedale-Rio Bravo Water Storage District, June 1988, Plate 1.

[16] Walter W. Bradley, *California Mineral Production for 1920* (Sacramento: California State Mining Bureau, 1921), 29.

(discovered in 1927); portions of the Fruitvale Oil Field are located within the study area.[17] The only Fruitvale Oil Field resources recorded in this report are pumps.

Located in the northwest portion of the project study area, the Fruitvale Oil Field was one of a handful of new, giant fields that were discovered and developed during the 1920s, an era that has been described as the "Decade of Discoveries" for oil. During this period, an abundance of new oil fields were developed throughout the state, resulting in a dramatic surge in oil production into the 1930s. In Kern County alone in 1924, 61 million barrels of oil were produced for a value of nearly $70 million. Starting in the 1930s, however, the nation's financial instabilities during the Great Depression resulted in a decline in production.

Pacific Eastern Production Company, part of Western Gulf Oil Company, initially explored the Fruitvale Oil Field in October of 1927 near the present-day intersection of Fruitvale Avenue and Krebs Road. The land was owned by Kern County Land Company and Pacific Eastern proved the field in February the following year. At the time local oilmen believed Fruitvale to be one of the greatest strikes near Bakersfield. Although the drilling of new wells at the Fruitvale field was limited during the Great Depression, production increased as the economy began to improve in the mid-1930s. By the end of the 1930s, over 300 wells at the field had produced more than 18 million barrels of oil. Between 1940 and 1965, when the extent of the field was determined, an additional 400 wells were drilled. Kern County Land Company and Western Gulf were the predominant operators of much of the Fruitvale Oil Field during the historic period. From its original discovery in 1928 into the late 1960s, Western Gulf controlled half of the producing wells in the field, although Kern County Land Company still retained legal ownership of the land. According to the San Joaquin Geological Society, in 2000 the Fruitvale Oil Field ranked 13th highest in production in the state, with 121 million barrels of oil since 1928.[18]

During the 1960s, the oil industry in Kern County struggled to maintain its position in the county's economy as the production of oil decreased. Although in 1962 the county had approximately 17,500 producing wells, 2,000 more than in 1956, the daily average was 12,000 barrels less than six years before, as the thick, heavy oil became more difficult to access with available technology. While natural gas production offset this decreased production, this overall decline affected labor as well, with the workforce being reduced over 40 percent between 1958 and 1962. The industry rebounded in the 1960s and 1970s as new technology allowed for improved daily production; however this recovery was short lived as stricter environmental laws were enacted to reduce pollution from the drilling of wells and refining of oil. The economic downturn following the energy crisis of the 1970s resulted in a surplus of crude oil on the market, which reduced oil prices in the mid-1980s. Since then, oil companies have implemented more efficient techniques of collection and processing oil which allows for cleaner and more

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[17] William Rintoul, *Drilling Through Time: 75 years with California's Division of Oil and Gas* (Sacramento, California: Department of Conservation, Division of Oil and Gas Publication TR40, 1990), 1-15; Morgan, *History of Kern County, California*, 21-23, 126-134; William Wilcox Robinson, *The Story of Kern County* (Los Angeles: Title Insurance and Title Company, 1961), 40-43; Berg, 1971, 36; Laurence H. Shoup, "Historic Resources Evaluation Report for Historic Oil Fields, Route 58 Between I-5 and SR99, Kern County, California," (October 1993) 8-13.
[18] San Joaquin Geological Society, "The Kern County Oil Industry," accessed September 16, 2008 at www.geocities.com/mudsmeller/oilfacts.html#giants. Fruitvale overlaps the Area of Potential Effects roughly along US 99 between SR 204 intersection and California Avenue, and includes parts of California Avenue and Stockdale Highway.

environmentally sound methods that allow for peak production.[19] The oil fields still play a major role in Kern County and account for much of California's production.

3.7. Transportation

The creation of transportation networks was no less vital to the early and sustained development of Bakersfield than irrigated agriculture and oil production. Although a number of trails and roads traversed the valley, significant transportation networks did not reach the study area until well after statehood. Indeed, while roads reached the valley, significant changes came only after railroad companies built lines crossing through the valley. The development of railroads was critical in the settlement history of the study area, and laid the foundation for the prolific agricultural development of the valley made possible by the advent of viable irrigation. The surrounding area was shaped by the development of rail lines that connected the San Joaquin Valley with urban centers across California and the country.

3.7.1. Santa Fe and Southern Pacific Railroads

The Southern Pacific Railroad Company (Southern Pacific) and the Atchison, Topeka, and Santa Fe Railway Company (Santa Fe) operated main and spur lines through the Bakersfield area. The Southern Pacific mainline runs roughly northwest-southeast and parallels State Route 99 through the San Joaquin Valley. Southern Pacific's Asphalto branch line from Bakersfield to McKittrick runs out of central Bakersfield from the south and southwest before swinging to the northwest and then west. The Santa Fe main line runs roughly parallel to the Southern Pacific six miles to the west, crossing and continuing into the study area at the Kern River into central Bakersfield. The Santa Fe Railroad also operates the Minkler spur line, connecting its mainline to the Southern Pacific mainline at Oildale. Only portions of the Santa Fe mainline are within the study area for this project.

The first railroad construction in the area was undertaken in 1869 by the Central Pacific Railroad Company (later the Southern Pacific). Named the San Joaquin Valley Branch, the line extended south from the existing transcontinental line at Lathrop. The flat sandy terrain of the valley allowed for rapid construction, and crews quickly laid out track and bridges across Kern County. Believing that Bakersfield was prone to flooding, the constructing engineer for the Southern Pacific chose to lay the course for the rail in the eastern uplands along the valley's edge, bypassing central Bakersfield. Perhaps more important in the determination to bypass Bakersfield was the city's refusal to acquiesce to the land demands of the railroad. The granting of generous rights-of-way to the railroad was a well-established currency for the critical location of track, and Bakersfield had denied Southern Pacific the two-block right-of-way corridor they demanded in favor of a one-block strip. Rebuffed, the Southern Pacific chose to site the depot two miles away in Sumner.[20]

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[19] Ronald J. Ostrow, "Farmers and Oilmen Molding Kern County," *Los Angeles Times*, 3 August 1962; Harper, et al, "TRIP Historic Context Statement," 18; Christopher Byron, "Problem for Oil Producers," *Time Magazine*, 22 June 1981.

[20] Alice L. Crothers, "The History of the Southern Pacific Railroad in the San Joaquin Valley," M.A. Thesis, University of Southern California, June 1934, 41-42; William L. Preston, *Vanishing Landscapes: Land and Life in the Tulare Lake Basin* (Berkeley: University of California Press, 1981), 122-123; Burmeister, *The Golden Empire*, 121. Sumner was later named Kern City (also known simply as Kern), and in 1909 was incorporated into Bakersfield.

By the 1890s, hostility toward the perceived stranglehold of the Southern Pacific was rampant across California. In February 1895, "merchants and capitalists" of the San Francisco Traffic Association formed the San Francisco & San Joaquin Railway Company to build a line that would break the monopoly of the Southern Pacific, particularly in the agriculturally rich San Joaquin Valley. Before the line was completed, the fledgling endeavor was sold to Santa Fe, which was looking to expand its routes through California. The line reached downtown Bakersfield in May of 1898 and provided a competitive freighting alternative for farmers and ranchers in Kern County.

Santa Fe continued to expand railroad activity in the early twentieth century. A railroad yard was built during original construction, but by 1901 Santa Fe had added a round house, warehouse and depot. The Santa Fe line originally consisted of a single track, but as early as 1912 had a secondary siding to the north running from just west of Oak Street east to O Street. By then, Santa Fe had expanded its railroad yard to include 12 tracks and several spurs, competing in size with Southern Pacific's railroad yard in Sumner (see Figure 6). The depot and roundhouse have since been demolished, and Burlington Northern Santa Fe now owns the railroad line. By 1982, the city extended Truxtun Avenue southwest past the railroad, and a concrete and steel bridge was constructed to carry the railroad tracks over the road. The railroad enters into the study area at several locations.[21]

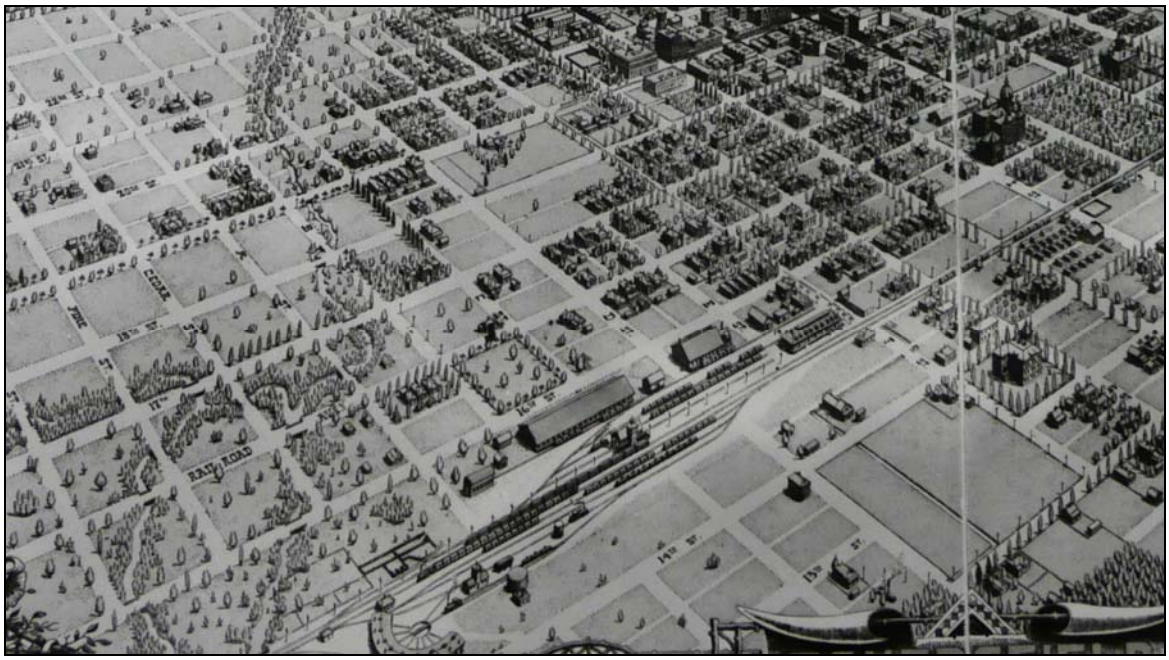

Figure 6: An oblique ("bird's eye") map showing Bakersfield in 1901. The Atchison, Topeka, and Santa Fe Railway depot, yard and round house are at bottom center, with downtown Bakersfield in upper right.

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[21] G. Holterhoff, Jr., compiler, *Historical review of the Atchison, Topeka and Santa Fe Railway Company (with particular reference to California lines) as furnished to the Railroad Commission of the State of California in compliance with its General Order No. 38.* Los Angeles, June 1914, 10; Keith L. Bryant, *History of the Atchison, Topeka and Santa Fe Railway* (New York: Macmillan, 1974), 173-176; Sanborn Map Company, "Bakersfield Insurance Maps," (New York: Sanborn Map Company, 1912); "Bakersfield, Kern County, California" [map], (San Francisco: K.J. Stone Co., 1901); "Grand Celebration," LA Times, 29 May 1898; "Valley Road Gobbled," LA Times, 20 October 1898.

The construction of both Southern Pacific and Santa Fe railroads sparked the growth of many communities along the largely previously uninhabited routes. Construction camps and station sites became freighting and supply centers, and eventually grew into towns. Once the rail companies completed construction, some of the railroad laborers remained, adding to the development of the area. The day-to-day operations of the lines required a small army of workers who filled the area.[22] Perhaps most importantly, the railroad provided the vital nineteenth century link for the development of large-scale commercial agriculture in the San Joaquin Valley. Throughout the twentieth century, however, this link was gradually superseded by the rise of the automobile and commercial trucking.

3.7.2. State Route 99 and the Development of Freeway Bypass

The increased use of the automobile in the early- and mid-twentieth century led to an expanded effort to develop extensive road networks throughout California. The state recognized the need for a developed state highway system early, and in 1910 the State Highways Act provided $18 million in bonds that would support a "continuous and connected highway system." In addition to being the county seat, Bakersfield's location in the San Joaquin Valley made the city an auto transportation hub. The route became a popular and important road for inter- and intra-city travelers. However, the city's growing population and through-travelers required a bypass freeway, and in the 1960s State Route 99 was re-routed west of the city.

Early traffic on State Route 99, which connects Northern and Southern California, quickly became a major route in the state and country. Construction of old State Route 99 was a primary feature of the State Highways Act and was begun shortly after the passage of the bond measure under the name Route 4. Union Avenue, which now runs through the heart of Bakersfield, was chosen to carry State Route 99 through part of Bakersfield. Located on the edge of the built environment at the time, Union Avenue was close enough to downtown to allow easy access, but did not initially interrupt traffic. With an increase in automobile traffic, however, the route soon required improvements. By the 1920s, the entire route was paved and the state lined the highway south of Bakersfield with trees. Bakersfield experienced growth throughout the early twentieth century, partly as a result of State Route 99. Expanding south and east, Bakersfield soon integrated the Union Avenue segment of State Route 99 from California Avenue to Brundage Lane.[23]

During the Great Depression and in the wake of the Dust Bowl, many unemployed families traveled State Route 99 in search of work in the Central Valley. For years the State of California, railroad companies, and large agricultural companies had promoted the state's fertile valleys as an agricultural "Garden of Eden." When the devastating economic collapse of the late 1920s and early 1930s was compounded by a major drought, many farming families finally set out toward what they believed would be an abundant coastal state. Families from Oklahoma, Texas, Kansas,

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[22] Crothers, "The History of the Southern Pacific Railroad in the San Joaquin Valley," 1; Bryant, 1974, 175-178.
[23] Ben Blow, *California Highways: A Descriptive Record of Road Development by the State and by Such Counties as have Paved Highways* (San Francisco: The H.S. Crocker Co., Inc., 1920), 52-53, 150-155; J.R. Thornton, "Street Map of Bakersfield and Environs," Kern County Chamber of Commerce, 1941. In 1964, California changed the highway numbering system; Route 4 through Bakersfield was converted to Route 99. The use of Route 99 followed the federal government's numbering system; this highway was US Interstate 99 from 1928 until Interstate 5 was defined.

Arkansas, and New Mexico traveled to California, reaching the San Joaquin Valley. Once there, they moved up and down State Route 99 in search of work. Unfortunately, they soon realized that opportunities for employment in California were quickly fading. By then, however, valley towns and cities, like Bakersfield, had an influx of out-of-work car campers. Within many of these communities, "Okies" (those who migrated west from the Dust Bowl region to California) would find employment and a home.[24]

With the start of World War II, however, the economy improved and employment rose. The period during and after the war brought about major changes and added stress to an overtaxed road system. The war created a significant increase in public projects in support of the war, and California became a center for military industrial activity. Vital bases in Southern California and the Bay Area were joined by military facilities in the Central Valley and desert areas of California. These required a rapid staffing by large numbers of employees to meet the demands of the war. The influx of California's population during World War II, however, was dwarfed by the expansion that followed the war. With a soaring economy, generous veteran benefits and a popular desire for increased goods and services, the state experienced unprecedented postwar growth. All of this put strains on statewide infrastructure, including the road and highway system. Postwar increases in commercial and industrial interests, population, and auto traffic produced congested, dangerous conditions along State Route 99. Accidents increased throughout the 1940s, and upkeep proved expensive. In the late 1940s, the state's Division of Highways and Public Works responded by hiring the Griffith Company of Los Angeles to expand the highway to six lanes, build a median strip planted with palm trees, and add turning lanes and curbside parking lanes (see Figure 7).[25]

[24] Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 23-26; James N. Gregory, "Dust Bowl Legacies: The Okie Impact on California, 1939-1989," *California History* 68:3 (Fall 1989): 76-78.

[25] JRP Historical Consulting Services, "California Historic Military Buildings and Structure Inventory, Volume II: The History and Historic Resources of the Military in California, 1769-1989," prepared for U.S. Army Corps of Engineers, March 2000, 7-1; Earl T. Scott, "Important Highways in District IV Will Require Large Expenditure to Provide Adequate Service," *California Highways and Public Works*, November 1938, 1; T.E. Whaley, "Widening of U.S. 99 in Bakersfield to Six Lanes Will Reduce Traffic Accidents," *California Highways and Public Works*, September-October 1947, 6-7, 26-27.

Figure 7: View of State Route 99 (Union Avenue) looking north from Brundage Lane in the 1950s. At the time, the state widened the roadway and added the median.

By the 1950s, Bakersfield began designing a variety of street and highway improvement to facilitate traffic in and around the growing metropolitan area. City-hired engineers developed one such plan that called for three new highways, several grade separations, and improved functionality for existing streets. The city ultimately wanted passing traffic to move around, not through, the downtown area so that it would not interfere with pedestrian and automobile movement on city streets. In doing so, the plan called for bypassing State Route 99 to the west of downtown. However, agreement could not be reached between the city and the state on the location of the bypass, and a contentious battle ensued. The state proposed building the State Route 99 Bypass—most significant for through traffic but also important for local traffic—on the west side of Bakersfield. This plan proposed building the freeway parallel to Oak Street through two residential subdivisions (Tracts 1397 and 1530), and the removal of 135 buildings in the process. The City Council opposed this idea, preferring instead to run the highway more than a mile west or double-decking the Union Avenue route. State engineers argued that alternative routes to the west would not provide sufficient access to local traffic, and double-decking would add tens of millions of dollars to any project. After facing opposition from a majority in the City Council for more than a year, the state announced in late 1957 it would proceed with the Oak Street plan.[26]

[26] "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957.

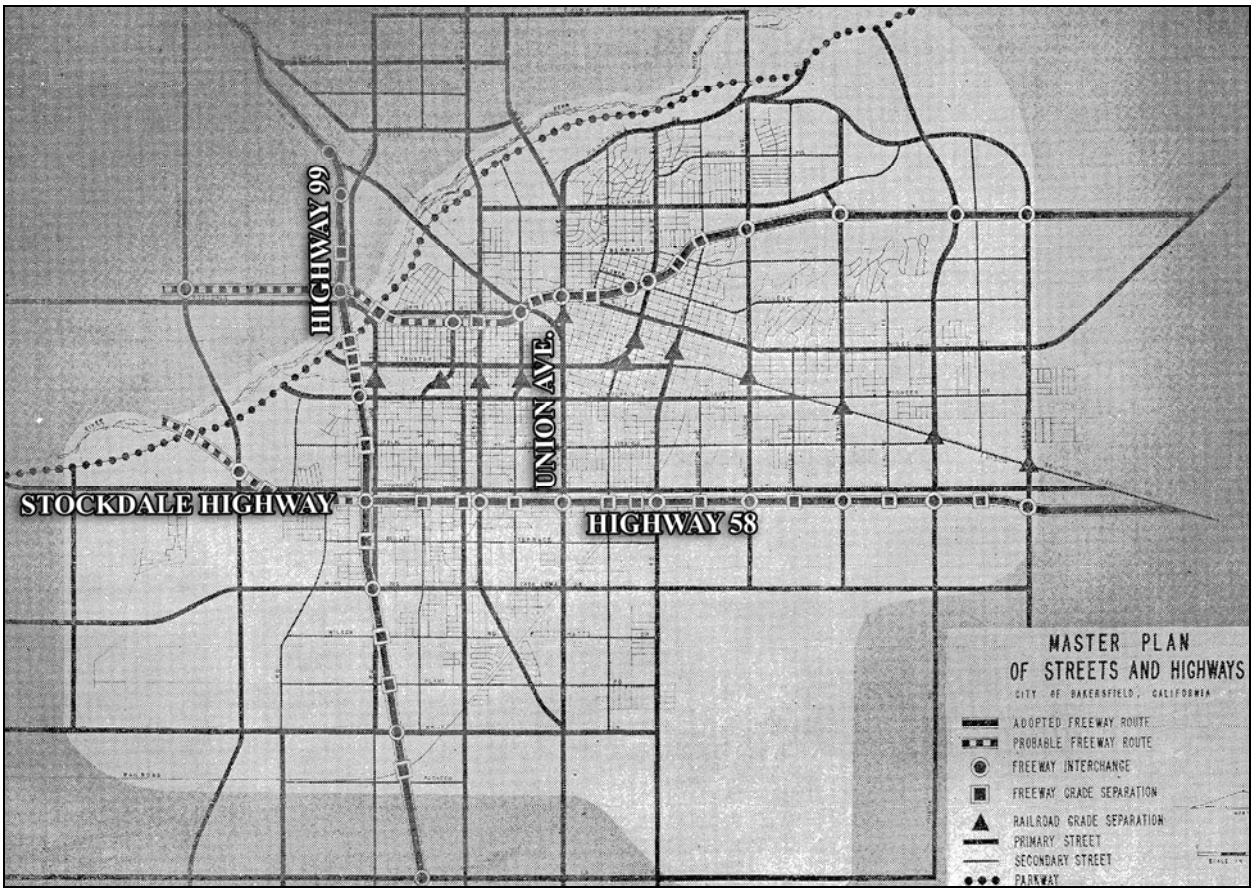

Figure 8: Bakersfield's Master Plan for Streets and Highways, 1959.

Later, the city and the state similarly clashed over a plan to connect Bakersfield's east side with Interstate 5. Originally, state engineers developed several alternatives, including a route running along California Avenue. The alternative with the least opposition ran along the south end of the city, parallel to Brundage Lane—the Brundage Lane Highway, later known as State Route 58. Today, the highway is the primary east-west route through Bakersfield. Its connection to Interstate 5 far to the west of the city and to Interstates 15 and 40 to the east in the Mojave Desert make it a heavily used highway for both general transport and shipping. State Route 58 was originally planned to be a continuous freeway through Bakersfield; this was complicated by development west of Bakersfield. Instead, State Route 58 as a freeway ends just west of State Route 99 at Real Road. To continue west to Interstate 5, drivers must interchange at State Route 99, travel north two miles, and exit onto State Route 58/Rosedale Highway, a local access road fronted by industrial and commercial properties, residential communities, and farmsteads.[27]

[27] URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13.

Figure 9: Aerial photograph showing State Route 99 Bypass in 1965, looking north. Note Tracts 1397 and 1530 north of Stockdale Highway. (Photo: Caltrans Library)

Construction of these two highways took different paths. The State Route 99 Bypass began almost immediately after the initial battle and was finished by 1963 (see Figure 9). Three years of construction by three separate contractors culminated in the completion of the 18-mile section of freeway. Fredericksen & Kasler of Sacramento built the southern 13 miles, Gordon H. Ball built the northern five miles, and Tumblin Company constructed the Kern River bridge and Bakersfield Yard overhead. The work included building 10 interchanges, 10 separations, and three railroad crossings. Moreover, Gordon H. Ball incorporated innovative construction techniques of concrete paving and batching.[28] Conversely, the Brundage Lane Highway (later State Route 58) took more than a decade of planning and construction and wasn't completed until the mid-1970s.

[28] "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11.

3.8. Twentieth-Century Commercial Development

Agricultural development, oil production, and access to greater markets by rail and increasingly better roads proved a successful combination for the economic growth of Bakersfield in the early twentieth century. The city continued to expand through both world wars, persevered through the Great Depression, and was in prime position to benefit from the post-World War II economic surge. Commercial and industrial ventures in and around the city took advantage of the economic opportunity, helping to support and spur residential growth. Bakersfield rapidly grew beyond its municipal limits in the postwar period, expanding farther and farther away from its downtown.

At first the expansion occurred northeast, enveloping the town of Sumner. Later, the town grew south and north, and after World War II the boundaries spread westward. Much of the growth was increasingly along popular automobile routes, such as Union Avenue (concurrent with State Route 99) and Stockdale Highway. Residential growth consumed a great amount of resources and space and was constantly a source of contention for both city planners and the Bakersfield populace.

3.8.1. Early Developments

The nearby oil fields were a boon to the city in the early twentieth century. As discussed above, Kern County had an abundance of oil. In an attempt to maintain a competitive edge over larger oil producers rushing to Kern County, more than 150 companies belonged to the Bakersfield-based Independent Oil Producers Agency by 1908. The 1910s proved an oil-rich decade for Kern County, and the resulting cash flow into Bakersfield sparked more development. In the first decades of the century, Bakersfield saw the addition of several commercial and civic enterprises. A number of churches and temples, theatres and halls, the Beale Memorial Library, and parks were established at this time. In April 1907, Truxtun Beale donated the site for Beale Park, which he hoped would become "a center for popular education and promote good citizenship." In May of the following year, the Greek Theatre in Beale Park was dedicated, beginning a longstanding service to the city as a site for plays and musical events. One of the more impressive architectural developments during this period was the Masonic Temple, built in 1901 on the northwest corner of Chester Avenue and 20th Street.

By the 1910s, Bakersfield had incorporated Kern City (formerly called Sumner) into its municipal limits.[29] Developments in commercial and industrial business had a corresponding growth in population; by 1907, Bakersfield had more than 7,300 citizens. This, in turn, propelled improvements in city infrastructure and construction of more public-support facilities.

In 1901, the Bakersfield and Kern Electric Railway Company built a streetcar line between the Southern Pacific station in Kern City and the Santa Fe Railroad station in Bakersfield. This gave both urban centers greater access to larger markets. By 1907, Southern California Edison opened the largest hydroelectric plant in the country 20 miles west of Bakersfield, supplying the city with electrical power. Three years later, the three-story San Joaquin Hospital was completed, and

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[29] Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 79; William Boyd, *Lower Kern River Country 1850-1950: Wilderness to Empire* (Bakersfield, CA: Kern County Historical Society, 1997), 108-109; Sanborn Map Company, "Bakersfield Insurance Maps," (New York: Sanborn Map Company, 1912); Morgan, *History of Kern County, California*, 160.

in 1904, the city had built a new courthouse on two blocks between 15th and 17th streets on Chester Avenue. In 1913 the county constructed a jail on Truxtun Avenue between P and Q streets, and Bakersfield College opened. These civic achievements enhanced the urban environment and created opportunities for greater commercial and residential growth.[30] All of these structures are either demolished or located outside the study area for this project.

When the United States entered World War I, Bakersfield was on an upswing. While the war interrupted development by drawing people and resources away from the area, in some ways it helped sustain Kern County growth. The military effort required raw materials such as food and oil that Kern County was in a unique position to deliver. As demand rose, production of both agricultural goods and oil in Kern County increased. Following the war, however, demand for oil decreased, production slowed, and workers were laid off. Agriculture consequently filled the economic void. During the 1920s, growers harvested cotton in greater amounts. Kern County hosted the Cotton Experiment Station in Shafter where William Camp perfected the growth of this "white gold." Other successful products in the county included alfalfa, grapes, melons, potatoes and citrus fruit.[31]

Agricultural success following the war helped propel Bakersfield into a growth period. By 1918, development of the city stretched west and south to Oak Street and Brundage Lane, respectively. By 1929, the 34,000 city of Bakersfield residents (and roughly 60,000 residents of the greater Bakersfield area) had access to a variety of services and businesses: 12 hotels, two golf and country clubs, 15 elementary schools, one junior high school, a high school, 15 churches, and 60 social and service clubs.[32]

3.8.2. Economic Collapse and Government-Supported Recovery

The growth Bakersfield experienced in the late 1910s and 1920s, however, proved short-lived. The Great Depression and the Dust Bowl of the 1930s led to a nationwide economic collapse that hurt business and agriculture. Following the stock market crash of 1929, many businesses and banks went bankrupt, and unemployment became widespread across the United States. Bakersfield was hit as hard as any other urban center and suffered perhaps more because the local agriculture that underpinned its growth suffered a drought during this same period. Compounding these problems was the migration of Midwest and Great Plains farm families fleeing the Dust Bowl that ravaged the middle of the nation. California had long been viewed as an abundant garden, so Dust Bowl migrants believed there was an abundance of work. A primary destination was the Central Valley. Situated on the valley's main thoroughfare, Bakersfield became a stopping point for a large population of migrants. However, once in California, migrants discovered that, like elsewhere, California had a lack of employment opportunities.[33]

President Roosevelt's New Deal programs in the 1930s helped restart both the country's and the city's economy, offering employment opportunities for the out-of-work. Available private funding joined with federal relief to generate commercial and residential construction. Civic improvements, driven by the Public Works Administration and the Works Progress

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[30] Bailey, *Heart of the Golden Empire*, 83; Boyd, *Lower Kern River Country*, 98.
[31] Bailey, 87.
[32] Bailey, 89.
[33] Stein, *California and the Dust Bowl Migration*, 21-24, 51.

Administration, included bridges, overpasses, public buildings, parks, and improved or new roads throughout Kern County. By 1938, the Works Progress Administration reported spending more than $1.5 million ($23 million in 2010 dollars) on projects in Kern County, including more than $300,000 on roads and another $270,000 on camps for migrant workers.

While employment numbers varied with different projects, the Works Progress Administration had anywhere between 300 and 2,100 people on staff. Federal construction also appears to have sparked privately financed construction. The city's issuance of building permits increased from 605 in 1935 to 775 one year later, and although the total number of permits dropped in 1940 and 1941 to around 650, the total value of those permits had risen substantially since 1935. From just over $650,000 that year, the value of the permits more than doubled the following year, and continued to increase to more than $2 million in 1940. While the value of permits dropped slightly a year later, the significant rise in only a few years suggested Bakersfield was a revitalizing community by the early 1940s.[34] Together, public and private backing helped the city rebound after the severe economic downturn.

In the early 1940s, the United States economy, and certainly California's, was heavily affected by the government's support of the war effort. As the possibility of entering the European conflict rose, the focus of construction changed from private enterprises, such as residences and commercial buildings, to military-related and support projects. The growing Bakersfield population (74,000 in 1940) actually benefited from this situation. War-related industries provided employment for many residents. Minter Air Field, about 20 miles northwest of the city, was a basic pilot training center that graduated more than 10,000 Army Air Corps cadets. Other local war-related businesses included a Lockheed Aircraft Component Factory and the Vega Aircraft Company, a small plant providing support products.[35] While the war effort maintained a stable economy and provided for growth, the decades immediately following the war proved to be far more significant and trying for Bakersfield.

3.8.3. The 1952 Earthquake and the Postwar Boom

In the postwar years, while most of California experienced relatively rapid growth, Bakersfield found itself rebuilding after two disastrous earthquakes during the summer of 1952. Although only two people died in the temblors, many buildings were damaged or destroyed. The city was determined to rebuild, however, and immediately began constructing a new city hall and civic center, and expanding Mercy Hospital. During this time, the greater Bakersfield area addressed several significant issues related to the region's future. The city and county focused foremost on urban planning dealing with traffic concerns, annexation proposals, and expanding social and civic services. Though implementation of ideas was not easy, the city ultimately expanded and improved its infrastructure and services.

Kern County Union High School District put nearly $20 million into reconstructing and improving schools and educational buildings, while the Bakersfield City Schools District spent

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[34] "County W.P.A. Projects Listed," *Los Angeles Times*, 16 February 1938; City of Bakersfield, City Manager, Annual Report (1935), 38; City of Bakersfield, City Manager, Annual Report (1936), 35; City of Bakersfield, City Manager, Annual Report (1941), 17-18; http://www.westegg.com/inflation/infl.cgi, accessed December 27, 2012.
[35] Bailey, 93; Stanford Research Institute, "Planning Factors in an Industrial Program for Greater Bakersfield," prepared for Greater Bakersfield Chamber of Commerce, Bakersfield, California, October 1957.

$7 million on similar reconstruction efforts. Three hospitals in the area also renovated their facilities, spending another $7 million. Religious organizations built worship centers, industrial companies built warehouses, and commercial businesses built offices. In many cases the result of rebuilding and renovation was the abandoning of older, Classical Revival style-buildings, for the modern design aesthetic of the era.

The damaged, classically styled Bakersfield City Hall was demolished after sustaining earthquake damage and a new, modern building was constructed at another site. Even in cases where buildings were renovated, as were many buildings on the Bakersfield High School campus, the renovations often eliminated ornamentation associated with older designs and applied new, modern exterior finishes. Robert N. Eddy, William Paynter, and Whitney Biggar were among the Bakersfield architects contracted to reconstruct many of the city's buildings.[36]

3.9. Twentieth-Century Residential Development

As with Bakersfield's commercial, industrial, and civic developments, residential construction increased throughout the twentieth century. In many ways residential growth mirrored the city's economic climate, rising in the good years and declining in the bad. Residential growth, however, also depended on the city's population, which rose significantly at key times, and the city's land area. Between 1925 and 1950, Bakersfield experienced only moderate growth in area (adding only 948 acres), though its population doubled. From 1950 to 1975 the city tripled in area, showing tremendous growth. Bakersfield continued to expand its borders to meet the growing housing demand; however, it often met resistance, and several areas, such as Benton Park (roughly bounded by State Route 58, South H Street, and Wilson and Wible roads) and the neighborhood east and west of Stine Road (south of Stockdale Highway and north of Ming Avenue), within Bakersfield's city area remain outside city limits.

3.9.1. Pre-World War II Housing Growth

The century started off with steady growth in population and land area. As discussed above, access via two railroads to other urban areas helped bring people through Bakersfield. Many travelers decided to stay, especially after witnessing the agricultural and oil potential of Kern County. With a growing population, the city needed to expand its area and provide housing. By the early 1910s, the city had incorporated its neighboring urban center, Kern City (previously known as Sumner). Between 1905 and 1915, developers added more houses and commercial buildings than had been built in the city's first 40 years. In 1910 alone, nearly 500 residences were erected. However, all of the resources located within the study area for this project were not built until after 1920.[37]

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[36] "Kern County Building Activity Spiraling Up," *Los Angeles Times*, 25 April 1954; Bailey, 96-100; "New City Rises After 52 Quake," *Bakersfield Californian*; "Bakersfield Street Map," Rand McNally & Company, 1960 ; "Bakersfield High Building Approved," *Bakersfield Californian*, 25 May 1953: pg. 27 (col. 1); "Building Progress," *Bakersfield Californian*, 31 Dec 1954: pg. 32 (col. 4); United States Geological Survey, Gosford 7.5-minute quadrangle, 1954.

[37] Bakersfield Historic Preservation Commission, "Stepping into the Past: A Historic Walking Tour of Downtown Bakersfield" (Bakersfield, CA: Historic Preservation Commission, n.d.); Janet Wheeler, "Bakersfield Association of Realtors An Important Part of City's History," *Bakersfield Magazine*. October 1995.

3.9.2. Housing during the Great Depression and New Deal

The 1920s proved a successful decade for the city and its environs. By 1918, development of Bakersfield had extended to the south and west. Annexations of outlying areas were becoming more frequent, and vacant land was subdivided into tracts for new construction. In 1923 and 1924, nearly 7,000 people and hundreds of acres of land were brought within the city limits through annexations. The population grew to 34,000 by 1929, and the city had 12,553 miles of streets within its 4,500 acres. Developers added the West Park Subdivision (on the northwest corner of Chester Lane and Oleander Avenue) and the Borgwardt Tract (southeast of downtown) to the city.[38] Both of these subdivisions are outside of the project study area. In 1924, the Virginia Tract was laid out, and throughout the rest of the decade 17 houses in this subdivision were built in the study area.

As noted above, the decade before World War II was a time of hardship across the country. Bakersfield was not saved from the Great Depression and Dust Bowl migration; however, the city continued to rebound in the second half of the decade, building not only more commercial and civic buildings but also more residences. The population influx during this time of economic trouble resulted in a significant housing shortage. The resurgence of the country in the mid- to late-1930s, however, put Bakersfield on more sound footing. Construction activity grew and the city issued a steady stream of building permits. Housing subdivision expansion was occurring in the northeast of the city (outside of the project study area), which included the development of the Alta Vista and La Cresta tracts. As noted above, by 1940, Bakersfield's population was 74,000, and new residential development spread north, south and east of downtown.[39]

Houses in the survey population for this project reflect these prewar trends. Only eight houses in the survey population were constructed between 1930 and 1935. Between 1936 and 1941, 34 houses in the survey population were constructed. Developers subdivided and built on several tracts during the 1930s. The pre-World War II tracts within the survey population are Tract 1010 (Map Reference No. 05-02, see Figure 10), Tract 1061 (Map Reference No. 04-11) and Tract 1149 (Map reference No. 05-21). In addition, houses continued to be built in the Virginia Tract. Unsurprisingly, the war years proved slow for housing construction. Fewer than a dozen houses in the survey population were built between 1942 and 1945.

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[38] Bailey, *Heart of the Golden Empire*, 89; "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917).

[39] Bailey, *Heart of the Golden Empire*, 91-93; Stein, *California and the Dust Bowl Migration*, 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Pub. Network, 2001), 78; City of Bakersfield Planning Commission, *Greater Bakersfield Area Urban Growth Map* (1950).

Figure 10: 1916 Roosevelt Street built in 1937 in Tract 1010 (Map Reference No. 05-02).

3.9.3. Post-World War II Residential Housing Expansion

The post-World War II period was by far the most expansive time for residential construction in Bakersfield, at least to that time. As discussed earlier, the successful economy in the postwar years was based on a number of factors. Among these was the return of veterans and an increased number of California residents. Such a great influx of people demanded increases in housing stock.

Kern County and Bakersfield experienced a housing shortage so severe that the Southern Pacific provided 50 portable homes for those families most in need and the Bakersfield Service Center offered shelter to more than a hundred desperate families. In May of 1946, 300 people in the neighboring town of Oildale applied for 90 emergency housing units converted from military buildings. In December, 600 families sought 140 housing units in Bakersfield. In early 1947, 200 buildings at the decommissioned Minter Field were opened, housing 400 families. Throughout the decade, Kern County's population remained greater than the available houses; years passed, however, before supply caught up with demand.[40]

By the late 1940s, developers began a campaign to close the housing gap. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing, and resulted in increased development. Twenty square miles of new homes were built in Greater Bakersfield from 1945 to 1955, a decade when the county's population more than doubled. Approximately 12,000 new dwellings were built from 1950 to 1955. During that same span, there were 23 new tract developments and a population gain of over 17,000. Many of the mid-century subdivisions were originally outside the city limits. Buildable land was sparse and expensive in Bakersfield, and city ordinances had been passed to more-strictly regulate new construction. In response, developers focused their interests just beyond the city's legal boundaries. Only one-third of the greater Bakersfield populace lived

[40] "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952.

within the city limits at this time.[41] Several postwar housing tracts built in and around Bakersfield are in the survey population for this project (see Table 1). While developers continuously built up tracts, the concentration of houses in the study area reflects a surge in building during the 1950s. Hundreds of residences in several tracts built between 1950 and 1955 are in the survey population (see Figures 11-13). In the 10 years following 1955, developers did not build nearly as many houses in the study area. Only two tracts (Tract 1915 and 1938, Map Reference Nos. 07-11 and 09-11, respectively) were added, and less than two dozen houses in these two subdivisions are in the study area.

Table 1: Postwar subdivisions in survey population.

Tract No.	Dates of Construction[42]	Map Reference No.
1235	1946-50	05-03
1397	1948	09-04
1402	1949-54	05-22
1492	1950-51	02-02
1503	1949-51	03-02
1522	1950-57	09-21
1527	1950	05-28
1530	1950	10-10
1549	1950	05-30
1562	1951-55	08-05
1579	1951	08-11
1610	1952	15-04
1750	1955	09-20
1753	1955	09-20
1915	1957-61	07-11
1938	1957-60	09-11

[41] Chris Brewer, *Historic Kern County*, 78-79; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; Ron Taylor, "Annexation or None, Bakersfield Area Moves Toward Regional Planning," *Fresno Bee*, 5 March 1956.
[42] See the Department of Parks and Recreations 523 Forms in Appendix B for construction history of these tracts.

Figure 11: 11 Oakdale Drive located in Tract 1397 (Map Reference No, 09-04). This 1948 house represents one of a handful of Minimal Traditional types used in this housing tract.

Development along the margins of Bakersfield led to annexation movements in the postwar period. Spurred by a lack of city services for Kern County residents, strained continuity between Kern County and Bakersfield areas, and the city's financial loss in property taxes, annexation seemed the most logical option for both residents on the city's margins and for city planners. In 1956, however, voters rejected by a nearly six-to-one margin one such annexation proposal that would have made Bakersfield the largest city in the San Joaquin Valley. A wealth of anti-annexation leaflets circulated the city during this time, and though preliminary annexation propositions were often defeated, Bakersfield nevertheless continued to grow in terms of total area. Many outlying subdivisions eventually became part of the city through numerous smaller annexations, but several areas in the metropolitan area remain unincorporated county land.[43]

Most of these subdivisions were similar in terms of planning, layout, and design, relying on curvilinear street patterns, cul-de-sacs, and relatively small houses on small lots. In many cases the designs of one tract are virtually repeated in others, despite the fact that they were planned, designed, and built by separate companies. Such subdivisions have analogs throughout the state of California, the decade following World War II being a time of great population growth, demand for housing, and urban development. The typical house in these subdivisions was a rectangular structure, commonly unadorned, usually 900 to 1,100 square feet, with an attached one-car garage. Such simple houses can be seen in Sacramento (for example, in the North Sacramento area built up immediately after the war), Davis (neighborhoods from the early 1950s being constructed to accommodate returning veterans), as well as in large numbers of such developments in the Bay Area and Los Angeles-San Diego urban area.

The practice of subdividing land to construct a collection of similar "tract" houses did not become widespread until after World War II. Prior to the war, developers instead sold lots to individual buyers who then built their own "custom" home. These houses may have been modeled after a common architectural design or designed by a local architect in his or her own

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[43] "Annexation is Defeated in Bakersfield Vote," *Bakersfield Californian*, 6 June 1956; "New Kern County Housing Projects Given Approval," *Los Angeles Times*, 22 Nov. 1955; "Site Work Underway for Industrial Park," *Los Angeles Times*, 8 Oct. 1961; "Kern County Building Activity Spiraling Up," *Los Angeles Times*, 25 April 1954; "Big Building Year Seen for Kern County," *Los Angeles Times*, 13 Nov. 1955.

identifiable style, but they were generally not architecturally interrelated. Before 1945, subdivisions predominately had rectilinear street configurations and parcels were, for the most part, uniform in size and shape. The trends in residential development changed, however, during the postwar era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the traffic speeds. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more rapid building construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or at least shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single-family residences were no longer constructed adjacent to a commercial strip or industrial yard.

Figure 12: 4520 Frazier Avenue, built in 1952, is part of Tract 1610 (Map Reference No. 15-04).

Figure 13: 113 Dunlap Street, built in 1955, is part of Tract 1750 in Stockdale Manor (Map Reference No. 09-20).

While there is a commonality in design and general history shared by most such postwar subdivisions, a few have histories that exhibit important historic themes beyond the ubiquitous category of postwar residential development. Three tracts exist in the project study area that have histories that rise above the common story—property subdivision, design, and build groups of similar structures. The first, Rancho Vista (Tract 1522, Map Reference No. 09-21), features prefabricated houses built using factory techniques. The second, Washington Park (Tract 1492, Map Reference No. 02-02), was built to provide housing for African American veterans. The last, Stockdale Manor (Map Reference No. 09-20), was planned later in the period and used the skills of a team of Southern California architects with experience in large subdivisions.

3.9.3.1. Rancho Vista, Tract 1522

Tract 1522, also known as Rancho Vista (Map Reference No. 09-21), was developed between 1950 and 1952, with a limited number of houses added between 1953 and 1957. Bakersfield brothers Roland and Hugh Curran worked together to subdivide and develop the plot of land. Roland Curran, who owned the property, had it surveyed and prepared with streets and landscaping, while Hugh Curran provided prefabricated homes for the tract. The houses were built at Hugh Curran's Mobilhome Corporation factory in East Bakersfield and transported by truck to the tract as single, finished units. The houses were placed on their concrete foundation at

their Rancho Vista lots and connected to local utilities. The neighborhood was developed with streets, sidewalks, curbs, and landscaping.

Prefabrication in the housing industry has a long history. As long as its history is the list of different meanings of the term prefabrication. It can refer to a process whereby some parts of a house are manufactured and assembled in a factory, such as wall units or windows and doors. It can also refer to assembling the entire house on the factory floor before shipping it whole to the site, or whole-house prefabrication. Most often, it refers to a process in which a manufacturing company controls the development of all or nearly all parts of a house, assembles them into a limited number of large pieces such as completed roof sections, wall units, floor units, doors, and windows and delivers them to the house site. Because much of the work is completed in the factory, the parts are then quickly and efficiently assembled on the property.[44]

In the broadest sense, prefabrication has been used in America for centuries. British fishermen shipped a panelized wood house to the colonies in the seventeenth century; this prefabricated house was disassembled, moved and reassembled several times. The Gold Rush in California provided another impetus for prefabrication as whole communities sprang up nearly overnight; however, this trend faded as settlers began exploiting the surrounding natural resources for building materials. In the early twentieth century, an early form of prefabrication became increasingly important in the housing industry. The pre-cut house utilized several aspects of prefabrication to efficiently increase the housing stock in America during the first couple decades of the century. These houses were sold through catalogs by national firms like Sears-Roebuck and The Aladdin Company, and local operations like Pacific Ready-Cut Homes based in Los Angeles. These firms prepared architectural plans and designs, manufactured lumber, hardware and appliances, and shipped the unassembled pieces to the house site where a contractor would build the house. The factories often employed assembly lines to prepare lumber and hardware, and frequently assembled elements of the house, such as doors and windows, at the factory. Other parts were numbered to make the final assembly process easy. This was an important step in prefabrication, and the housing industry as a whole, because it brought wide-scale, factory production and standardization to home building. In 1925 Pacific Ready-Cut reported making 25 houses a day in its Los Angeles plant.[45]

By the 1920s, some in the housing industry were seeking to streamline house-building even further than the pre-cut house method. Albert Farwell Bemis, who owned a company that manufactured several parts of houses, began investigating constructing houses in factories, instead of onsite. After several years of research and testing, Bemis eventually drew up at least 22 separate prefabricated house plans, which he called systems. These systems included a variety of materials, including solid wood panels, plywood panels, poured concrete, gypsum blocks and steel panels. Bemis designed his systems to be completely or nearly completely assembled in the

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[44] Burnham Kelly, *The Prefabrication of Houses: A Study by the Albert Farwell Bemis Foundation of the Prefabrication Industry in the United States* (London: Chapman & Hall, Ltd., 1951), 1-4; Sherman H. Maisel, *Housebuilding in Transition: Based on Studies in the San Francisco Bay Area* (Berkeley, CA: University of California Press, 1953), 49;

[45] Kelly, *The Prefabrication of Houses*, 7, 9, 11-12; Carolyn Patricia Flynn, "Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles, 1908-1942," M.A. Thesis, University of California, Los Angeles, 1986, vii, 1; Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*, vol. 25, n.p. 1925, 15.

factory. His work never materialized into the actual production of consumer-ready houses, but his research and development efforts contributed greatly to the field of prefabrication.[46]

The prefabrication method developed substantially during the Great Depression and World War II eras, during which the economic collapse created a market for low-cost housing, federal jobs programs required moveable camp houses, and the demands during the build-up for war created a great need for efficient military housing. Under President Roosevelt's New Deal programs, government agencies began to experiment with prefabrication. In one case, the Tennessee Valley Authority, charged with broad authority over managing resources, solved the problem of cost-effective and semi-permanent housing for workers by developing a demountable section house that was factory-assembled in four separate sections, delivered by trucks to project sites and then completed onsite. These structures were fully constructed on a factory assembly line, complete with electric, heating and plumbing. The first of these houses was used in 1940, and soon after other agencies used the same designs for housing. They were even used for the Manhattan Project at Oak Ridge, Tennessee.[47]

The private sector also stepped up efforts to produce prefabricated houses. By the 1930s, the economic woes of the Great Depression led many industries to seek new and innovative ways to lower the cost of the production and expand their potential markets. Several steel companies, like U.S. Steel Corporation, that were operating a fraction of their previous capacity because of the economic collapse started manufacturing houses or making parts that could go into a prefabricated home. In addition, it appeared a lower income market that could help support this new product was on the rise. By 1935, The *Architectural Forum*, which made a point of keeping a close eye on prefabricated houses, reported that 33 different house systems were commercially available, nearly half of which were steel-frame structures. Despite the efforts of the manufacturing industry, production of prefabricated houses before World War II remained slow. Indeed, fewer than 10,000 houses were produced for private use between 1935 and 1940.[48]

Travel trailer manufacturers joined the housing industry in preparing plans for prefabricated homes. Unlike other industries, the travel trailer industry had gained a level of success in the 1930s. For starters, some companies had already begun developing portable trailers that could be used as a primary home. These less expensive dwellings were well-received among people who could not afford to purchase or rent a house, or who desired the ability to move from town to town in search of work or while on vacation. This led directly to the Durham House, a design from two University of Illinois architecture professors that featured a completely prefabricated home that could be delivered to a semi-permanent or permanent home site where it would be placed on a concrete foundation. The base unit was 25 feet long and 8 feet wide, but could be expanded to a double-wide house. However, its relationship to travel trailers, which had yet to be fully accepted as a viable housing option by the public, crippled the Durham House's chances of ever being produced.[49]

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[46] Kelly, *The Prefabrication of Houses*, 21-24.
[47] Kelly, *The Prefabrication of Houses*, 37-38; Allan D. Wallis, *Wheel Estate: The Rise and Decline of Mobile Homes* (Baltimore: The Johns Hopkins University Press, 1991), 98-99, 101-102.
[48] Kelly, *The Prefabrication of Houses*, 29, 49-50.
[49] Wallis, *Wheel Estate*, 65-66.

During World War II, prefabrication became a crucial element in quickly erecting a large number of structures, including barracks and other housing facilities, for the increasing troop levels required by mobilization. As the military demanded not only houses but hangars, warehouses, offices, and two-story buildings, prefabricators were encouraged to expand their previously limited designs. They began experimenting with new materials and improving the use of others. In doing so, they were provided an opportunity to see how each system held up to the conditions of different climates. As many as 200,000 prefabricated housing units were produced during the war; although, this figure paled in comparison to 1.6 million total housing units erected for the war effort. Nonetheless, this growth in the industry set the stage for the development of prefabrication in house-building during the postwar period, when returning veterans and a growing population put unyielding demand on the housing industry, which had been stagnant during the war years.[50]

While the vast majority of houses built for residential tracts were developed using traditional methods of construction, some developers employed new techniques, including prefabrication, to answer the housing shortage. In most cases, houses were built onsite by a construction crew. Materials were shipped to the site, and while some pieces might have been prefabricated, most of the construction was done at the house's final location. As the trend toward greater use in prefabrication culminated in several successes during the Great Depression and World War II, some private companies believed that prefabrication was a solution to the housing need. In 1946, 280 companies were involved in prefabricating homes. Prefabricators were predominately located on the West Coast, especially around Los Angeles and San Francisco. The interest in prefabricated houses never materialized, however, and by 1948 prefabricators supplied only about 40,000 houses a year nation-wide. Nonetheless, the industry association, maintaining an optimistic outlook, estimated that prefabricators had the potential and resources to produce three times that many.[51]

In Bakersfield, Mobilhome was developing its own technique for prefabricating houses. It went on to produce thousands of houses for individuals, local and federal government agencies, and, in one case, an entire residential tract known as Rancho Vista or Tract 1522.

Hugh Curran started Mobilhome after being approached by an oil prospector who wanted a house at a Kern County site where he was seeking oil. If the well proved dry, the oilman told Curran, he wanted to be able to pick up his house and move it to a different site. Curran's assignment seemed clear: develop a complete, solid house that could be transported as a single unit on the back of a truck from its original site to a different location. As Curran needed to build this house so that it could withstand being moved, he wondered if it might be more cost-effective to prefabricate the structure in a factory-like setting and transport it to the site.

Curran reflected on his time in the military during World War II, when as a construction engineer he designed a system for manufacturing and moving buildings. Prefabricated houses were a perfect fit for the military; it seemed like an ideal solution for the oilman. Could it also help Bakersfield meet its vast need for more housing? Curran began to develop a system that included an assembly line factory where a limited number of workers could quickly construct a

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[50] Kelly, *The Prefabrication of Houses*, 55-60.
[51] Kelly, *The Prefabrication of Houses*, 303-305; Wallis, *Wheel Estate*, 104.

complete house. Tools and materials would remain at the factory, reducing the need to transport heavy lumber, siding, and interior fixtures to every housing site. The homes would need to be built to local codes, meet federal standards so customers could obtain GI Bill loans, and satisfy labor union requirements. The assembly line would reduce the number of workers, so Curran could afford skilled union labor. Moreover, Curran needed a sturdy, well-built house, not dissimilar to the on-site constructed dwellings, so they could withstand the move from the factory to the site. Where 2-inch by 8-inch floor joists were standard, Curran used 2-inch by 12-inch lumber. He reinforced walls and floors with crossing steel straps and had plumbing and electric inspected before the house was delivered. These measures met or exceeded requirements by local codes and the Federal Housing Authority, and therefore helped qualify home-buyers for federally backed loans.[52]

Curran began testing the operation in 1946. His experience originated with his family's Bakersfield Sandstone and Brick Company, a fixture in the local construction industry, and he had spoken authoritatively on issues of federal housing policy before the war. By 1948, as the prefabrication industry was slowing down, Curran perfected his home-building method. Around 1947 or 1948, Curran purchased an empty lot in East Bakersfield, near his family's sandstone and brick factory, and built a 600-foot-long assembly line featuring two rows of rollers, on which the houses would move through the factory. He noted in several contemporary news articles and advertisements that he had filed a patent claim on his method and designs.[53] By May 1948, Curran had four separate house designs, ranging in price from $3,950 to $6,975, an amount that included the cost of moving the structure within 10 miles of the factory. At 1,144 square feet, the largest house had three bedrooms, a living room, dining room, kitchen and bathroom. All homes came with an installed kitchen with cabinets and countertops, bathroom, water heater and furnace.

By November of that year, the plant produced five different floor plans ranging from a 576-square-foot one-bedroom model that cost $4,700, to a 1,144-square-foot three-bedroom for $9,150. The purchase price covered everything but the lot, and buyers could customize the style and finishes of their home. If a customer wanted a chimney, it could be built onsite after delivery. For delivering the houses, Curran used a local trucking company, M and M Moving Company, which had developed a special rig known as a tricycle that carried the 10-ton, 26-foot-wide houses. The tricycle, with two rear wheel sets and one set up front, was towed by a heavy-duty truck. This system allowed Curran to transport homes hundreds of miles to places like Fresno and the Cuyama Valley where employees of the Richfield Oil Company were creating a new community. While he called his company Mobilhome, Curran realized the need to differentiate between prefabricated trailer homes, which were perceived to be flimsy, and the

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[52] "Assembly-Line Houses Hit the Road," *Popular Science*, June 1949, 113-118; "A Visionary Builder," *Bakersfield Californian*, 28 July 1982.

[53] Research in US Patent Office records did not reveal the patent. U.S. Patent Office, *Official Gazette of the United States Patent Office* (Washington D.C.: Government Printing Office, 1946-1955); U.S. Patent Office, *Index of Patents Issued from The United States Patent Office* (Washington D.C.: Government Printing Office, 1946-1955); Google.com, "Google Patents Beta," original data from U.S. Patent Office, accessed 6 December 2011.

permanent homes he constructed. The company's advertisements announced "Not prefabricated."[54]

While innovative, Curran's Mobilhomes do not appear to be the first prefabricated homes that were entirely constructed at a factory and shipped to the site. Goodyear, the tire company, developed a low-cost, permanent house that was factory-built and delivered on a truck. Goodyear's homes, known as the Wingfoot, were 8 feet wide during transport, but once onsite the bedroom wings could be expanded to 15 feet wide, giving it a T shape. An even larger number of homes were mostly assembled in the factory, with only finishing touches to be added on site. Companies shipped some parts, like cabinets, windows, trim and doors, to the site where they would be installed after the house was on its foundation. This was done because these companies also applied exterior features such as siding, roofing, and paint, as well as interior elements like wallpaper, flooring and plaster onsite instead of in the factory. Even in cases where floors, roofs and interiors were completely fabricated in the factory, many companies still elected to put exterior paint on at the site because of the risk of damaging the paint during transportation and the time it took for the paint to dry.[55]

While they might not have been the earliest complete factory-built prefabricated homes, Curran's Mobilhomes were among the most advanced example of the type. He felt so confident about his product that in July 1949, Curran announced plans to take his corporation nationwide. In fact, the technique became widely popular and Curran established factories in cities throughout the country. Mobilhomes were virtually indistinguishable from a standard on-site built wood-frame house. In appearance, size and quality, Mobilhomes far surpassed earlier versions of complete prefabrication, and helped solve the housing shortage in many cities throughout the country. In 1949, Curran had begun or completed construction on 12 additional plants in major cities, including Milwaukee, Reno, Sacramento, and Phoenix. The oldest two plants, in Bakersfield and San Jose, had already constructed more than 650 homes by this time, and the Milwaukee factory planned an enlargement to increase output from one house a day to three.[56]

As Hugh Curran was constructing and selling his houses, his older brother, Roland Curran, purchased a parcel of land in the southwest section of Bakersfield. Roland, once a foreman with Kern County Land Company, was active in water resources development in California and the West, and helped promote California's Central Valley Project. In 1949, he submitted mapping for Tract 1522 to the Kern County Recorder that depicted his plan for the Rancho Vista subdivision. The tract, on what was once Kern County Land Company property, was bound by Stockdale Highway to the north, Stine Road to the east, Quarter Avenue to the south, and McDonald Street to the west. Curran announced in May 1950 that he was working with his

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[54] "Assembly-Line Houses Hit the Road," *Popular Science*, June 1949, 113-118; Mobilhome advertisement, *Bakersfield Californian*, 8 May 1948, 3; "Fine Homes to Roll off Production Line," *Bakersfield Californian*, 6 November 1948, 10; "Mobilehomes Adequate Housing Answer for Cuyama Valleyites," *Bakersfield Californian*, 24 March 1951, 5; "Bakersfield Enterprise," *Bakersfield Californian*, 19 February 1949, 4; "Conventionally Built Homes From an Assembly Line," *American Builder*, Volume 71, issue 8 (August 1949), 94-95, 164, 166; "Rival for Prefabs," *Forbes*, Volume 64, issue 2 (July 1949), 14; "Assembly-Line House-Builders," *Fortnight*, Volume 6 Number 5 (March 1949), 17. A cursory look at "New Cuyama" using internet imaging shows that there are identical houses at that location to those in Tract 1522, Rancho Vista.

[55] "Looking at Outstanding Prefabs," *Popular Science*, August 1946, 73; Kelly, 316-318.

[56] "Mobilehome Group Spreads Operations Through U.S.," *Bakersfield Californian*, 9 July 1949, 13.

brother Hugh to develop the Rancho Vista sites with Mobilhomes. A complete package—house, lot and delivery—would cost from $8,125 to $10,200; or a buyer could acquire the lot only, with sidewalks, lawn and trees, for $1,150 to $1,300 and arrange for construction on his or her own. In March 1951, Rancho Vista was nearly half full of Mobilhomes, and was planned to be a 100 percent Mobilhome community. In August, the Currans had only a few lots left.[57]

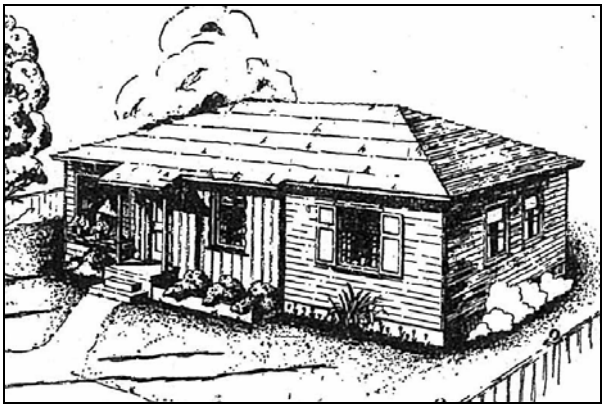

Figure 14: Example of a Mobilhome Corporation house in late 1948.[58]

Figure 15: 117 Jones St. in Tract 1522 (Map Reference No. 09-21). This residence, built in 1950, is nearly identical to the example at left.

Success with the Rancho Vista subdivision and other projects led to a few notable events for Hugh Curran's business in the 1950s. In late 1951, Curran developed a markedly different model that emphasized modern architectural elements while maintaining the factory construction system that worked in the past. The company installed a display of the new house at the Kern County Fair. It featured a low-slung, side-gable roof with a wide eave sheltering the carport. A floor-to-ceiling plate-glass window was said to create the indoor-outdoor living that had become a standard feature in California house designs. Inside, the ceiling beams were exposed in the living room. On the heels of revealing their newest designs, the US Housing and Home Finance Agency elected to include Mobilhome in its study of potential companies for large-scale federal housing projects. The company's various franchise operations were also performing well. The Phoenix branch was awarded a federal defense housing project to construct 100 houses at a mining community known as Bagdad, and the company opened a Tucson branch to fill a $700,000 order for 100 houses to provide housing for a refinery complex.[59]

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[57] Roland Curran obituary, *Bakersfield Californian*, 21 June 1985, E21; Kern County Recorder, Maps Book 7, Page 62, "Tract No. 1522," 29 December 1949; "Currans Show Faith in Rancho Vista by Putting Home There," *Bakersfield Californian*, 20 May 1950; "Beautiful Rancho Vista Tract Has 70 Moblihomes," *Bakersfield Californian*, 31 March 1951, 6; Rancho Vista advertisement, *Bakersfield Californian*, 18 August 1951, 3.
[58] Mobilhome advertisement, *Bakersfield Californian*, 13 November 1948, 3.
[59] Mobilhome advertisement, *Bakersfield Californian*, 22 September 1951, 9; "Mobilhome Firm to Move to New Quarters in City," *Bakersfield Californian*, 27 February 1952, 34; "Mobilhome Moves Plant to 14th and P Street Site," *Bakersfield Californian*, 15 March 1952, 3; "Mobilehome Mad U.S. Choice for Housing Studies," *Bakersfield Californian*, 1 April 1952, 17; "The Portable House," *The Journal of Housing* August 1952, 262-266.

Figure 16: Later examples of Mobilhome houses in Tract 1522 (Map Reference No. 09-21), showing 20 Curran St. (left) and 12 Jones St. (right), built in 1957 and 1955 respectively.

Mobilhomes had developed prefabrication into a desirable product, but the halcyon days of Curran's Bakersfield plant were coming to an end. Rancho Vista appears to be the only Bakersfield subdivision supplied entirely with Mobilhomes. While it sold well, some lots remained vacant in 1955, when the company noted that 22 homes sites were available. Within a few years, Mobilhome advertisements highlighted the company's commercial buildings, particularly for oil companies, and articles drawing attention to the company in the local newspaper nearly ceased altogether. Projects that were featured in the *Bakersfield Californian* noted Mobilhome's work on school buildings, usually done in conjunction with well-known local architects.

The Currans joined other housing industry leaders to develop the northeast section of the city known as College Crest, where Mobilhome constructed some of the houses and apartment buildings. By this time, Mobilhome had developed techniques for joining several sections together on site, making a four-section one-story apartment building possible. However, most of the houses in College Crest were custom or semi-custom built homes, featuring L- and H-shaped footprints and a wide variety of stylistic elements. One of the final large projects for Mobilhome was a contract in the late 1950s with the Bureau of Reclamation to build 200 houses at the construction site of the new Glen Canyon Dam project in Arizona. In 1964, the company announced an auction of surplus equipment and supplies. Curran was reported to have sold his business in 1969 to American Homes Industries, serving as chairman of the company. However, when Roland Curran died in 1985, he was reported to have been busy putting final touches on Mobilhome.[60]

3.9.3.2. Washington Park (Tract 1492) and Housing for African American Veterans

As noted above, 20 square miles of new, largely residential development took place between 1945 and 1955 as the city's boundaries began to expand and landowners converted outlying agricultural land to residential tracts. This included large portions of the land directly south of Brundage Lane and east of Union Avenue, which was partially subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s, and was mostly developed soon thereafter. Prior to this time, this area was wholly agricultural with only one paved street (Ohio Drive) and a handful of

[60] Rancho Vista / Mobilhome advertisement, *Bakersfield Californian*, 30 July 1955, 4; Mobilhome advertisement, *Bakersfield Californian*, 12 October 1957; Mobilhome advertisement, *Bakersfield Californian*, 13 October 1958; "Mobilhome Gets U.S. Contract," *Bakersfield Californian*, 9 November 1957, 3; Hugh Curran obituary, *Bakersfield Californian*, 28 July 1982; Roland Curran obituary, *Bakersfield Californian*, 21 July 1985, E21; "A Visionary Builder," *Bakersfield Californian*, 28 July 1982.

residences. Martin Martin Sr., of B&M Cattle Company, owned and subdivided the land that became Tract 1492 (Map Reference No. 02-02) in 1949 and sold the subdivision to J.L. Dandy & Company, who develop it as a residential tract from 1950 to 1951. An immigrant from France, Martin was born in 1863 and arrived in Bakersfield in 1882. In 1910 he and his wife, Anastasia, and their six children lived on their ranch along Brundage Lane, southeast of Bakersfield. It seems likely this Brundage Lane ranch is the same as the house listed as the Martin's 821 East Brundage Lane residence in a 1936 city directory. They lived at this house until around 1949, when they moved to Alta Vista Drive. Martin Martin Sr. died in 1955; Anastasia died in 1961.[61]

By the time the Martins subdivided their ranch in April 1949, the area north of Brundage Lane, east of Union Avenue and south of California was known the Sunset-Mayflower or Cottonwood Road District, a neighborhood that had been predominately populated by African Americans for more than thirty years. The Martins never developed any part of Tract 1492, nor did they sell any lots. A few months after filing the map for Tract 1492, they recorded a covenant with the county allowing only Caucasians to live in the subdivision. It is likely that the race restrictions they placed upon this tract in an area that was becoming more racially diversified may have impeded its development and resulted in the Martins selling the entire subdivision to J.L. Dandy & Company in April 1950. [62]

Dandy & Company began working in the home-building industry in 1947. The following year, the company was constructing a subdivision in what was known as the Virginia Colony, near the corner of Mt. Vernon and Potomac avenues. They built 75 two- and three-bedroom homes in that subdivision, and like many home-builders, could help secure home loans for veterans. Just over a year after moving into a new office on Chester Lane in 1949, Dandy & Company started work on Tract 1492, which was thereafter known as Washington Park. The tract was located directly south of Brundage Lane, east of Madison Avenue and northwest of Southern Pacific's Sunset Branch tracks and included portions of Hayes and Kincaid, and Derrell Avenue.

The tract appears to have been finished the following year, although several of the original lots near Brundage Lane were left undeveloped or, like the house that was likely the Martin residence at 104 South Kincaid, retained older buildings. The lots along the south side of Hayes Street were split up so that 14 houses could be built on the six original lots. The properties were not developed with landscaping; instead, Dandy & Company offered prizes to home-owners with the best yard. Loans were secured for veterans who could not afford a down payment, but houses were also available to non-veterans. Dandy & Company would continue to develop homes and subdivision throughout much of the postwar period, growing into one of several large home-

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[61] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1943, 1949, 1951); Bureau of the Census, *Twelfth Census of the United States, 1900* (Washington, D.C.: National Archives and Records Administration, 1900), Kern County, Enumeration District 30, Sheet 6; Bureau of the Census, *Thirteenth Census of the United States, 1910* (Washington, D.C.: National Archives and Records Administration, 1910), Kern County, Enumeration District 29, Sheet 6B; Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930), Kern County, Enumeration District 15-64, Sheet 20A; "Obituary Notices: Martin, Martin Sr.," *Bakersfield Californian*, 27 August 1955, 22; "Obituary Notices: Martin, Anastasia," *Bakersfield Californian*, 4 May 1961, 58.

[62] Kern County Recorder, Restrictions, Book 1648 Page 81, September 26, 1949.

builders in Kern County. The company also operated under the direction of James F. Dandy. By the 1960s, the company changed its name to Dandy Homes, Inc.[63]

While a December 1950 newspaper article reported that the subdivision was "the first major effort to provide adequate homes" for African American families in Bakersfield who wanted "a substantial dwelling with pleasant surroundings," it appears that other than removing the clause in the covenant that restricted minorities from living in Washington Park, Dandy did not actively promote this subdivision to the African American community. Nevertheless, the fact that a designed housing tract was being constructed on the outskirts of a minority neighborhood was likely all the advertisement necessary to attract African American buyers.[64]

The development of Washington Park (Tract 1492) appears to have addressed a serious problem facing many African Americans in Bakersfield (see Figure 17). As homebuilders rapidly responded to the great demand for homes, many of the new residential subdivisions included restrictions on who could purchase a home based on race. And when these restrictions were not legally established, social rules prevented integration of neighborhoods. As neighborhoods quickly rose from the fields around Bakersfield for white buyers, few new homes were built to house African Americans. Moreover, as white veterans throughout the country gained widespread access to federal programs providing assistance in attending college, obtaining jobs and buying homes, African American veterans found limited access to these government services.

Figure 17: Examples of residences in Tract 1492 (Map Reference No. 02-02), showing 124 S. Kincaid Street (left) and 111 Madison Street (right), both built in 1950.

The problem in Bakersfield was seldom highlighted in the city's main newspaper. The housing shortage for African Americans was noted in January 1946 when one report declared that the

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[63] J.L. Dandy & Company advertisement, *Bakersfield Californian*, 11 March 1948, 6; J.L. Dandy & Company advertisement, *Bakersfield Californian*, 8 January 1949, 6; Washington Park / J.L. Dandy classified advertisement, *Bakersfield Californian*, 23 September 1950, 22; "Bright Future Seen for Dandy Houses in Washington Park," *Bakersfield Californian*, 16 December 1950, 3; "Lou Mar Village on Wible Road Opens," *Bakersfield Californian*, 13 January 1962, 4; "Dandy Homes, Inc., Enter Low-Cost Housing Field," *Bakersfield Californian*, 10 November 1962, 6; "New Subdivisions Started," *Bakersfield Californian*, 9 March 1963, 8, 10; "Westhaven Custom Homes Hold Open House Sunday," *Bakersfield Californian*, 12 October 1968, 9A.

[64] Advertisement, *Bakersfield Californian*, August 5, 1950, 21; Advertisement, *Bakersfield Californian*, August 11, 1950, 33; Advertisement, *Bakersfield Californian*, August 18, 1950, 33; Advertisement, *Bakersfield Californian*, August 25, 1950, 29; Advertisement, *Bakersfield Californian*, January 3, 1950, 27.

vast majority of the 6,000 African Americans lived in poor conditions. The local Y.M.C.A. launched a survey in 1947 to uncover some of the problems facing the African American population, including housing issues. By 1949, the severe housing shortage persisted for the estimated 12,000 African Americans living in Bakersfield. Less than one percent of new houses were available to African Americans, according to an estimate by a local Federal Housing Authority official.[65]

As noted earlier, postwar growth strained Bakersfield's road and highway system. This led to the construction of the State Route 58 Bypass in 1963, and a decade later, the state finished construction of State Route 58 directly south of, and parallel to, Brundage Lane. The alignment of this new highway bisected Washington Park (Tract 1492), cut through Madison Street and South Kincaid Street, and resulted in the elimination of nearly 20 parcels.

3.9.3.3. Stockdale Manor

Within the project study area, 120 houses were built in 1955 as part of the Stockdale Manor subdivision (Map Reference No. 09-20), a three-phase residential neighborhood developed to help Bakersfield meet the growing postwar housing demand. Some Stockdale Manor houses outside the project study area were constructed in 1956 and 1957.

As Bakersfield's builders rushed to respond to the housing demand in the mid-1950s, Charles Dunlap and Charles Morrison, owners of Dunsmor Construction Company, purchased and transformed a 58-acre swath of land north of Stockdale Highway into Stockdale Manor, a residential subdivision designed to fit Dunlap and Morrison's vision of modern living. At the time, this open land adjacent to Stine Canal contained little more than a few trees, but the property was near other postwar developments. Just south of Dunlap and Morrison's property, finishing touches were being put on a new residential neighborhood full of Ranch-style houses. A large subdivision west of Stine Canal had recently opened and hundreds of Bakersfield families quickly inhabited the residences. This part of the greater Bakersfield area was rapidly becoming a hub of residential development, meeting a demand for new houses and satisfying the desire of many Bakersfield citizens to purchase their own home. Many of the new neighborhoods featured Ranch-style houses, a popular architectural choice appreciated by developers and homebuyers alike.

The developers of Stockdale Manor, however, had something slightly different in mind. Dunlap and Morrison, who were based in the city of Buena Park in Orange County, envisioned what they called a total living experience for their home buyers. They wanted to turn each lot into an indoor-outdoor living space allowing residents to make use of every square foot. They envisioned sliding glass doors and large windows to allow natural light inside and to provide easy flow from inside the home to the outside living area. They planned for an outdoor patio with a certain degree of shelter from the hot Southern California sun, but also one that led seamlessly onto the backyard lawn. The developers believed families/occupants would be more inclined to use the outdoor space if it was built for them.

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[65] Lizabeth Cohen, *A Consumers' Republic: The Politics of Mass Consumption in Postwar America* (New York: Vintage Books, 2004), 167-173; "Mass Migration Bulges Kern Housing Facilities," *Bakersfield Californian*, 28 January 1946, 9; "Survey Launched on Negro Problem," *Bakersfield Californian*, 26 March 1947, 11; "FHA Officials Describe Economy Housing Program to Kern Citizens," *Bakersfield Californian*, 16 March 1949, 19-20.

This indoor-outdoor living concept was a tenet of their larger design goal. Dunlap and Morrison wanted their homes to have a Contemporary design, a trend that was becoming increasingly popular in postwar Southern California. While the Contemporary-style houses were never built in the same quantity as Ranches, numerous builders throughout the region and across the country applied the style's sleek designs to their tract homes. The architecture played on modernist themes that produced dwellings with exposed structural materials, low-pitch or flat roofs and, above all, a highly functional and efficient layout. To achieve this objective, Dunlap and Morrison hired Pasadena-based architectural firm Smith and Williams. This was a natural fit. Whitney R. Smith and Wayne R. Williams shared the developers' vision for creating a modernist subdivision. Indeed, Smith and Williams had gained a reputation for their post-and-beam modern designs in residential communities throughout Southern California.[66]

In the years before Smith and Williams developed Stockdale Manor in Bakersfield's growing suburbs, the architectural team gained experience in Southern California's flourishing field of modernist architecture. Smith, who preceded Williams in the profession by more than a decade, made a name for himself as a solo architect by the 1940s. He was raised and educated in Southern California where he was surrounded by a wealth of architectural creativity. Smith was born in Pasadena in 1911, only a few years after Greene and Greene designed the city's famed Craftsman Gamble House. He studied at the University of Southern California in the early 1930s, at a time when architects like Richard Nuetra and Rudolph Schindler were transforming Los Angeles with their distinctly modernist designs. Upon graduation in 1934, Smith worked in San Francisco and on the East Coast before returning to Southern California to work with a variety of local architects. Smith's successes in the early 1940s led the creators of the Case Study House program to hire him to design two houses. In accepting the commission, Smith joined the ranks of Charles Eames, William Wurster and Neutra, all of whom designed widely acclaimed houses for the program.[67]

The goal of Case Study House, documented in *Arts + Architecture* magazine, was to engage celebrated architects to develop relatively affordable modernist houses that could be used as models for larger residential housing projects. The hope was to influence the way builders designed houses in the postwar residential boom. It was a success in promoting modern architecture, but the program did not directly bring about a broad change in residential architecture. Smith's two designs appeared in *Arts + Architecture* in 1945 and 1946, but neither was actually built. Nevertheless, many architectural elements featured in his and other's designs were employed in postwar subdivision houses throughout the region and country. The Loggia House (Case Study House #5), for example, featured a large central courtyard, called the loggia,

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[66] "Million Dollar Tract Planned in Southwest," *Bakersfield Californian*, 29 May 1954; "Construction of 258 Stockdale Manor Residences Gets Under Way," *Bakersfield Californian*, 25 September 1954; "Kern County Leaders Hail Stockdale Manor, Total Living House Program," *Bakersfield Californian*, 23 October 1954; "Stockdale Manor Said Unusually Well Received," *Bakersfield Californian*, 13 November 1954; "Stockdale Manor Sales Pass 1 Million Mark on Preview Eve," *Bakersfield Californian*, 11 December 1954; "Stockdale Manor" [advertisement], *Bakersfield Californian*, 9 May 1955; "Ted Smith Wins Stockdale Manor Sales Manager," *Bakersfield Californian*, 14 May 1955; "Stockdale Manor Site is Popular," *Bakersfield Californian*, 11 June 1955.
[67] Whitney R. Smith, *Architects Roster Questionnaire*, 1946; Dennis McLellan, "Whitney Smith, 91; Pioneer in Modernist Architecture," *Los Angeles Times*, 28 April 2002; Historic Resources Group & Pasadena Heritage, "Cultural Resources of the Recent Past Historic Context Report, City of Pasadena," October 2007, 96-97; W.L. Blair, ed,. *Pasadena Community Book* (Pasadena: Arthur H. Cawston, 1947), 226-227.

with full-height windows and sliding glass doors that led to the separate living quarters and the garden, all situated under a flat roof. The bedrooms and living space were also linked to the outdoors with floor-to-ceiling windows and sliding glass doors. His follow-up design for the program, known as the Lath House (Case Study House #12) for its extensive use of slatted wood trellis for shade and privacy, featured an L-shaped footprint with full-height walls of glass. Indeed, the main entrance was designed as a glass door. Elements like window walls, large sliding glass doors, flat roofs, open floor plans and an emphasis on the connection between indoors and outdoors were all used with great success on large numbers of tract houses in the 1950s and 1960s.[68]

While the Case Study House program failed to directly influence homebuilders, one co-operative community in the hills above Los Angeles embraced the idea of a large housing development based on modernist designs, and Smith became one of its chief architects. The Mutual Housing Authority envisioned a community of 500 houses on 800 hillside acres, all designed to fit their collective modernist ideals. The organization leaders approached several well-known architects, including Nuetra, who wanted $10,000 for preliminary drawings, before choosing architects Smith and A. Quincy Jones and structural engineer Edgardo Contini. The goal for Mutual Housing Authority's Crestwood Hills neighborhood was to employ improved postwar home-building techniques to efficiently develop reasonably priced houses. As it was, cost overruns in developing the neighborhood bankrupted two construction companies, and the project was cut short. Indeed, while each house was projected to cost $4,000, the cheapest totaled three times that amount.

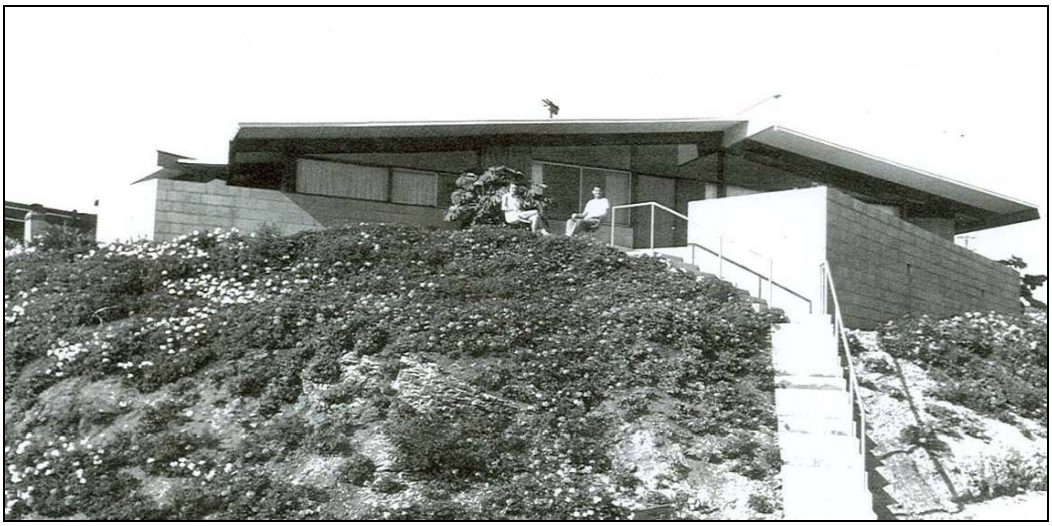

Figure 18: Hamma House, 12401 W. Deerbrook Lane, Los Angeles, Historic-Cultural Monument No. 797.[69]

[68] "Case Study House #5," *Arts & Architecture*, April 1946, 44-46; "Case Study House #12," *Arts & Architecture*, February 1946, 44-47; Elizabeth A. T. Smith, ed., *Blueprints for Modern Living: History and Legacy of the Case Study Houses* (Los Angeles: The Museum of Modern Art, 1989), 22-23, 48, 57, 235; "Can We Expect 'Miracles' in Postwar Houses?" *Los Angeles Times*, 5 August 1945.

[69] City of Los Angeles, Department of City Planning, Historic-Cultural Monument (HCM) Report, accessed at http://cityplanning.lacity.org/complan/hcm/dsp_hcm_result_CityALL.cfm on June 28, 2011.

Only 160 houses were ever built to the original designs. Despite the financial miscalculations, today many of the existing houses are highly regarded for their architectural merits. Several residences, including the Hamma House at 12401 W. Deerbrook Lane (see Figure 18), are now designated Los Angeles Historic-Cultural Monuments. With its broad, low-slung roof line, exposed and projecting structural beams, and large glass walls, the Hamma House exhibits many of the elements used in Jones' and Smith's later designs. Moreover, the architects learned from the poorly executed project: Jones joined successful home builder Joseph Eichler to develop some of the most well-known Contemporary-style tract houses in the postwar California, while Smith partnered with architect Wayne Williams, who had been his student at University of Southern California and helped design some of the Crestwood Hills homes. Smith and Williams got started with several successful residential subdivisions in the 1950s but quickly broadened their portfolio with designs for commercial, educational and religious buildings. Whereas Jones appears to have substantially adopted the designs of Crestwood Hills into his Eichler Homes, Smith was a bit more reserved in his subdivisions. Instead, Smith and Williams used some specific elements, like large windows and exposed structural beams, on their modestly designed tract homes. Their somewhat conservative approach proved successful in the postwar period.[70]

After forming the firm of Smith and Williams in 1949, the architects built a flourishing architectural practice in the early 1950s based in part on several successful subdivisions built throughout Southern California. While these residential neighborhoods were relatively modest in house size, cost and design compared to Crestwood Hills, they nonetheless included some of the key elements found in Smith's earlier designs. The projects consisted of a couple hundred houses with varying degrees of modernist elements. In 1954, Smith and Williams designed a well-received subdivision in the San Fernando community of Reseda. Blue Ribbon Tract was among their more elaborate subdivision projects, although it was relatively restrained in light of their other work. The houses featured open floor plans centered on a versatile playroom (Figure 19). Three wings of the house projected outward from the playroom. The master bedroom was isolated at the street-end of the house, while the living room and children's rooms flanked the play room with access to the backyard. Sliding glass doors were used throughout the residence to provide an indoor-outdoor effect. To add more light into the house, these glass doors and several windows were topped with a transom windows (see Figure 20). This soon became known as the popular "walls of glass" prominently featured in advertisements of future Smith and Williams subdivisions.[71]

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[70] Cory Buckner, *A. Quincy Jones* (New York: Phaidon Press Limited, 2002), 13-15, 88-99; David Weinstein, "Loving the Highlife: Cooperative housing pioneer to landmark honors—Crestwood Hills savors its affection for modernism," *CA Modern*, accessed at www.eichlernetwork.com on June 27, 2011; "Mutual Housing Association: A Project for Five Hundred Families in Crestwood Hills," *Arts & Architecture*, September 1948, 30-32; "Project Opens Pilot House," *Los Angeles Times*, 13 February 1949; "500-Home Tract to be Opened," *Los Angeles Times*, 29 May 1949; Harold Zellman and Roger Friedland, "Broadacre in Brentwood? The Politics of Architectural Aesthetics," in *Looking for Los Angeles: Architecture, Film, Photography, and the Urban Landscape*, ed. Charles G. Salas and Michael S. Roth (Los Angeles: Getty Publications, 2001), 167-210.

[71] "San Marino Model House Open for Public Inspection," *Los Angeles Times*, 14 January 1951; Esther McCoy, "Prize-Winning Work, AIA," *Los Angeles Times*, 29 August 1954; Barbara Lenox, "Plan on a Play Room," *Los Angeles Times*, 5 September 1954; "Plans Allow Added Rooms," *Los Angeles Times*, 3 October 1954.

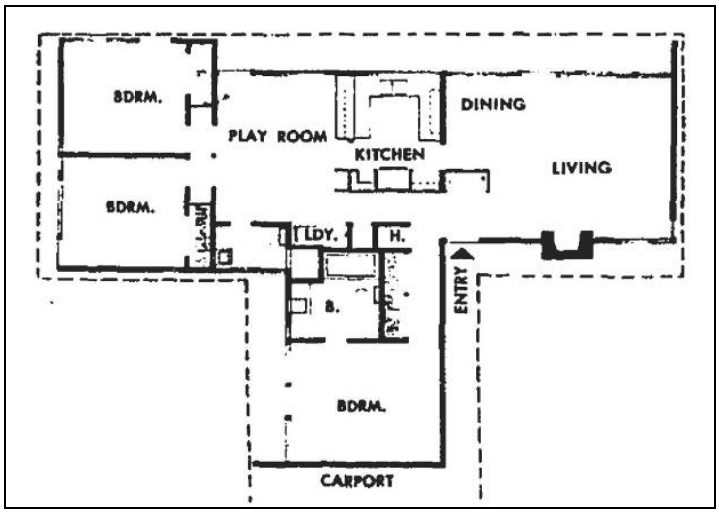

Figure 19: Floor plan for Blue Ribbon Tract home features separate wings for living area, children's rooms, and parents' room.

Figure 20: Interior of Blue Ribbon Tract home with transom windows over sliding glass door in playroom adjacent to the kitchen and in living room on far right.[72]

The American Institute of Architects liked what the Pasadena architects had done in a project in Reseda, and honored Smith and Williams with the National Award of Merit. Magazines like *Popular Science* praised the architects' work and ability to design affordable modern houses. Smith and Williams followed Blue Ribbon Tract with the popular Sherwood Forest, an Orange County subdivision they developed in 1955 that also earned them the American Institute of Architects's National Award of Merit. Other subdivisions designed by Smith and Williams during this period were located in Anaheim, Garden Grove and Bakersfield, but none were as successful within the profession as Blue Ribbon Tract. They also relied on tried and true designs. For example, the houses in the different subdivisions appeared similar from the street; a plan for a Garden Grove house that was showcased in a newspaper advertisement, for example, is strikingly similar to a design used for Stockdale Manor houses (see Figures 21 and 22). They often featured many of the same elements of modern designs, such as sliding glass doors, exposed beams and wood planks for interior ceilings and low-pitch gable or flat roofs. Some included larger windows and transoms. They also exhibited features common in typical tract

[72] "Architects Salute 7 Fine Homes," *Popular Science Monthly* 166:4 (April 1955), 100.

houses, such as an L-shaped plan with a projecting two-car garage on a roughly rectangular lot. Even with these similarities, the houses also differed from Blue Ribbon Tract and one another. The use of windows and exposed beams, for example, was less pronounced in Stockdale Manor than other subdivisions they designed. This may have helped keep prices down, and allowed Dunlap and Morrison to sell Stockdale Manor houses to veterans with no down payment.[73]

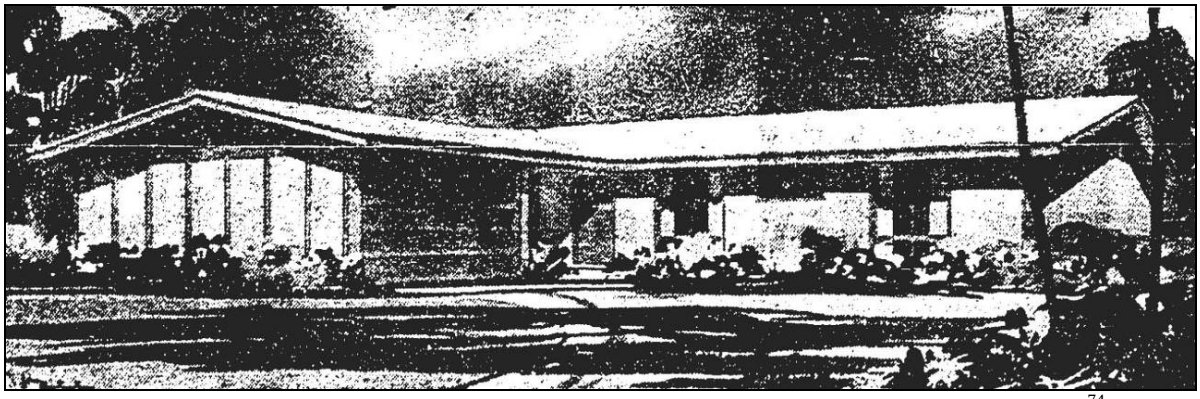

Figure 21: Plan for a residence in the Smith and Williams designed subdivision in Garden Grove.[74]

Figure 22: Smith and Williams design for Stockdale Manor houses in Bakersfield.[75]

Residential subdivisions, like Stockdale Manor, were only one part of a broad portfolio of work for Smith and Williams. Indeed, they became more widely known in the late 1950s and 1960s for their work on commercial buildings and private residences. Their South Pasadena office, built in 1957 at 1414 South Fair Oaks Boulevard, was a collaborative effort with landscape

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[73] "Halecrest" [advertisement], *Los Angeles Times*, 4 July 1954; "Opening Is Announced for Second Unit of Project," *Los Angeles Times*, 3 April 1955; "Sherwood Forest" [advertisement], *Los Angeles Times*, 12 June 1955; "Grand Opening Plans Set for Home Project," *Los Angeles Times*, 31 July 1955; "Home-Purchase Terms at Development Told," *Los Angeles Times*, 7 August 1955; "Southland Builder Wins National Award," *Los Angeles Times*, 23 October 1955; Esther McCoy, "'What I Believe…' A Statement of Architectural Principles," *Los Angeles Times*, 8 January 1956; "Stockdale Manor" [advertisement], *Bakersfield Californian*, 9 May 1955; "Architects Salute 7 Fine Homes," *Popular Science Monthly* 166:4 (April 1955), 100.

[74] "Grand Opening Plans Set for Home Project," *Los Angeles Times*, 31 July 1955.

[75] "Construction of 258 Stockdale Manor Residences Gets Under Way," *Bakersfield Californian*, 25 September 1954.

architect Garrett Eckbo who won high honors during his career.[76] They also designed a Mobil Gas Station near Anaheim's Disneyland in 1956 that gained the attention of architectural photographer Julius Shulman, who used the station as the setting for one his striking photographs.[77] In 1965, Smith and Williams designed the Friend Paper Company building at 100 Green Street in Pasadena. For this building, the architects employed a folded plate roof that projected over the sidewalk and sat atop full-height glass walls.[78] In the 1950s, they also designed several private homes in the Pasadena area, including their own residences. The architects clearly set aside restraint when preparing plans for a single residence. Even in small homes, such as Sales House in Pasadena, completed in 1953, Smith and Williams employed more elaborate modernist techniques. Walls were actually filled from top to bottom and side to side with glass or doors, and skylights provided additional natural lighting (see Figure 23).

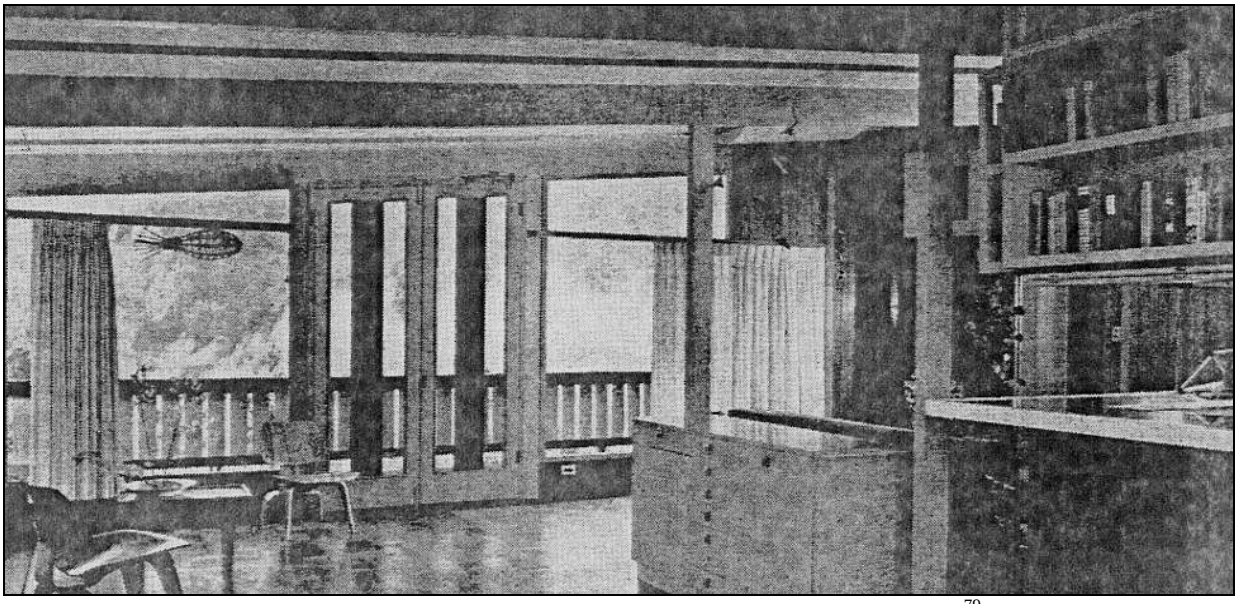

Figure 23: Sales House living room, showing wall of windows with double glass door.[79]

The Sales House featured exposed structural beams throughout the building, built-in furniture, and a three-wing design intended to offer a private master retreat, a central living space, and an open children's play area with access to the outside. This design was clearly influential in Smith and Williams' later Blue Ribbon Tract homes.[80] These important contributions to architecture

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[76] California State Office of Historic Preservation received a nomination for Smith and William's office, but it was withdrawn because Williams was alive at the time, and the National Register had a policy that excluded properties that were eligible for associations with living persons; see Milford Wayne Donaldson, "Countering the Dead Architects' Society," *Preservation Matters: The Newsletter of the California Office of Historic Preservation*, 2:1 (Winter 2009), 2.

[77] Claire Noland, "Award-winning architect left Modernist imprint across the Southland," *Los Angeles Times*, 09 December 2007.

[78] The building is locally designated as a City of Pasadena Landmark; see City of Pasadena, Planning Division, Design and Historic Preservation, "Designated Historic Properties – City of Pasadena: Historic Properties List," accessed online at http://ww2.cityofpasadena.net/planning/deptorg/dhp/pdfs/CombinedDesignations.pdf on July 19, 2011.

[79] "Safety for Children – Privacy for Adults," *Architectural Record* 113:6 (June 1953), 169.

[80] "Safety for Children – Privacy for Adults," *Architectural Record* 113:6 (June 1953), 166-169.

led directly to the AIA bestowing upon Smith its highest honors when in 1957 the organization elected Smith to its College of Fellows. Williams joined Smith as a Fellow in 1964. Their collaboration in designing modernist residential, commercial, and religious buildings ended in 1973 when the partnership dissolved, and the architects began separate private practices.[81]

In Bakersfield, the Smith and Williams-designed Stockdale Manor was well received by Bakersfield citizens who were still experiencing a severe housing shortage and rushed to buy the affordable modernist houses (see Figure 24). Nearly three-quarters of the properties were sold even before the Dunsmor Construction Company finished the model homes. Veterans could buy an $11,250 house with as little as $250 in closing costs, a factor that certainly played into the success of the subdivision.

The neighborhood certainly attracted non-veterans as well. By 1956, most of the houses were occupied by a range of occupations with their families, nearly all of whom owned their property. Many of the residents that year worked for one of several oil companies operating in the area, including Richfield Oil, Shell Oil, and Standard Oil. Their jobs ranged from mechanic and derrickman to laboratory technician and paleontologist. The houses were also occupied by teachers, salesmen, grocery clerks, bank tellers, state highway patrol officers, an ironworker, cook, welder and a conductor for the Santa Fe Railway. When the first tract, Tract 1753, was completed, continuing demand drove Dunlap and Morrison to immediately start work on Tract 1750. In 1956, Dunlap and Morrison submitted plans for Tract 1751, and the houses were built the following year, completing development of Stockdale Manor.[82]

Figure 24: Unaltered (113 Dunlap St, left) and altered (6 Morrison St., right) examples of Smith and Williams-designed houses in Stockdale Manor (Map Reference 09-20).

The Smith and Williams subdivisions in Bakersfield coincided with the zenith in tract house development. As noted, the practice of subdividing land to construct a collection of similar

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[81] Claire Noland, "Wayne R. Williams, 1919-2007: Award-Winning Architect left Modernist Imprint Across the Southland," *Los Angeles Times*, 9 December 2007; Tony Illia, "Wayne Williams, So Cal Modernist, dies at 88," *Architectural Record* 196:2 (February 2008), 34; Dennis McLellan, "Whitney Smith, 91; Pioneer in Modernist Architecture," *Los Angeles Times*, 28 April 2002; Historic Resources Group & Pasadena Heritage, "Cultural Resources of the Recent Past Historic Context Report, City of Pasadena," October 2007, 96-97; George S. Koyl, ed., *American Architects Directory* (New York: R. R. Bowker Company, 1955), 521, 609; George S. Koyl, ed., *American Architects Directory*, 2nd ed. (New York: R. R. Bowker Company, 1962), 658, 766; John F. Gane, ed., *American Architects Directory*, 3rd ed. (New York: R. R. Bowker Company, 1970), 856, 858, 997.

[82] R.L. Polk, *Polk's Bakersfield California City Directory 1956* (Los Angeles: R.L. Polk and Co. Publishers, 1956).

"tract" houses did not become widespread until after World War II. Prior to the war, developers instead sold lots to individual buyers who then built their own "custom" home. These houses may have been modeled after a common architectural design or designed by a local architect in his or her own identifiable style, but they were generally not as closely architecturally interrelated as postwar subdivisions. Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. Trends in residential development changed, however, during the postwar era. Subdivision planners began to employ curvilinear streets and cul-de-sacs, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more rapid construction, and greater uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, used limited numbers of designs for multiple buildings, or at least shared strongly similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard. This resulted in substantial areas of concentrated residential development.

By 1965, Bakersfield's metropolitan population was 165,000 and the city's area was 17 square miles. The local economy was resource-oriented, historically centered on agriculture and oil, and thus strong enough to endure the following decade's national recession. Kern was the country's largest oil-producing county and ranked second in agriculture, benefiting greatly from the escalating prices on the world market for its products. Between 1972 and 1973, Kern County's oil reserves climbed in value from $289 million to $350 million. From 1970 to 1975, the price of cotton, the county's most important agricultural product at the time, increased 400 percent. Not surprisingly, this prosperity led to continued development.[83]

Figure 25: 200 S. Garnsey Ave., located in Tract 1938 developed in 1960. The house is a good example of Ranch-style tract housing. (Map Reference No. 09-11)

[83] Brewer, *Historic Kern County*, 80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 December 1975.

Census figures show a 50 percent increase in Bakersfield's population from 1970 to 1980. The southwest of the city was the primary target of growth and new construction efforts. The land directly west of Oak Street was originally owned by Kern County Land Company and development was limited because of a lack of water. Tenneco West reversed Kern County Land Company's land-holding policies when it purchased the company in 1967, and designed a master plan for this area contingent upon annexation to the city. Bakersfield annexed the land in 1968, where less than 10,000 people lived at the time, and Tenneco began selling home sites. By 1980, 48,000 people lived in this area, and over one-third of the city's building permits during the following decade were for residential property here.[84] In the 1990s, very little residential construction occurred to the east of State Route 99. The pattern of westward development is continuing today with new residences, and subsequent commercial construction spreading west toward Interstate 5.

3.9.4. Cold War Fallout Shelters

The end of World War II marked the beginning of the Cold War and the 45-year struggle between the US and Soviet Union for "global political and military supremacy."[85] Fearing attacks from one another, the two nations each quickly formed alliances with like-minded countries for their joint defense. The effort to remain ahead in this new struggle also led to a nuclear arms race. The US had already shown its nuclear capabilities with the detonation of atomic bombs on Hiroshima and Nagasaki in August 1945. It took another four years for the Soviet Union to conduct its first atomic test. The US responded to the Soviets' test with development of the more powerful hydrogen bomb, first tested in 1952. The following year the Soviet Union tested its own hydrogen weapon. Although both nations had nuclear weapons, at this time neither had means to convey these weapons long distance. It was not until the development of intercontinental ballistic missiles and long range jet bombers that allowed either country to hit targets thousands of miles away, that a full-blown exchange of nuclear weapons was possible.[86]

The fear of nuclear war led the US to establish the Federal Civil Defense Administration (FCDA) in 1950. It was assigned with promotion and public education of survival methods should the nation be faced with nuclear attack. As part of its educational campaign, the FCDA distributed pamphlets that provided emergency procedures, instructions for construction of fallout shelters, and listed supplies needed to survive within a shelter for up to two weeks while radiation dissipated. Because the shelters were to be used long-term, they needed lighting, toilet facilities, water, and filtered air intakes and exhausts. While the FCDA promoted fallout shelter construction during the 1950s, the federal government did not develop a national program for their construction, nor did it provide any funding to the public for their construction. Construction of fallout shelters spiked in the late 1950s, particularly after 1957, when the Soviet Union demonstrated its technological potential to deliver a nuclear weapon, launching the world's first artificial satellite. However, it was not until the early 1960s, when increased tensions between US

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[84] Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 October 1980; Brewer, *Historic Kern County*, 88.
[85] John S. Salmon, *Protecting America: Cold War Defensive Sites, A National Historic Landmark Theme Study* (Washington, D.C: October 2011) 5.
[86] John S. Salmon, *Protecting America*, 13; California Department of Transportation, "Tract Housing in California, 1945-1973," 35-37.

and the Soviet Union and the subsequent funding augmentation of the nation's civil defense programs sparked a wave of fallout shelter construction.[87]

Cold War tensions increased dramatically between 1960 and 1961 a result of three distinct events that amplified the public's anxiety over nuclear attack. In 1960, just before a US-Soviet summit meeting, the Soviet Union shot down an American U-2 spy plane over soviet territory. Despite its initial denial, the US eventually conceded its spy mission, dooming hope for talks leading to a nuclear test ban treaty between the two nations. One year later, East Germany and the Soviet Union grew increasingly aggravated by the defection allowed by the open border between East and West Berlin, and threatened to occupy West Berlin. Because the US and its allies remained in West Berlin, President Kennedy publicly announced his willingness to defend West Berlin militarily. During this same period, animosity was building between the US and Cuba. The failed US-backed Bay of Pigs invasion in 1961 and subsequent embargo against Cuba in early 1962 forced Cuba to defend itself by obtaining long-range missiles from the Soviet Union. Upon discovery of the missiles, a US naval blockade of Cuba ensued for nearly two weeks, until the Soviets agreed to remove the missiles, thus ending what became known as the Cuban Missile Crisis.[88] These events heightened the nation's fears about what many believed to be an impending nuclear war, and led private citizens across the country to seek information on construction of fallout shelters.

In Bakersfield, the county's Civil Defense Office reported in 1960 that it had distributed over 100,000 pieces of civil defense literature to the public, along with nearly 10,000 copies of construction plans for family shelters.[89] The increased demand from the public for more information on private fallout shelters spurred the county's Civil Defense Office to construct a working model of an aboveground backyard fallout shelter on the grounds of the Kern County Museum in June 1960. The shelter was based on plans from the US Office of Civil Defense Mobilization's "Family Fallout Shelter" booklets and cost approximately $700 to construct. The shelter is still on display at the museum's Pioneer Village.[90]

Around the same time, companies across the country began designing fallout shelters for sale to families. Prefabricated concrete and metal shelters, some of which were assembled by the property owner, were advertised in newspapers and magazines across the nation, sold door-to-door, and peddled at state and county fairs. Local companies, architects and builders also jumped into design and construction of private fallout shelters. McCarthy Steel & Tank Company, which built steel buildings and tanks in Bakersfield, began manufacturing and marketing prefabricated fallout shelters as early 1960. McCarthy displayed its five-person steel shelter, complete with air blowers, filters, and bunks that was approved by the county's Civil Defense office, at the Kern County Fair in 1960. McCarthy's shelters ranged in cost from $1,250 to $2,500, plus installation.[91]

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[87] California Department of Transportation, "Tract Housing in California, 1945-1973," 37-40.
[88] California Department of Transportation, "Tract Housing in California, 1945-1973," 37-40.
[89] "Individual Effort Important in Civil Defense," *Bakersfield Californian*, January 5, 1961, 20.
[90] "Family Fallout Shelter," *Bakersfield Californian*, June 28, 1960, 18; "Bomb Shelter on Display at Kern County Museum," *Bakersfield Californian*, July 5, 1960, pp. 21-22; "Fallout Shelter," Kern County Museum, accessed online at www.kcmuseum.org/index.cfm?fuseaction=gal_item_detail&item_id=27, December 18, 2012.
[91] "Family Fallout Shelter," *Bakersfield Californian*, June 28, 1960, 18; "Bomb Shelter on Display at Kern County Museum," *Bakersfield Californian*, July 5, 1960, 21-22; "Fallout Shelter," Kern County Museum; "McCarthy Fallout Shelter Attracting Lots of Attention at County Fair," *Bakersfield Californian*, September 30, 1960, 28; Advertisement, *Bakersfield Californian*, August 19, 1961, 7.

According to the county's Civil Defense Office, inquiries into fallout shelters and request for *The Family Fallout Shelter* booklet increased "100 fold" following the Berlin Crisis in mid-1961. Growing fears led more than 1,700 people to complete the *Individual and Family Survival* course offered by Bakersfield Evening High School (in cooperation with the county's Civil Defense Office) in 1961, and the City of Bakersfield reported issuing five building permits for the construction of subterranean fallout shelters in August. At that time at least three local construction firms had fallout shelter designs that had been approved by city and county building departments.[92] One such company was likely Benum Pools, which designed a precast reinforced concrete shelter that was certified by city and county building departments and approved by county Civil Defense Office. In its marketing of its "U.S. Shelter," the company publicized that its concrete construction provided better acoustics than other steel shelters and its size (a basic model measured 11' by 12') and rectangular shape allowed for easy placement of furniture, shelving and wall hangings, so it could be used as a spare room. The company later introduced enhanced models with stairways and storage space.[93] The number of fallout shelter manufacturers reported nationally in mid-1961 increased from 40 in July to more than 120 companies with governmental approval in September. This, of course, does not include the unknown number of manufacturing companies and local contractors without federal or local approval who added this new construction type to their product line.[94]

Despite the certification or approval of some local fallout shelter plans by the City of Bakersfield's and Kern County's building departments, there were no regulations that permitted or forbade the construction of aboveground or subterranean fallout shelters for the county of city prior to September 1961. Although both the city and county notified the public that building permits must be obtained for the construction of fallout shelters, building departments used general health and safety specifications when approving their construction. This lack of standards was of particular concern in Bakersfield where residents were being denied permits because the proposed shelter plans were incompatible with existing building codes. In an effort to "encourage property owners to construct shelters for the purpose of protecting human life from the hazard of radioactive fallout," the city adopted an emergency ordinance regulating shelter construction in September 1961. The following month, the county adopted its own ordinance (although not an emergency) that established the permitting process and specifications for construction of fallout shelters in unincorporated Kern County.[95]

The wave of construction appears to have been highest in 1961. Los Angeles and San Diego reported a dramatic increase in building permits issued for shelters in the fall of 1961; however, by the end of that year, as the Berlin Crisis and Bay of Pigs incident dropped from the headlines, home shelter construction dramatically declined.[96] Research did not reveal the number of fallout shelters constructed in Bakersfield between 1960 and 1961. A review of the local newspaper does not identify any building permits for such structures issued during this time. Articles marketing specific buildings reveal two residential fallout

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[92] "Fallout Shelter," *Bakersfield Californian*, August 29, 1961, 24.
[93] "Kern County Residents Begin 'Digging In'—Just In Case," *Bakersfield Californian*, September 16, 1961, 19-20; "Pool Builder Has New Shelter Design," *Bakersfield Californian*, September 18, 1961, 24; "Stairway Adds to Shelter Livability," *Bakersfield Californian*, October 14, 1961, 28.
[94] Walter Karp, "When Bunkers Last In the Backyard Bloom'd: The Fallout Shelter Craze of 1961," American Heritage, Volume 31, Issue 2, February/March 1980, accessed online at www.americanheritage.com on December 17, 2012.
[95] Legal Notice, *Bakersfield Californian*, October 23, 1961, 32; "Shelters to be Taxed," *Bakersfield Californian*, September 12, 1961, 25; "Council Adopts Ordinance to Permit Shelter Construction in Front Yards," *Bakersfield Californian*, September 19, 1961, 19; City of Bakersfield, Ordinance No. 1383, September 18, 1961.
[96] California Department of Transportation, "Tract Housing in California, 1945-1973," 37-40.

shelters built during the fall of 1961 in the Greater Bakersfield (3309 Baylor Street and 2535 Beech Street) and model shelters built at Hartman Concrete Yard (Truxtun near Oak Street), and Neudeck Pool Company at 507 West Casa Loma Drive (presently Ming Avenue).[97] Sales and rental advertisements also indicate extant shelters on the residential properties of 3408 Laverne Avenue and 921 Sylvia Drive, as well as a residence near Garces in late 1961.[98] All of these shelters are located outside of the study area and it is unknown if they are still extant.

Despite Congress appropriating more than $200 million to the federal civil defense program in 1962, the money was for shelter surveys, improvement to existing public shelters, construction of new public shelters, as well as supplies to stock public shelters.[99] Interest in fallout shelters continued into early 1962, both from a private and commercial perspective. Anticipating future construction of public or community shelters, well-known local architect Robert Eddy (Eddy & Paynter) attended a federally-sponsored seminar for shelter design and analysis at the University of Colorado in February 1962. However, this seminar was held as part of a federal shelter incentive program, which stressed community fallout shelters in schools, hospitals and public welfare establishments.[100]

While the Cuban Missile Crisis in October 1962 brought civil defense and fallout shelters to the front of the news again, it does not appear that it spurred any new construction of family fallout shelters in a significant way. Other recent scholarship, including Kenneth Rose's comprehensive 2001 study of fallout shelter construction and national policies related to sheltering the civilian population, suggests that the "the flashpoint for this remarkable phenomenon [of constructing home shelters, and public shelters in general] … was a speech given by John F. Kennedy on July 25, 1961." Rose explained that the speech emphasized the lengths to which the nation would go to defend Berlin from Soviet pressures. During the crisis both sides declared that interference in Berlin would lead to war. He added, "the urgency to build a shelter also decreased after the Berlin and Cuban crises had passed and tensions had eased somewhat between the United States and Soviet Union. But the main reason Americans rejected shelter building had to do with the troubling moral aspects of shelters. These included questions of personal ethics and relationships with ones neighbors." Finally, Rose maintained that "after 1963 the public's involvement with the issues of fallout shelters and nuclear arms rapidly fell off."[101]

Newspaper advertisements and articles about family shelter construction dramatically decreased during the year and in December 1962, the City of Bakersfield reported only issuing one permit for fallout shelters during that entire year. By this time, it had become apparent that with the US and Soviet's growing nuclear arsenals and the probability of total destruction in the event of a nuclear attack, family shelters would be virtually useless. Over the subsequent years, the sense of impeding nuclear threat subsided. In 1963, the Limited Test Ban Treaty was signed by the US, Soviet Union and Canada, which prohibited atmospheric and underwater testing of nuclear weapons. This, coupled with increased public

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[97] "Fallout Shelter," *Bakersfield Californian*, August 29, 1961, 24; "Kern County Residents Begin 'Digging In'—Just In Case," *Bakersfield Californian*, September 16, 1961, 19-20. The *Bakersfield Californian* incorrectly listed the Gullett property at 2523 Beech Street instead of 2535 Beech Street for which Dr. William Gallett Jr. resided as early as 1959.
[98] Advertisements, *Bakersfield Californian*, October 13, 1962, p. 32, and August 11, 1961, 31.
[99] California Department of Transportation, "Tract Housing in California, 1945-1973," 37-40.
[100] "Architect Eddy will Take Fallout Course," *Bakersfield Californian*, February 2, 1963, 21.
[101] Kenneth D. Rose, *One Nation Underground: The Fallout Shelter in American Culture* (New York: New York University Press, 2001) [ebook edition] 11, 19.

attention on the Vietnam Conflict, pushed the US and Soviet's nuclear programs further into the background.[102]

In the project study area, there are three family fallout shelters constructed in the early 1960s. Two shelters, located at 201 and 209 South Garnsey Avenue, were constructed in the summer of 1962 by local contractor James Womack (Jones and Womack) in a post-war housing tract (see Map Reference No. 09-11). Womack's son, Keith Womack, notes that his father likely constructed additional shelters during that period but none were built by him after 1962. The third shelter is located at 3904 Marsha Street (Map Reference No. 09-21A) in the Rancho Vista Tract (Tract 1522) and was also constructed circa 1960-62.[103]

[102] "Chief Inspector Notes Building Decline in 1962," *Bakersfield Californian*, December 31, 1962, 20; California Department of Transportation, "Tract Housing in California, 1945-1973," 40-41.
[103] Keith Womack, personal communication with Toni Webb, JRP Historical Consulting, LLC, December 12, 2012.

4. DESCRIPTION OF RESOURCES

The architectural Area of Potential Effects cover about 4.3 miles along on State Route 58 and approximately 4.5 miles along on State Route 58/Stockdale Highway. It also includes two additional swaths of developed land that extend northwesterly from Stockdale Highway and cross the Kern River, and then parallel the Kern River westward terminating west of Coffee Road. In addition, minor intersection improvements are being made at Stockdale Highway and SR-43.

The buildings and structures within the Area of Potential Effects reflect the evolution of this portion of Bakersfield. Residential subdivisions, particularly mid-twentieth century subdivisions, are the predominant building type found within the Area of Potential Effects in areas north and south of Stockdale Highway and west of State Route 99. Older residential parcels dating to the early twentieth century and modern residential parcels are also interspersed throughout the Area of Potential Effects. Commercial buildings and a park, all common features in residential areas, are also found within the project area. In the Area of Potential Effects nearest the Kern River, oil operations continue to extract crude oil. The project area includes residential, commercial, and industrial buildings, as well as other structures such as canals, oil wells, bridges, and railroads.

The 639 historic-era resources formally evaluated on 169 California Department of Parks and Recreation 523 forms for this project constitute the survey population for this study and reflect the major historical events discussed in the historical context (see Chapter 3). The survey population resources are spread evenly throughout the Centennial Corridor with most within the boundaries of the city of Bakersfield. Only one of the survey population resources, the Kern Island Canal (Map Reference No. 04-01), dates to the nineteenth century. About 10 percent of the historic-era resources were built in the twentieth century before the end of World War II in 1945. The vast majority, about 90 percent, of historic-era resources in the project area were built after the end of World War II between 1946 and the mid-1960s.

The great majority of the survey population resources (about 95 percent) are modest residential properties constructed between the 1920s and 1960s on small lots formerly part of larger agricultural parcels. Typical of Kern County residential construction during this period, these residences generally consist of one-story wood-frame buildings and accompanying ancillary buildings such as garages and small sheds or shops. They are examples of common architectural styles, with about 93 percent built in one of three styles: Minimal Traditional, Ranch, or Contemporary. Ranch-style houses account for approximately 50 percent of the residences in the survey population; Contemporary and Minimal Traditional houses account for approximately 21 percent and 29 percent, respectively. Most of the houses in these three styles were built in subdivisions with homogenous architectural styles. Built in the early 1950s, 118 of the Ranch-style houses in the study area are in Rancho Vista (Tract 1522). These houses are modest compact (almost Minimal) examples of Ranch houses that have asymmetrical façades, generally rectangular footprints, and low-pitched rooflines characteristic of the style (see Figure 15, 16, and 26). Later houses in Stockdale Manor, like those depicted in the advertisement shown in Figure 22, exhibit stronger associations with the Ranch style, including longer, lower profiles and more rectangular footprints.

Figure 26: Ranch-style house in Tract 1522 (Map Reference No. 09-21), 100 Griffiths St.

Most of the Contemporary-style houses in the study area were built in the early 1950s in the Stockdale Manner subdivision. These Contemporary, wood-frame houses generally have an L-shaped footprint and overhanging side-gabled roof. Exterior cladding varies and includes stucco, vertical wood siding, and brick or stone skirt walls. Garage doors face the street or are perpendicular to the front façade (see Figures 27 and 28).

Figure 27: Contemporary-style house in Stockdale Manor, 125 Morrison Street (Map Reference No. 09-20).

Figure 28: Contemporary-style house at 109 Morrison Street in Stockdale Manor (Map Reference No. 09-20).

The smaller population of residential resources built before World War II in the Area of Potential Effects were generally constructed on small subdivisions of former agricultural land. The architectural styles of these residential buildings include Colonial Revival, Dutch Colonial Revival, Craftsman, Folk Victorian, National Folk, Spanish Eclectic, and Tudor Revival. Most are small, single-family residences. Many are located on Haybert Court in the Virginia Tract, which gradually developed from the 1920s until World War II (see Figure 29). These houses generally have wood frames and include ancillary buildings like detached garages, sheds, or workshops.

Figure 29: Spanish Eclectic-style house in Virginia Tract, 206 Haybert Court (Map Reference No. 04-34).

The houses fronting South Chester Avenue in Virginia Tract include duplexes (see Figure 30) and examples of Tudor Revival architecture (see Figure 31).

Figure 30: Craftsman duplex in Virginia Tract, 313-317 S. Chester Avenue (Map Reference No. 04-27).

Figure 31: Tudor Revival residence in Virginia Tract, 233 S. Chester Avenue (Map Reference No. 04-30).

Two Colonial Revival residences built in the late 1930s for prominent Kern County brothers C. Elmer and Lester Houchin are located in the project area. The house at 307 South Oleander Avenue is a two-story example of this style and features brick veneer, a nearly symmetrical façade, and a prominent front entry (see Figure 32), which are all characteristic of Colonial Revival architecture. The other residence, at nearby 309 Houchin Road, is a single-story example that also features brick veneer and a prominent front entry surround with entablature and pilasters (see Figure 33).

Figure 32: Colonial Revival residence at 307 S. Oleander Ave. (Map Reference No. 05-04)

Figure 33: Colonial Revival residence at 309 Houchin Rd. (Map Reference No. 05-01)

Commercial buildings, churches, educational buildings, and parks in the project area were almost all built in the postwar period to serve new housing developments. Most of the commercial buildings were constructed in a prevalent mid-century commercial style along main thoroughfares like Brundage Lane, Oak Street, and Stockdale Highway (see Figure 34). The only prewar commercial buildings in the project area are a small number of residences that were later converted to commercial use.

Figure 34: Mid-Century Commercial building, 3050 Brundage Lane (Map Reference No. 09-02)

Other structures include oil wells, a canal, and fallout shelters. A portion of the Fruitvale oil field west of downtown Bakersfield and just north of the Kern River is primarily characterized by intermittently spaced rod pumps (see Figure 35).

Figure 35: Portion of Red Ribbon Ranch, Fruitvale oil field (Map Reference No.19-01).

The Kern Island Canal is the only nineteenth-century resource within the survey population that has survived. The canal has been greatly modified and retains little integrity from its original construction when most canals were earth-lined with ordinary and common appurtenant water control features such as check-dams, weirs, culverts, and drop chutes. Portions of the Kern Island Canal have been narrowed and lined, and its setting has been dramatically altered by general city of Bakersfield development, streets crossings, and highway overpasses (see Figure 36).

Figure 36: Unlined portion of the Kern Island Canal (Map Reference No. 04-01).

The project study area also includes three subterranean family fallout shelters constructed during the Cold War. Typical of shelters built in residential backyards during the early 1960s, these structures were built onsite of poured concrete and/or concrete block and included basic ventilation, water, and sanitary systems.

5. FINDINGS AND CONCLUSIONS

JRP Historical Consulting prepared this Historical Resources Evaluation Report as part of the proposed Centennial Corridor Project, Kern County, California, to comply with Caltrans' regulatory responsibilities under Section 106 of the National Historic Preservation Act (36 CFR Part 800) as delegated on behalf of the Federal Highway Administration, to provide project oversight according to Section 106. The report has been prepared in accordance with the January 1, 2004, *Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, As It Pertains to the Administration of the Federal-Aid Highway Program in California* (the Section 106 Programmatic Agreement). No resources required further studies to resolve the question of eligibility. All properties were also evaluated in accordance with Section 15064.5 (a)(2)-(3) of the California Environmental Quality Act Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code.

Of the 639 survey population resources within the Area of Potential Effects recorded on 169 California Department of Parks and Recreation 523 forms found in Appendix B, four (described below) appear to be or have been determined eligible for the National Register. All remaining resources evaluated as part of this project do not appear eligible for the National Register or California Register.

The Lester H. Houchin residence and associated detached garage (Map Reference No. 05-04) appear eligible for the National Register at the local level under Criterion C as an important local example of Colonial Revival architecture. The period of significance is the date of construction, 1939. Contributing elements include the residence, two-story garage, circular driveway and landscaping on the north, south and east sides of the residence and garage. The swimming pool, cabana, veranda, and other hardscape west of the residence and garage are non-contributing elements. The historic property boundary is defined by the legal parcel. Character-defining features include the near rectangular footprint; hip roof with flat deck; rounded portico entrance with paneled door and multi-light transom; multi-pane double-hung windows; a near symmetrical façade; stucco siding; brick veneer; elaborate dentiled molding; bay windows with flared hip roofs; wood shutters; spatial relationships with the surrounding features on the property (circular driveway, secondary driveway leading to the garage, garage setback, etcetera); open lawns; mature trees; and bushes to the side and rear of the house.

Caltrans prepared the evaluation of Tract 1522 (also known as Rancho Vista, Map Reference No. 09-21) and found it eligible for the National Register. Under National Register Criterion A the tract is significant for its incorporation of innovative mass-production techniques during the post-World War II period. Under National Register Criterion C the tract is significant for embodying characteristics of a housing type, period and method of construction. The tract is an important local example of a postwar subdivision comprised entirely of houses that were built using a whole-house prefabrication method. Tract 1522 is significant at the local level and has a period of significance that extends from 1950 to 1957, when the residences were constructed. The historic boundary of this property is generally defined by Stine Road to the east, Stockdale Highway to the north, McDonald Way to the west, and Quarter Avenue to the south, and excludes some contributing

and non-contributing parcels along these perimeter streets. Caltrans identified character-defining features of the tract as:

> *Design characteristics of the tract:* rounded concrete curbs; concrete sidewalks placed next to the curb with no planting strip; houses set back from the curb at varying distances, and mature trees that were planted as part of the initial tract development.
>
> *Design characteristics of the houses:* small, one-story residences with compact plans, wood-frame construction on low concrete foundation; varied roof forms, including gable, hip and combination roofs; wood siding in a variety of types, applied both vertically and horizontally; and metal casement windows.

Caltrans also prepared the evaluation of 3904 Marsha Street (Map Reference No. 09-21A) and found the property eligible for the National Register and California Register. Under National Register Criterion A (California Register Criterion 1) the property is significant at the local level for its association with the Cold War and civil defense measures to survive in the event of a nuclear war. Caltrans identified the period of significance between 1956, when the residence was constructed, to 1962, the end of the period of fallout shelter construction in the United States. The historic property boundary is defined by the legal parcel. Character-defining features include the three elements that date to the period of significance: the residence, garage, and underground fallout shelter. The spatial relationship of these three elements is also a character-defining feature. With respect to the shelter itself, the two features that can be seen from the rear yard, the entry hatch and ventilation pipe, are important character-defining features, as they convey the structure's original purpose

The Friant-Kern Canal (Map Reference No. 21-01) is a 152-mile-long gravity-fed earth- and concrete-lined canal that terminates at the Kern River northwest of Bakersfield. As a key component of California's Central Valley Project, the canal has been determined eligible for listing in the National Register. It is historically significant at the state level under Criterion A within the context of development, construction, and operation of the Central Valley Project. The period of significance—1945 to 1951—is the canal's period of construction. Character-defining features include its overall length, width, and major contributing structures: major canal siphons, wasteways, checks, overchutes, an equalizing reservoir, culverts, drains, pumps, turnouts, recording houses/structures, the operation roads immediately adjacent to canal prism on either side along its entire length, and miscellaneous structures such as irrigation pipe crossings, minor siphons, and drainage inlets. Noncontributing features consist of bridges (farm, county, state, and railroad bridges), power and utility crossings, cattle guards, historic wood trapezoidal canal and Central Valley Project signs, fencing, and levees. The historic boundary of this property encompasses the canal and the contributing features attached to the canal.

Philip Vallejo, Caltrans historian who meets the Professionally Qualified Staff Standards in Section 106 Programmatic Agreement Attachment 1 as an architectural historian or above, has determined that the other properties present within the Area of Potential Effects, including state-owned resources, meet the criteria for Section 106 Programmatic Agreement Attachment 4 (Properties Exempt from Evaluation). The tables below summarize the results of this report for all of the historic-period resources formally evaluated within the architectural Area of Potential Effects.

Table 2. Properties Listed in the National Register

None

Table 3. Properties Previously Determined Eligible for the National Register

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
n/a	Friant-Kern Canal	Bakersfield	1945-51	2S2	21-01

Table 4. Properties Previously Determined Not Eligible for the National Register

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
n/a	Kern Island Canal	Bakersfield	1874	6Z, 7N1	04-01
149-101-03	17 Stine Rd	Bakersfield	1951	6Y	09-21
149-120-13	3816 Peckham Ave	Bakersfield	1951	6Y	09-21
020-091-07	337 Wetherley Dr	Bakersfield	1952	6Y	10-01
147-031-08	28 Stephens Dr	Bakersfield	1945, 1948	6Y	n/a
147-031-12	314 Stephens Dr	Bakersfield	1941	6Y	n/a
147-031-37	2821 Brundage Ln	Bakersfield	1924-72	6Y	n/a
147-060-03	311 Dixon Ave	Bakersfield	1947	6Z	n/a
147-071-02	116 Dixon Ave	Bakersfield	1941	6Y	n/a
147-071-03	118 Dixon Ave	Bakersfield	1941	6Y	n/a
147-071-04	120 Dixon Ave	Bakersfield	1941	6Z	n/a
147-072-03	221-223 Hughes Ln	Bakersfield	1912-52	6Y	n/a
147-072-14	304 Dixon Ave	Bakersfield	1941	6Y	n/a
147-072-15	300 Dixon Ave	Bakersfield	1940	6Y	n/a
147-210-10	2329 Brite St	Bakersfield	1949	6Y	n/a
149-222-12	96 Williamson Way	Bakersfield	1915-1989	6Y	n/a
149-233-05	3618 Elcia Dr	Bakersfield	1941	6Y	n/a
149-233-07	3624 Elcia Dr	Bakersfield	1924	6Y	n/a
149-233-08	218 Williamson Way	Bakersfield	1918	6Y	n/a
n/a	Arvin-Edison Cnal	Bakersfield	1960s	6Y	n/a
n/a	Calloway Canal	Bakersfield	1870s	6Z, 6Y	n/a
n/a	Carrier (Gates) Canal	Bakersfield	1872-73, 1960s	6Y	n/a
n/a	Stine Canal	Bakersfield	1873, 1879, 1884	6Y	n/a
n/a	Red Ribbon Lease 1, No. 3	Bakersfield	1949	6Z	n/a
n/a	Red Ribbon Ranch No. 14	Bakersfield	1942	6Z	n/a
n/a	Red Ribbon Ranch No. 17	Bakersfield	1944	6Z	n/a
n/a	Red Ribbon Ranch No. 23	Bakersfield	1944	6Z	n/a

Table 5. Properties Determined Eligible for the National Register as a Result of the Current Study

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
147-240-14	307 S Oleander Ave	Bakersfield	1939	3S	05-04
Various; See Appendix E	Rancho Vista (Tract 1522)	Bakersfield	1950-57	3S	09-21
149-131-03	3904 Marsha Street	Bakersfield	1956 ca. 1960-62	3S	09-21A

Table 6. Historical Resources for the Purposes of CEQA

APN	ADDRESS / NAME	COMMUNITY	YEAR BUILT	OHP STATUS CODE	MAP REFERENCE NO.
147-240-14	307 S Oleander Ave	Bakersfield	1939	3S	05-04
Various; See Appendix E	Rancho Vista (Tract 1522)	Bakersfield	1950-57	3S	09-21
149-131-03	3904 Marsha Street	Bakersfield	1956 ca. 1960-62	3S	09-21A
n/a	Friant-Kern Canal	Bakersfield	1945-51	2S2	21-01

Table 7. Properties Determined not Eligible for the National Register as a Result of the Current Study

APN	ADDRESS / NAME	COMMUNITY	YEAR BUILT	OHP STATUS CODE	MAP REFERENCE NO.
168-141-06	929- 931 E Brundage Ln	Bakersfield	ca. 1940-51	6Z	02-01
Various; See Appendix E	Tract 1492	Bakersfield	1950-1951	6Z	02-02
169-031-06	122 Madison St	Bakersfield	1953	6Z	02-03
169-031-25	121 S Milham Dr	Bakersfield	1946	6Z	02-04
169-050-10	107 S Milham Dr	Bakersfield	1948	6Z	02-05
169-032-22	122 S Milham Dr	Bakersfield	1952	6Z	02-06
169-032-26	108 S Milham Dr	Bakersfield	1946	6Z	02-07
169-062-06	132 Ohio Dr	Bakersfield	1929, 1959, 1984	6Z	03-01
Various; See Appendix E	Tract 1503	Bakersfield	1949-51	6Z	03-02
011-043-05	501 Orchard St	Bakersfield	1940	6Z	03-03
011-041-08	506 Fig St	Bakersfield	1920	6Z	03-04
011-041-09	510 Fig St	Bakersfield	1924	6Z	03-05
011-048-10	616 Fig St	Bakersfield	ca. 1920s	6Z	03-06
011-046-02	621 Orchard St	Bakersfield	1963	6Z	03-07
169-092-01	201 E Brundage Ln	Bakersfield	1954	6Z	03-08
n/a	Kern Island Canal	Bakersfield	1874	6Z	04-01
011-084-04	901 Snyder Ln	Bakersfield	1955	6Z	04-02
011-060-17	123 S P St	Bakersfield	1955	6Z	04-03
011-084-03	909 Snyder Ln	Bakersfield	1955	6Z	04-04
011-060-15	912 Dobrusky Dr	Bakersfield	1957	6Z	04-05
011-060-08	916 Dobrusky Dr	Bakersfield	1957	6Z	04-06
011-060-14	920 Dobrusky Dr	Bakersfield	1957	6Z	04-07
011-060-13	1000 Dobrusky Dr	Bakersfield	1948	6Z	04-08
011-083-12	1001 Snyder Ln	Bakersfield	1955	6Z	04-09
011-083-02	1005 Snyder Ln	Bakersfield	1943	6Z	04-10
Various; See Appendix E	Tract 1061	Bakersfield	1938-41	6Z	04-11
011-083-01	1011 Snyder Ln	Bakersfield	1950	6Z	04-12
011-082-05	301 S N St	Bakersfield	1946, 1947	6Z	04-13
011-082-03	1119 Snyder Ln	Bakersfield	1954	6Z	04-14
011-082-01	1129 Snyder Ln	Bakersfield	1950, 1960	6Z	04-15
011-081-01	1200 Dobrusky Dr	Bakersfield	1951	6Z	04-16
011-130-07	212 Vernal Pl	Bakersfield	1948	6Z	04-17
011-102-11	1304 Richland St	Bakersfield	1926	6Z	04-18
011-121-31	208-214 Brink Dr	Bakersfield	1946	6Z	04-19
011-102-12	1324 Richland St	Bakersfield	1925	6Z	04-20
011-102-13	1330 Richland St	Bakersfield	1924	6Z	04-21
011-102-14	1416 Richland St	Bakersfield	1930	6Z	04-22

Table 7. Properties Determined not Eligible for the National Register as a Result of the Current Study

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
011-122-09	209 Brink Dr	Bakersfield	1939	6Z	04-23
011-122-14	308-314 S Chester Ave	Bakersfield	1939	6Z	04-24
011-122-15	304 S Chester Ave	Bakersfield	1926	6Z	04-25
011-122-16	234 S Chester Ave	Bakersfield	1925	6Z	04-26
011-111-13	313-317 S Chester Ave	Bakersfield	1927	6Z	04-27
011-111-12	305-309 S Chester Ave	Bakersfield	1935-36, 1969	6Z	04-28
011-111-11	301 S Chester Ave	Bakersfield	1932	6Z	04-29
011-111-10	233 S Chester Ave	Bakersfield	1932	6Z	04-30
011-111-09	229 S Chester Ave	Bakersfield	1936	6Z	04-31
011-111-24	230 Haybert Ct	Bakersfield	1926	6Z	04-32
011-111-25	228 Haybert Ct	Bakersfield	1926	6Z	04-33
011-111-27	206 Haybert Ct	Bakersfield	1925	6Z	04-34
011-111-28	204 Haybert Ct	Bakersfield	1927	6Z	04-35
011-112-14	301 Haybert Ct	Bakersfield	1947	6Z	04-36
011-112-13	231 Haybert Ct	Bakersfield	1945	6Z	04-37
011-112-12	225 Haybert Ct	Bakersfield	1945	6Z	04-38
011-112-11	219 Haybert Ct	Bakersfield	1927	6Z	04-39
011-112-10	215 Haybert Ct	Bakersfield	1926	6Z	04-40
011-112-09	207 Haybert Ct	Bakersfield	1939	6Z	04-41
147-310-18	310 Houchin Rd	Bakersfield	1937	6Z	04-42
147-290-03	1819 Brundage Ln	Bakersfield	1953	6Z	04-43
147-290-02	1825 Brundage Ln	Bakersfield	1926	6Z	04-44
147-290-11	124 Houchin Rd	Bakersfield	1937	6Z	04-45
147-290-12	120 Houchin Rd	Bakersfield	1938	6Z	04-46
147-280-01	309 Houchin Rd	Bakersfield	1939	6Z	05-01
Various; See Appendix E	Tract 1010	Bakersfield	1936-52	6Z	05-02
Various; See Appendix E	Tract 1235	Bakersfield	1946-50	6Z	05-03
147-440-05	2200 Roosevelt St	Bakersfield	1956	6Z	05-05
147-240-03	2293 Brite St	Bakersfield	1951	6Z	05-06
147-240-02	2207 Brite St	Bakersfield	1956	6Z	05-07
147-240-01	2291 Brite St	Bakersfield	1953, 1965	6Z	05-08
147-210-06	2300 Brite St	Bakersfield	1951	6Z	05-09
147-210-05	2324 Brite St	Bakersfield	1951	6Z	05-10
147-210-04	2394 Brite St	Bakersfield	1950	6Z	05-11
147-210-11	2331 Brite St	Bakersfield	1949	6Z	05-12
147-210-03	2396 Brite St	Bakersfield	1949	6Z	05-13
147-210-12	300 Hughes Ln	Bakersfield	1945, 1979	6Z	05-14
147-091-03	2402 Robbin Rd	Bakersfield	1951	6Z	05-15
147-091-04	2404 Robbin Rd	Bakersfield	1951	6Z	05-16
147-091-05	2406 Robbin Rd	Bakersfield	1948	6Z	05-17
147-080-03	2408 Robbin Rd	Bakersfield	1951	6Z	05-18
147-080-04	203 Judan St	Bakersfield	1950	6Z	05-19
147-080-14	205 Judan St	Bakersfield	1953	6Z	05-20
147-072-13	2530 Colton St	Bakersfield	1941	6Z	05-21
Various; See Appendix E	Tract 1402	Bakersfield	1949-54	6Z	05-22
147-060-04	313 Dixon Ave	Bakersfield	1940	6Z	05-23
147-060-02	305 Dixon Ave	Bakersfield	1957	6Z	05-24
147-053-03	209 Myrtle	Bakersfield	1949	6Z	05-25
147-053-02	205 S Myrtle St	Bakersfield	1949	6Z	05-26
147-031-07	24 Stephens Dr	Bakersfield	1963	6Z	05-27
Various; See Appendix E	Tract 1527	Bakersfield	1950	6Z	05-28
Various; See Appendix E	Olive Street Tract	Bakersfield	1950	6Z	05-29
Various; See Appendix E	Tract 1549	Bakersfield	1950	6Z	05-30
164-101-13	3400 Madrid Ave	Bakersfield	1961	6Z	07-01

Table 7. Properties Determined not Eligible for the National Register as a Result of the Current Study

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
Various; See Appendix E	Tract 1915	Bakersfield	1957-59	6Z	07-02
164-040-30	1117 Wible Rd	Bakersfield	1961, 1967	6Z	07-03
164-040-20	3309 Wood Ln	Bakersfield	ca. 1950s	6Z	07-04
164-040-01	3311 Wood Ln	Bakersfield	1959	6Z	07-05
164-091-08	3407 Wood Ln	Bakersfield	1959	6Z	07-06
164-010-38	3308 Wood Ln	Bakersfield	1957	6Z	08-01
164-010-18	3310 Wood Ln	Bakersfield	1946	6Z	08-02
164-010-19	3320 Wood Ln	Bakersfield	1948	6Z	08-03
164-010-09	3229 Belle Terrace	Bakersfield	1948	6Z	08-04
Various; See Appendix E	Tract 1562	Bakersfield	1951-55	6Z	08-05
149-250-50	3234 Belle Terrace	Bakersfield	1952	6Z	08-06
149-250-15	3209 Mona Way	Bakersfield	1959	6Z	08-07
149-250-16	3213 Mona Way	Bakersfield	1959	6Z	08-08
149-250-09	3232 Mona Wy	Bakersfield	1947	6Z	08-09
149-250-08	3326 Mona Way	Bakersfield	1952	6Z	08-10
Various; See Appendix E	Tract 1579	Bakersfield	1951	6Z	08-11
149-190-08 149-190-11	3330 Elcia Dr 3320 Elcia Dr	Bakersfield Bakersfield	1956, 1963 1963	6Z	08-12
149-190-17	3324 Elcia Dr	Bakersfield	1961	6Z	08-13
149-211-10	3400 Elcia Dr	Bakersfield	1953	6Z	08-14
149-212-10	3401 Elcia Dr	Bakersfield	1953	6Z	08-15
149-211-09	3404 Elcia Dr	Bakersfield	1953	6Z	08-16
149-212-09	3405 Elcia Dr	Bakersfield	1953	6Z	08-17
149-211-08	3408 Elcia Dr	Bakersfield	1953	6Z	08-18
149-212-08	3409 Elcia Dr	Bakersfield	1953	6Z	08-19
149-211-07	3412 Elcia Dr	Bakersfield	1953	6Z	08-20
149-212-07	3413 Elcia Dr	Bakersfield	1953	6Z	08-21
149-211-06	3416 Elcia Dr	Bakersfield	1953	6Z	08-22
149-211-05	3500 Elcis Dr	Bakersfield	1949	6Z	08-23
149-200-05	210 S Real Rd	Bakersfield	1929	6Z	08-24
149-211-04	3502 Elcia Dr	Bakersfield	1953	6Z	08-25
149-211-01	236 S Real Rd	Bakersfield	1953. 1968	6Z	08-26
149-231-18	301 S Real Rd	Bakersfield	1940	6Z	08-27
149-232-04	225 Williamson Way	Bakersfield	1954	6Z	08-28
149-232-03	217 Williamson Way	Bakersfield	1954	6Z	08-29
149-232-02	215 Williamson Way	Bakersfield	1955	6Z	08-30
149-232-14	320 S Garnsey Ave	Bakersfield	1943	6Z	08-31
149-232-08	306 S Garnsey Ave	Bakersfield	1959	6Z	08-32
149-232-01	300 S Garnsey Ave	Bakersfield	1959	6Z	08-33
149-340-10	100 Stine Rd	Bakersfield	1950, 1965	6Z	08-34
149-211-03	3504 Elcia Dr	Bakersfield	1949	6Z	08-35
008-062-17	92 Oak St	Bakersfield	1962-63	6Z	09-01
008-062-13	3050-3090 Brundage Ln	Bakersfield	1956	6Z	09-02
008-061-22	3116-3118 Verde St	Bakersfield	1954	6Z	09-03
Various; See Appendix E	Tract 1397	Bakersfield	1948-50	6Z	09-04
149-222-01	20 Williamson Way	Bakersfield	1964	6Z	09-05
149-222-21	3621 Stockdale Hwy	Bakersfield	1962	6Z	09-06
149-222-14	209 Williamson Way	Bakersfield	1957	6Z	09-07
149-222-15	205 Williamson Way	Bakersfield	1957	6Z	09-08
149-222-16	201 Williamson Way	Bakersfield	1957	6Z	09-09
149-222-17	125 Williamson Way	Bakersfield	1957	6Z	09-10
Various; See Appendix E	Tract 1938	Bakersfield	1957-60	6Z	09-11
149-221-21	195 S Garnsey Ave	Bakersfield	ca. 1930, 1950	6Z	09-12
149-221-03	3847-3849 Stockdale Hwy	Bakersfield	1961	6Z	09-13

Table 7. Properties Determined not Eligible for the National Register as a Result of the Current Study

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
020-200-12	3808 Stockdale Hwy	Bakersfield	1960	6Z	09-14
149-221-24	30 Stine Rd	Bakersfield	1935	6Z	09-15
149-221-11	22 Stine Rd	Bakersfield	1940	6Z	09-16
149-221-12	16 Stine Rd	Bakersfield	1935	6Z	09-17
149-221-13	20 Stine Rd	Bakersfield	1956	6Z	09-18
149-221-17	3899 Stockdale Hwy	Bakersfield	1932, 1977	6Z	09-19
Various; See Appendix E	Stockdale Manor (Tracts 1750, 1753)	Bakersfield	1955	6Z	09-20
Various; See Appendix E	Tract 1530	Bakersfield	1950-54	6Z	10-01
020-150-09	3300 Palm St	Bakersfield	1956-58c	6Z	10-02
020-140-25 020-140-35 020-140-42	3231 Chester Ln	Bakersfield	1962, 1964, ca. 1968-75, 1993	6Z	10-03
020-140-06	3311 Chester Ln	Bakersfield	1950	6Z	10-04
020-130-23	3232 Chester Ln	Bakersfield	1963-64	6Z	10-05
Various; See Appendix E	Tract 1005	Bakersfield	1957-59	6Z	15-01
149-142-08	3990 Peckham Ave	Bakersfield	1935	6Z	15-02
149-142-19	40 McDonald Way	Bakersfield	1938	6Z	15-03
Various; See Appendix E	Tract 1610	Bakersfield	1952-54	6Z	15-04
149-330-03	4400 Frazier Ave	Bakersfield	1955	6Z	15-05
149-330-04	4404 Frazier Ave	Bakersfield	1955	6Z	15-06
n/a	K.C.L._Wells No. A53, D65, D66, D67, D77	Bakersfield	ca. 1950-53	6Z	16-01
n/a	Kernland Wells No 5 & 10	Bakersfield	1949, 1953- ca. 1965	6Z	17-01
n/a	Red Ribbon Ranch Wells No. 22, 31, 42	Bakersfield	1945, 1948, 1952	6Z	19-01

Table 8. Properties Determined not Historical Resources under CEQA Per CEQA Guidelines §15064.5 as they do not meet the California Register Criteria Outlined in PRC §5024.1

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
168-141-06	929- 931 E Brundage Ln	Bakersfield	ca. 1940-51	6Z	02-01
Various; See Appendix E	Tract 1492	Bakersfield	1950-1951	6Z	02-02
169-031-06	122 Madison St	Bakersfield	1953	6Z	02-03
169-031-25	121 S Milham Dr	Bakersfield	1946	6Z	02-04
169-050-10	107 S Milham Dr	Bakersfield	1948	6Z	02-05
169-032-22	122 S Milham Dr	Bakersfield	1952	6Z	02-06
169-032-26	108 S Milham Dr	Bakersfield	1946	6Z	02-07
169-062-06	132 Ohio Dr	Bakersfield	1929, 1959, 1984	6Z	03-01
Various; See Appendix E	220 Tract 1503	Bakersfield	1949-51	6Z	03-02
011-043-05	501 Orchard St	Bakersfield	1940	6Z	03-03
011-041-08	506 Fig St	Bakersfield	1920	6Z	03-04
011-041-09	510 Fig St	Bakersfield	1924	6Z	03-05
011-048-10	616 Fig St	Bakersfield	ca. 1920s	6Z	03-06
011-046-02	621 Orchard St	Bakersfield	1963	6Z	03-07
169-092-01	201 E Brundage Ln	Bakersfield	1954	6Z	03-08
n/a	Kern Island Canal	Bakersfield	1874	6Z	04-01
011-084-04	901 Snyder Ln	Bakersfield	1955	6Z	04-02
011-060-17	123 S P St	Bakersfield	1955	6Z	04-03

Table 8. Properties Determined not Historical Resources under CEQA Per CEQA Guidelines §15064.5 as they do not meet the California Register Criteria Outlined in PRC §5024.1

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
011-084-03	909 Snyder Ln	Bakersfield	1955	6Z	04-04
011-060-15	912 Dobrusky Dr	Bakersfield	1957	6Z	04-05
011-060-08	916 Dobrusky Dr	Bakersfield	1957	6Z	04-06
011-060-14	920 Dobrusky Dr	Bakersfield	1957	6Z	04-07
011-060-13	1000 Dobrusky Dr	Bakersfield	1948	6Z	04-08
011-083-12	1001 Snyder Ln	Bakersfield	1955	6Z	04-09
011-083-02	1005 Snyder Ln	Bakersfield	1943	6Z	04-10
Various; See Appendix E	Tract 1061	Bakersfield	1938-41	6Z	04-11
011-083-01	1011 Snyder Ln	Bakersfield	1950	6Z	04-12
011-082-05	301 S N St	Bakersfield	1946, 1947	6Z	04-13
011-082-03	1119 Snyder Ln	Bakersfield	1954	6Z	04-14
011-082-01	1129 Snyder Ln	Bakersfield	1950, 1960	6Z	04-15
011-081-01	1200 Dobrusky Dr	Bakersfield	1951	6Z	04-16
011-130-07	212 Vernal Pl	Bakersfield	1948	6Z	04-17
011-102-11	1304 Richland St	Bakersfield	1926	6Z	04-18
011-121-31	208-214 Brink Dr	Bakersfield	1946	6Z	04-19
011-102-12	1324 Richland St	Bakersfield	1925	6Z	04-20
011-102-13	1330 Richland St	Bakersfield	1924	6Z	04-21
011-102-14	1416 Richland St	Bakersfield	1930	6Z	04-22
011-122-09	209 Brink Dr	Bakersfield	1939	6Z	04-23
011-122-14	308-314 S Chester Ave	Bakersfield	1939	6Z	04-24
011-122-15	304 S Chester Ave	Bakersfield	1926	6Z	04-25
011-122-16	234 S Chester Ave	Bakersfield	1925	6Z	04-26
011-111-13	313-317 S Chester Ave	Bakersfield	1927	6Z	04-27
011-111-12	305-309 S Chester Ave	Bakersfield	1935-36, 1969	6Z	04-28
011-111-11	301 S Chester Ave	Bakersfield	1932	6Z	04-29
011-111-10	233 S Chester Ave	Bakersfield	1932	6Z	04-30
011-111-09	229 S Chester Ave	Bakersfield	1936	6Z	04-31
011-111-24	230 Haybert Ct	Bakersfield	1926	6Z	04-32
011-111-25	228 Haybert Ct	Bakersfield	1926	6Z	04-33
011-111-27	206 Haybert Ct	Bakersfield	1925	6Z	04-34
011-111-28	204 Haybert Ct	Bakersfield	1927	6Z	04-35
011-112-14	301 Haybert Ct	Bakersfield	1947	6Z	04-36
011-112-13	231 Haybert Ct	Bakersfield	1945	6Z	04-37
011-112-12	225 Haybert Ct	Bakersfield	1945	6Z	04-38
011-112-11	219 Haybert Ct	Bakersfield	1927	6Z	04-39
011-112-10	215 Haybert Ct	Bakersfield	1926	6Z	04-40
011-112-09	207 Haybert Ct	Bakersfield	1939	6Z	04-41
147-310-18	310 Houchin Rd	Bakersfield	1937	6Z	04-42
147-290-03	1819 Brundage Ln	Bakersfield	1953	6Z	04-43
147-290-02	1825 Brundage Ln	Bakersfield	1926	6Z	04-44
147-290-11	124 Houchin Rd	Bakersfield	1937	6Z	04-45
147-290-12	120 Houchin Rd	Bakersfield	1938	6Z	04-46
147-280-01	309 Houchin Rd	Bakersfield	1939	6Z	05-01
Various; See Appendix E	Tract 1010	Bakersfield	1936-52	6Z	05-02
Various; See Appendix E	Tract 1235	Bakersfield	1946-50	6Z	05-03
147-440-05	2200 Roosevelt St	Bakersfield	1956	6Z	05-05
147-240-03	2293 Brite St	Bakersfield	1951	6Z	05-06
147-240-02	2207 Brite St	Bakersfield	1956	6Z	05-07
147-240-01	2291 Brite St	Bakersfield	1953, 1965	6Z	05-08
147-210-06	2300 Brite St	Bakersfield	1951	6Z	05-09
147-210-05	2324 Brite St	Bakersfield	1951	6Z	05-10
147-210-04	2394 Brite St	Bakersfield	1950	6Z	05-11

Table 8. Properties Determined not Historical Resources under CEQA Per CEQA Guidelines §15064.5 as they do not meet the California Register Criteria Outlined in PRC §5024.1

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
147-210-11	2331 Brite St	Bakersfield	1949	6Z	05-12
147-210-03	2396 Brite St	Bakersfield	1949	6Z	05-13
147-210-12	300 Hughes Ln	Bakersfield	1945, 1979	6Z	05-14
147-091-03	2402 Robbin Rd	Bakersfield	1951	6Z	05-15
147-091-04	2404 Robbin Rd	Bakersfield	1951	6Z	05-16
147-091-05	2406 Robbin Rd	Bakersfield	1948	6Z	05-17
147-080-03	2408 Robbin Rd	Bakersfield	1951	6Z	05-18
147-080-04	203 Judan St	Bakersfield	1950	6Z	05-19
147-080-14	205 Judan St	Bakersfield	1953	6Z	05-20
147-072-13	2530 Colton St	Bakersfield	1941	6Z	05-21
Various; See Appendix E	Tract 1402	Bakersfield	1949-54	6Z	05-22
147-060-04	313 Dixon Ave	Bakersfield	1940	6Z	05-23
147-060-02	305 Dixon Ave	Bakersfield	1957	6Z	05-24
147-053-03	209 Myrtle	Bakersfield	1949	6Z	05-25
147-053-02	205 S Myrtle St	Bakersfield	1949	6Z	05-26
147-031-07	24 Stephens Dr	Bakersfield	1963	6Z	05-27
Various; See Appendix E	Tract 1527	Bakersfield	1950	6Z	05-28
Various; See Appendix E	Olive Street Tract	Bakersfield	1950	6Z	05-29
Various; See Appendix E	Tract 1549	Bakersfield	1950	6Z	05-30
164-101-13	3400 Madrid Ave	Bakersfield	1961	6Z	07-01
Various; See Appendix E	Tract 1915	Bakersfield	1957-59	6Z	07-02
164-040-30	1117 Wible Rd	Bakersfield	1961, 1967	6Z	07-03
164-040-20	3309 Wood Ln	Bakersfield	ca. 1950s	6Z	07-04
164-040-01	3311 Wood Ln	Bakersfield	1959	6Z	07-05
164-091-08	3407 Wood Ln	Bakersfield	1959	6Z	07-06
164-010-38	3308 Wood Ln	Bakersfield	1957	6Z	08-01
164-010-18	3310 Wood Ln	Bakersfield	1946	6Z	08-02
164-010-19	3320 Wood Ln	Bakersfield	1948	6Z	08-03
164-010-09	3229 Belle Terrace	Bakersfield	1948	6Z	08-04
Various; See Appendix E	Tract 1562	Bakersfield	1951-55	6Z	08-05
149-250-50	3234 Belle Terrace	Bakersfield	1952	6Z	08-06
149-250-15	3209 Mona Way	Bakersfield	1959	6Z	08-07
149-250-16	3213 Mona Way	Bakersfield	1959	6Z	08-08
149-250-09	3232 Mona Wy	Bakersfield	1947	6Z	08-09
149-250-08	3326 Mona Way	Bakersfield	1952	6Z	08-10
Various; See Appendix E	Tract 1579	Bakersfield	1951	6Z	08-11
149-190-08 149-190-11	3330 Elcia Dr 3320 Elcia Dr	Bakersfield Bakersfield	1956, 1963 1963	6Z	08-12
149-190-17	3324 Elcia Dr	Bakersfield	1961	6Z	08-13
149-211-10	3400 Elcia Dr	Bakersfield	1953	6Z	08-14
149-212-10	3401 Elcia Dr	Bakersfield	1953	6Z	08-15
149-211-09	3404 Elcia Dr	Bakersfield	1953	6Z	08-16
149-212-09	3405 Elcia Dr	Bakersfield	1953	6Z	08-17
149-211-08	3408 Elcia Dr	Bakersfield	1953	6Z	08-18
149-212-08	3409 Elcia Dr	Bakersfield	1953	6Z	08-19
149-211-07	3412 Elcia Dr	Bakersfield	1953	6Z	08-20
149-212-07	3413 Elcia Dr	Bakersfield	1953	6Z	08-21
149-211-06	3416 Elcia Dr	Bakersfield	1953	6Z	08-22
149-211-05	3500 Elcis Dr	Bakersfield	1949	6Z	08-23
149-200-05	210 S Real Rd	Bakersfield	1929	6Z	08-24
149-211-04	3502 Elcia Dr	Bakersfield	1953	6Z	08-25
149-211-01	236 S Real Rd	Bakersfield	1953. 1968	6Z	08-26
149-231-18	301 S Real Rd	Bakersfield	1940	6Z	08-27

Table 8. Properties Determined not Historical Resources under CEQA Per CEQA Guidelines §15064.5 as they do not meet the California Register Criteria Outlined in PRC §5024.1

APN	Address / Name	Community	Year Built	OHP Status Code	Map Reference No.
149-232-04	225 Williamson Way	Bakersfield	1954	6Z	08-28
149-232-03	217 Williamson Way	Bakersfield	1954	6Z	08-29
149-232-02	215 Williamson Way	Bakersfield	1955	6Z	08-30
149-232-14	320 S Garnsey Ave	Bakersfield	1943	6Z	08-31
149-232-08	306 S Garnsey Ave	Bakersfield	1959	6Z	08-32
149-232-01	300 S Garnsey Ave	Bakersfield	1959	6Z	08-33
149-340-10	100 Stine Rd	Bakersfield	1950, 1965	6Z	08-34
149-211-03	3504 Elcia Dr	Bakersfield	1949	6Z	08-35
008-062-17	92 Oak St	Bakersfield	1962-63	6Z	09-01
008-062-13	3050-3090 Brundage Ln	Bakersfield	1956	6Z	09-02
008-061-22	3116-3118 Verde St	Bakersfield	1954	6Z	09-03
Various; See Appendix E	Tract 1397	Bakersfield	1948-50	6Z	09-04
149-222-01	20 Williamson Way	Bakersfield	1964	6Z	09-05
149-222-21	3621 Stockdale Hwy	Bakersfield	1962	6Z	09-06
149-222-14	209 Williamson Way	Bakersfield	1957	6Z	09-07
149-222-15	205 Williamson Way	Bakersfield	1957	6Z	09-08
149-222-16	201 Williamson Way	Bakersfield	1957	6Z	09-09
149-222-17	125 Williamson Way	Bakersfield	1957	6Z	09-10
Various; See Appendix E	Tract 1938	Bakersfield	1957-60	6Z	09-11
149-221-21	195 S Garnsey Ave	Bakersfield	ca. 1930, 1950	6Z	09-12
149-221-03	3847-3849 Stockdale Hwy	Bakersfield	1961	6Z	09-13
020-200-12	3808 Stockdale Hwy	Bakersfield	1960	6Z	09-14
149-221-24	30 Stine Rd	Bakersfield	1935	6Z	09-15
149-221-11	22 Stine Rd	Bakersfield	1940	6Z	09-16
149-221-12	16 Stine Rd	Bakersfield	1935	6Z	09-17
149-221-13	20 Stine Rd	Bakersfield	1956	6Z	09-18
149-221-17	3899 Stockdale Hwy	Bakersfield	1932, 1977	6Z	09-19
Various; See Appendix E	Stockdale Manor (Tracts 1750, 1753)	Bakersfield	1955	6Z	09-20
Various; See Appendix E	Tract 1530	Bakersfield	1950-54	6Z	10-01
020-150-09	3300 Palm St	Bakersfield	1956-58c	6Z	10-02
020-140-25 020-140-35 020-140-42	3231 Chester Ln	Bakersfield	1962, 1964, ca. 1968-75, 1993	6Z	10-03
020-140-06	3311 Chester Ln	Bakersfield	1950	6Z	10-04
020-130-23	3232 Chester Ln	Bakersfield	1963-64	6Z	10-05
Various; See Appendix E	Tract 1005	Bakersfield	1957-59	6Z	15-01
149-142-08	3990 Peckham Ave	Bakersfield	1935	6Z	15-02
149-142-19	40 McDonald Way	Bakersfield	1938	6Z	15-03
Various; See Appendix E	Tract 1610	Bakersfield	1952-54	6Z	15-04
149-330-03	4400 Frazier Ave	Bakersfield	1955	6Z	15-05
149-330-04	4404 Frazier Ave	Bakersfield	1955	6Z	15-06
n/a	K.C.L._Wells No. A53, D65, D66, D67, D77	Bakersfield	ca. 1950-53	6Z	16-01
n/a	Kernland Wells No 5 & 10	Bakersfield	1949, 1953- ca. 1965	6Z	17-01
n/a	Red Ribbon Ranch Wells No. 22, 31, 42	Bakersfield	1945, 1948, 1952	6Z	19-01

6. PREPARERS' QUALIFICATIONS

This project was conducted under the general direction of Rand F. Herbert (M.A.T. History, University of California, Davis), a principal at JRP with more than 30 years of experience conducting these types of studies. Mr. Herbert consulted on the development of the architectural Area of Potential Effects, provided overall guidance, and edited the report. Based on his level of experience and education, Mr. Herbert qualifies as a historian/architectural historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

JRP Architectural Historian Toni Webb was the project manager / lead historian for this project. Ms. Webb directed research and field survey crews, data management and graphics production, preparation of the contextual statement and evaluations, as well as conducted fieldwork, research and prepared building descriptions and evaluations. Ms. Webb received a B.F.A. in Historic Preservation from the Savannah College of Art & Design and has over 12 years of experience in public history and historic preservation. Based on her level of experience and education, Ms. Webb qualifies as an architectural historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

JRP Historian Joseph Freeman (M.A. History, University of California, Riverside) conducted the field survey and research, prepared building descriptions and evaluations, and contributed to the historic context. Mr. Freeman has more than four years of experience in completing Section 106 reports and qualifies as an architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

JRP Architectural Historian Polly Allen (M.S. Historic Preservation, Columbia University) conducted the field survey and research, and prepared building descriptions and evaluations. Ms. Allen has more than three years of experience in completing Section 106 reports and qualifies as an architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

JRP Historian Scott Miltenberger (Ph.D. U.S. History, University of California, Davis) contributed to the historic context. Mr. Miltenberger has more than five years of experience in completing Section 106 reports and qualifies as an architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

JRP Historian Heather Norby (M.A. History, University of California, Berkeley) conducted the field survey and research, prepared building descriptions and evaluations, and contributed to the historic context. Ms. Norby has more than three years of experience in completing Section 106 reports and qualifies as an architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

JRP Research Assistants Heather Miller (M.A. Public History, California State University, Sacramento, anticipated 2013); Garret Root (M.A. Public History, California State University, Sacramento); Chandra Miller (M.A. Public History, California State University, Sacramento); David Riggs (B.A. History, Monmouth College, Illinois); Greg Rainka (M.S. Historic Preservation from the School of the Art Institute of Chicago); and Andrea Trickey (M.S. Historic Preservation from the School of the Art Institute of Chicago), assisted with research, fieldwork and preparation of the California Department of Parks and Recreation 523 forms.

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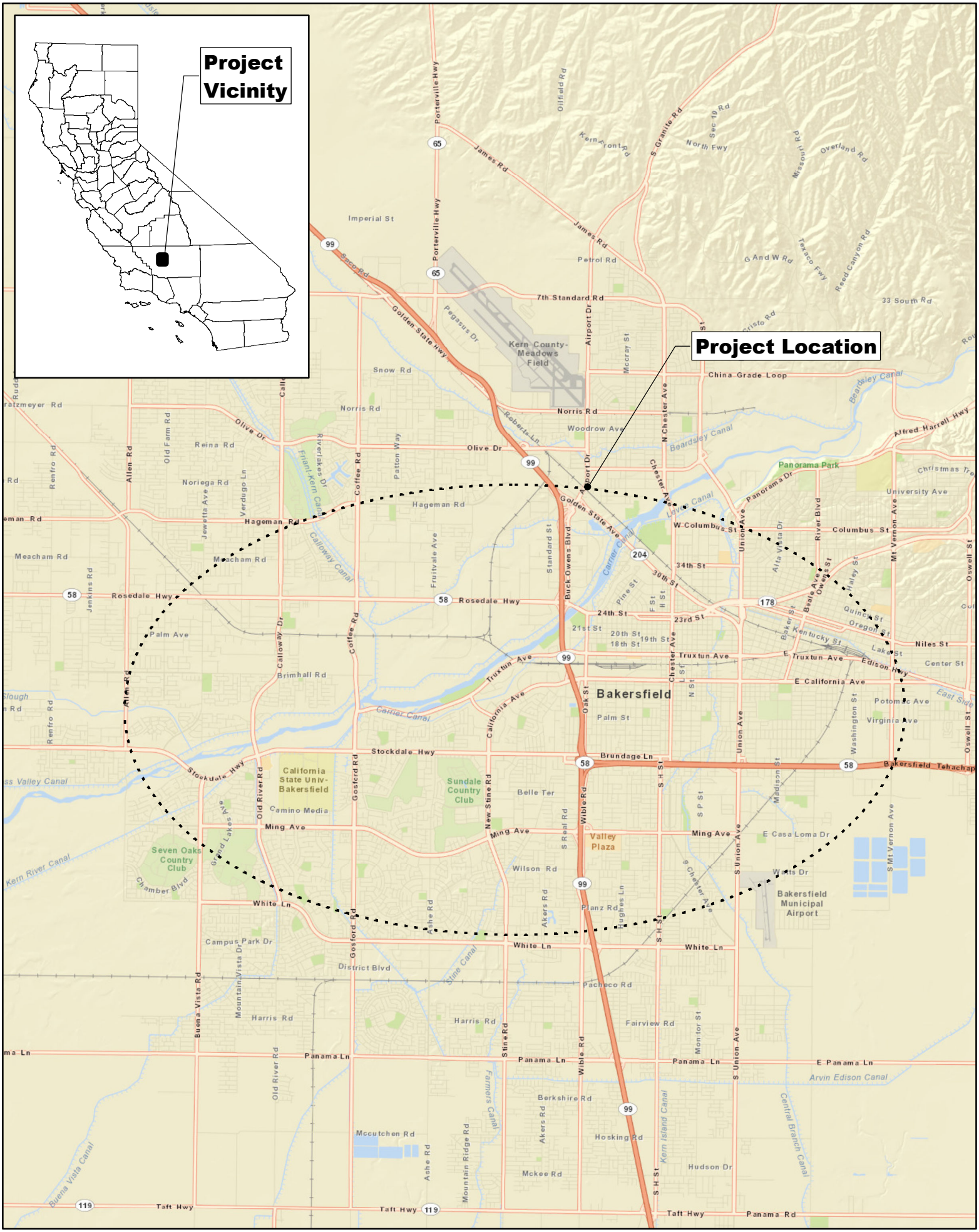
Appendix A

Maps


Project Vicinity
Project Location
Bakersfield
Kern County-Meadows Field
California State Univ-Bakersfield
Sundale Country Club
Seven Oaks Country Club
Valley Plaza
Bakersfield Municipal Airport
Panorama Park
Golden State Hwy
Porterville Hwy
James Rd
Olive Dr
Hageman Rd
Rosedale Hwy
Truxtun Ave
California Ave
Brundage Ln
Stockdale Hwy
Ming Ave
White Ln
Panama Ln
Taft Hwy
Bakersfield Tehachapi
Kern River Canal
Buena Vista Canal
Arvin Edison Canal
Kern Island Canal
Beardsley Canal
Calloway Canal
Friant-Kern Canal
Carrier Canal
Levee Canal
Shine Canal
Farmers Canal
Central Branch Canal
East Side
Imperial St
Petrol Rd
7th Standard Rd
China Grade Loop
Norris Rd
Woodrow Ave
Snow Rd
Reina Rd
Noriega Rd
Meacham Rd
Palm Ave
Brimhall Rd
Belle Ter
Wilson Rd
Planz Rd
Campus Park Dr
District Blvd
Pacheco Rd
Harris Rd
Fairview Rd
Berkshire Rd
Mccutchen Rd
Hosking Rd
Mckee Rd
Hudson Dr
Palm St
Brundage Ln
E California Ave
Truxtun Ave
W Columbus St
Columbus St
34th St
30th St
24th St
23rd St
21st St
20th St
19th St
18th St
Niles St
Center St
Potomac Ave
Virginia Ave
E Casa Loma Dr
Watts Dr
E Panama Ln
Alfred Harrell Hwy
University Ave
Christmas Tree
Oswell St
Mt Vernon Ave
Edison Hwy
Lake St
Kentucky St
Oregon St
Quincy St
Haley St
Baale Ave
Owens St
Alta Vista Dr
River Blvd
Panorama Dr
Union Ave
Chester Ave
N Chester Ave
S Chester Ave
Airport Dr
Oak St
Wible Rd
Buck Owens Blvd
Standard St
Fruitvale Ave
Coffee Rd
Gosford Rd
New Stine Rd
Stine Rd
Akers Rd
Ashe Rd
Hughes Ln
Monitor St
Madison St
Washington St
Mountain Ridge Rd
Buena Vista Rd
Mountain Vista Dr
Old River Rd
Grand Lakes Ave
Chamber Blvd
Allen Rd
Renfro Rd
Jenkins Rd
Jewetta Ave
Verdugo Ln
Old Farm Rd
Riverlakes Dr
Patton Way
Pegasus Dr
Roberts Ln
Oilfield Rd
Kern Front Rd
S Granite Rd
North Fwy
Sec 19 Rd
Missouri Rd
Overland Rd
G And W Rd
Texaco Fwy
Reed Canyon Rd
33 South Rd
Saco Rd
Ratzmeyer Rd
Meeman Rd
Slough Rd
Ss Valley Canal
Pine St
F St
H St
L St
N St
S H St
S P St
S Union Ave
S Mt Vernon Ave
E Truxtun Ave
E Panama Ln
Panama Rd
Taft Hwy
99
58
65
204
178
119

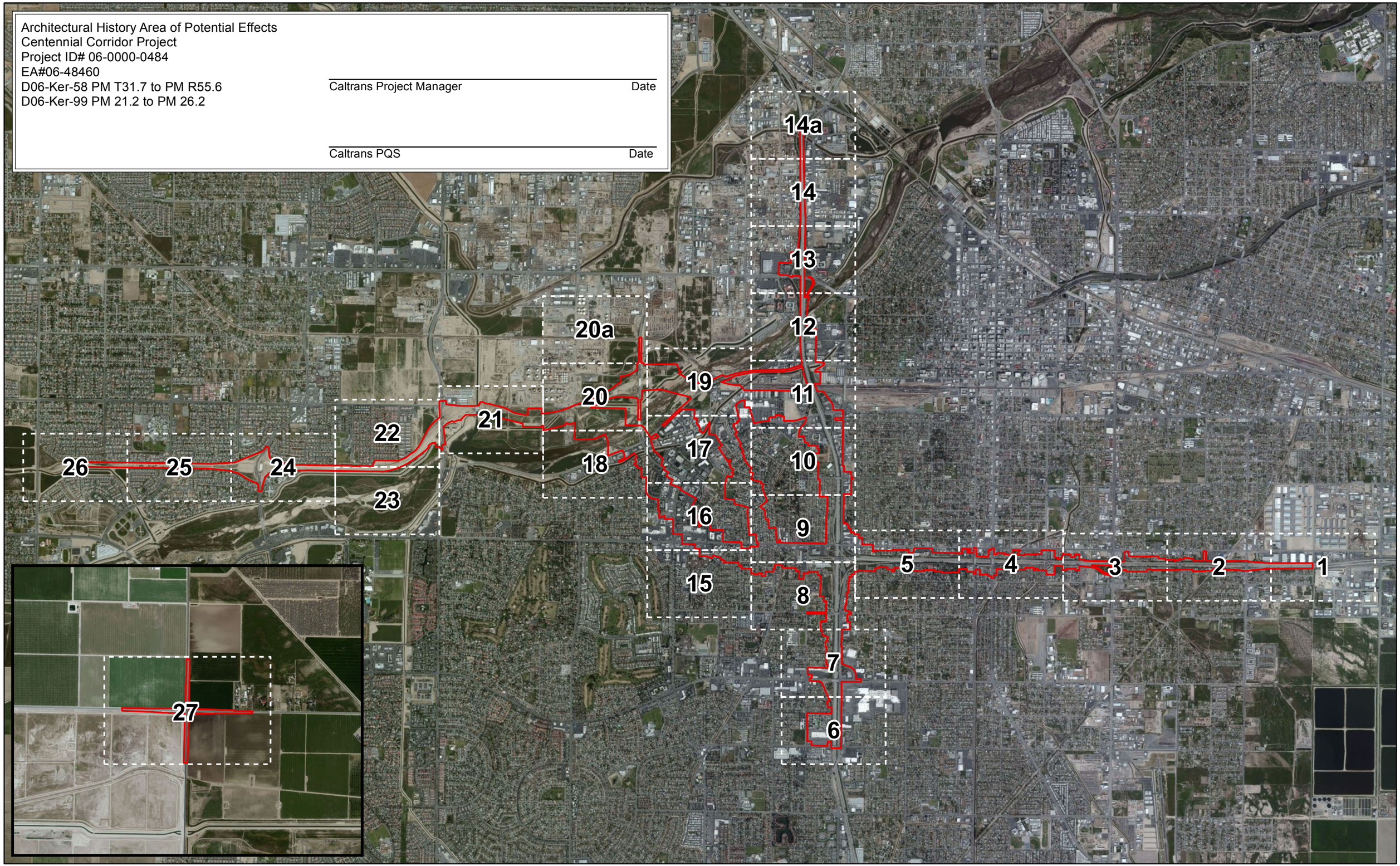
N

MAP 1

Architectural History Area of Potential Effects
Centennial Corridor Project
Project ID# 06-0000-0484
EA#06-48460
D06-Ker-58 PM T31.7 to PM R55.6
D06-Ker-99 PM 21.2 to PM 26.2

Caltrans Project Manager Date

Caltrans PQS Date



MAP 2

N

1 inch = 283 feet

LEGEND

- ##-## Map Reference Number
- Area of Potential Effects
- Alternative A
- Alternative B
- Alternative C
- Project Footprint

MAP 2.1

N

1 inch = 283 feet

LEGEND

- ##-## Map Reference Number
- Area of Potential Effects
- Alternative A
- Alternative B
- Alternative C
- Project Footprint

MAP 2.2

N

1 inch = 283 feet

LEGEND

##-## Map Reference Number	Area of Potential Effects	Alternative A	Alternative B	Alternative C
				Project Footprint

MAP 2.3

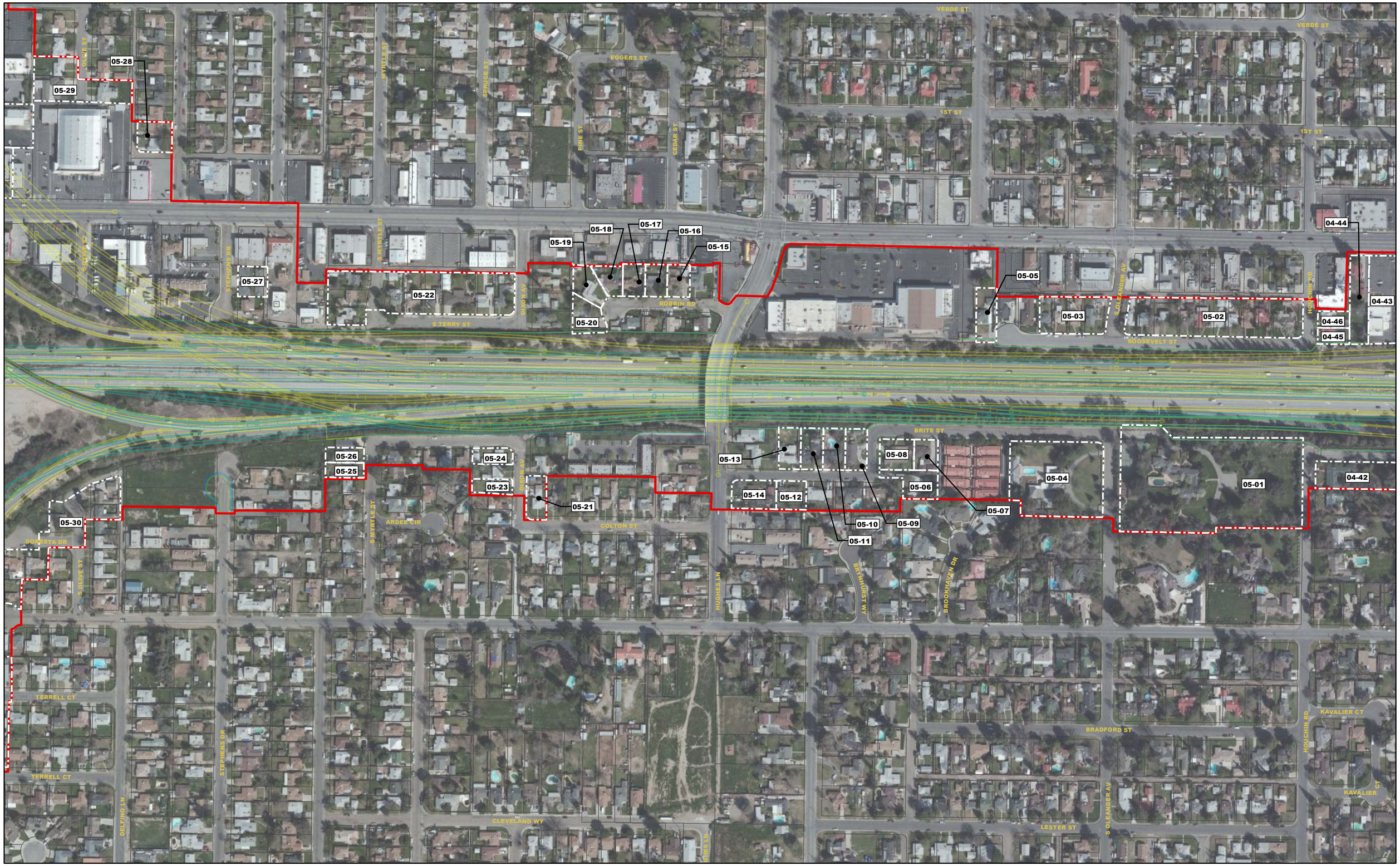
N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.4



N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.5

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.6

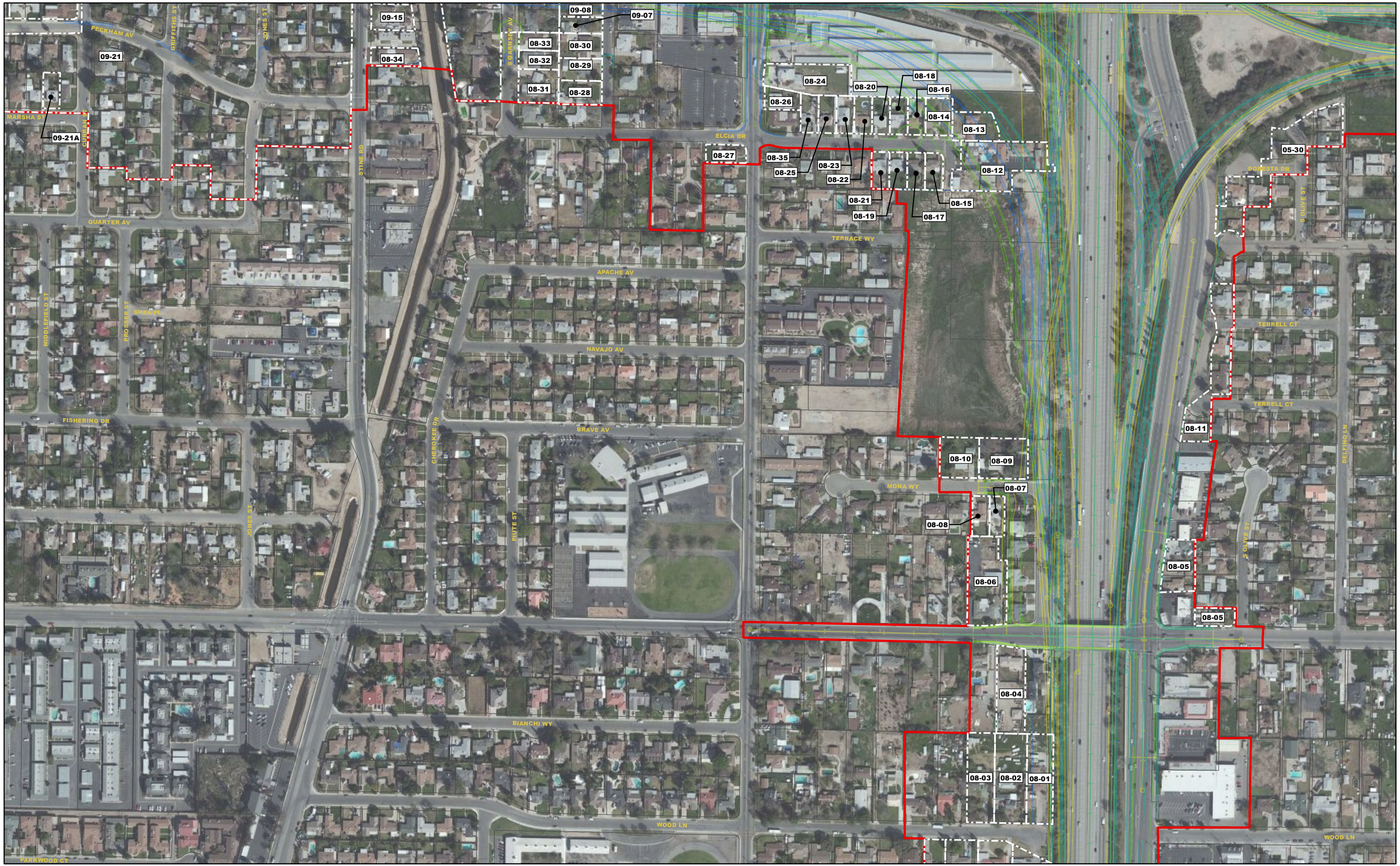
N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.7



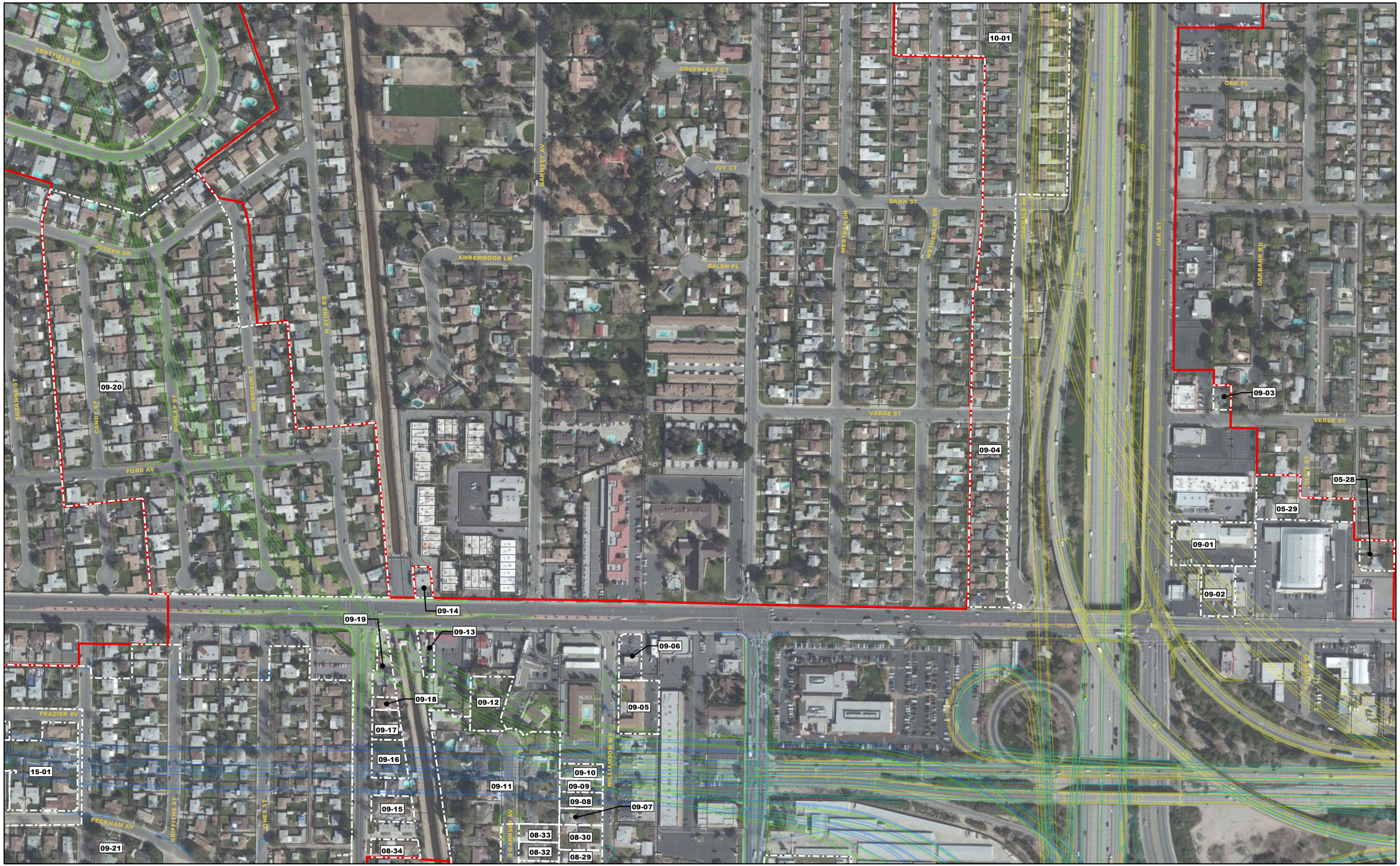
N

1 inch = 283 feet

LEGEND

##-## Map Reference Number	Area of Potential Effects	Alternative A	Alternative B	Alternative C	Project Footprint

MAP 2.8



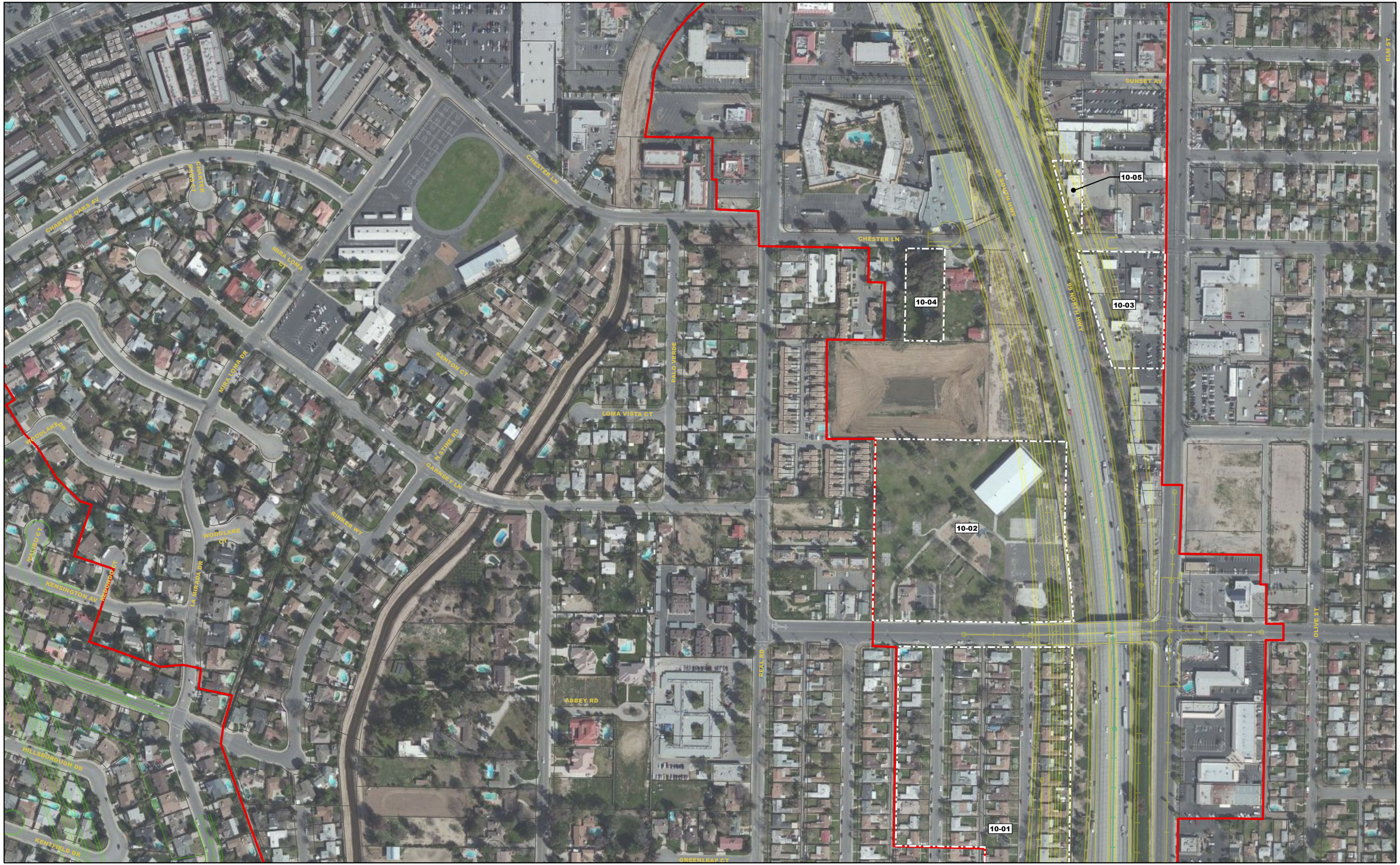
N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.9



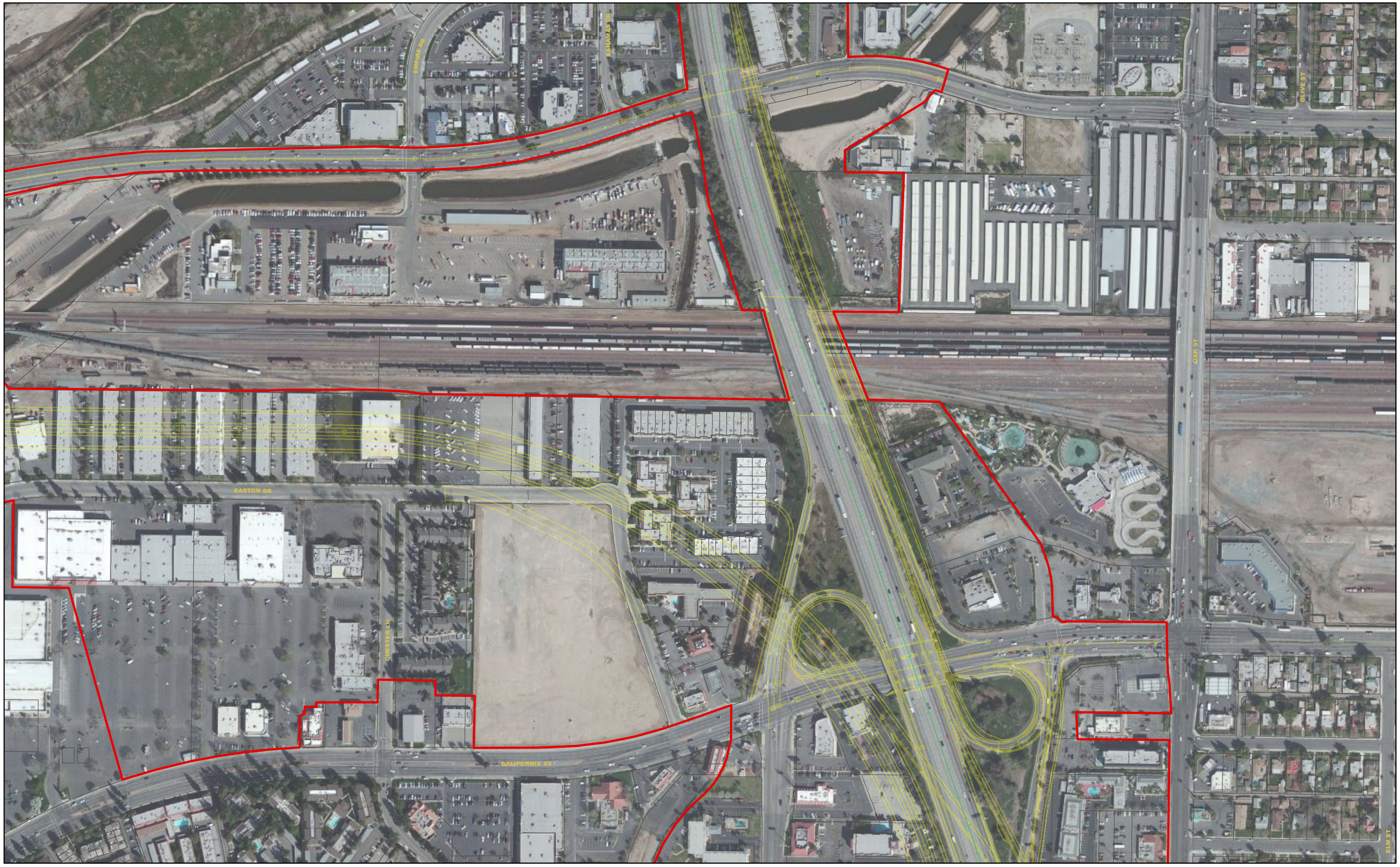
N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.10



N

1 inch = 283 feet

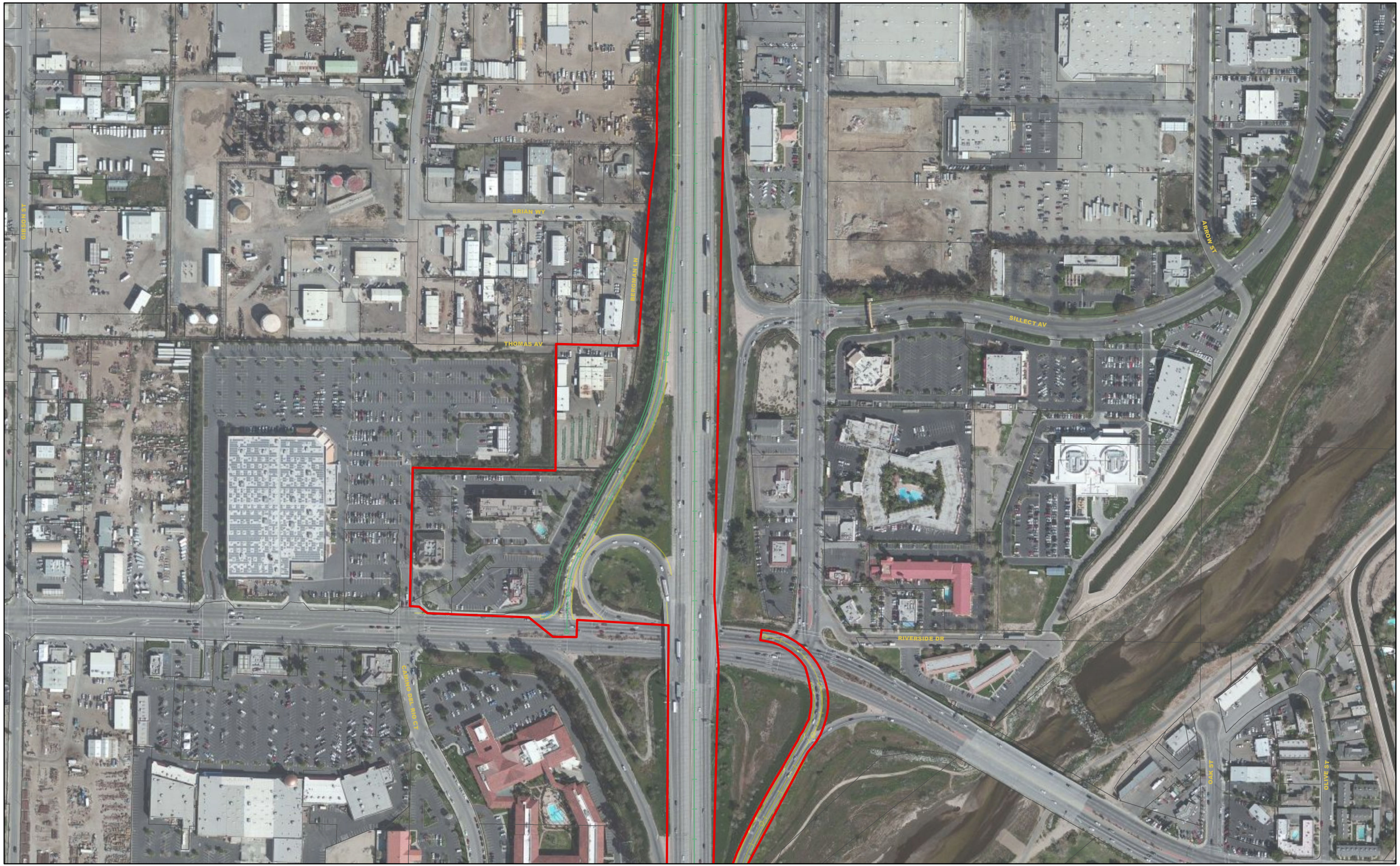
LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.11

MARRIOTT DR
BURR ST
BRICTON LN
BEACH PARK LOOP
BEACH PARK LOOP
WESTWIND DR
BAHAMAS DR
N
1 inch = 283 feet
LEGEND
##-##
Map Reference Number
Area of Potential Effects
Alternative A
Alternative B
Alternative C
Project Footprint

MAP 2.12



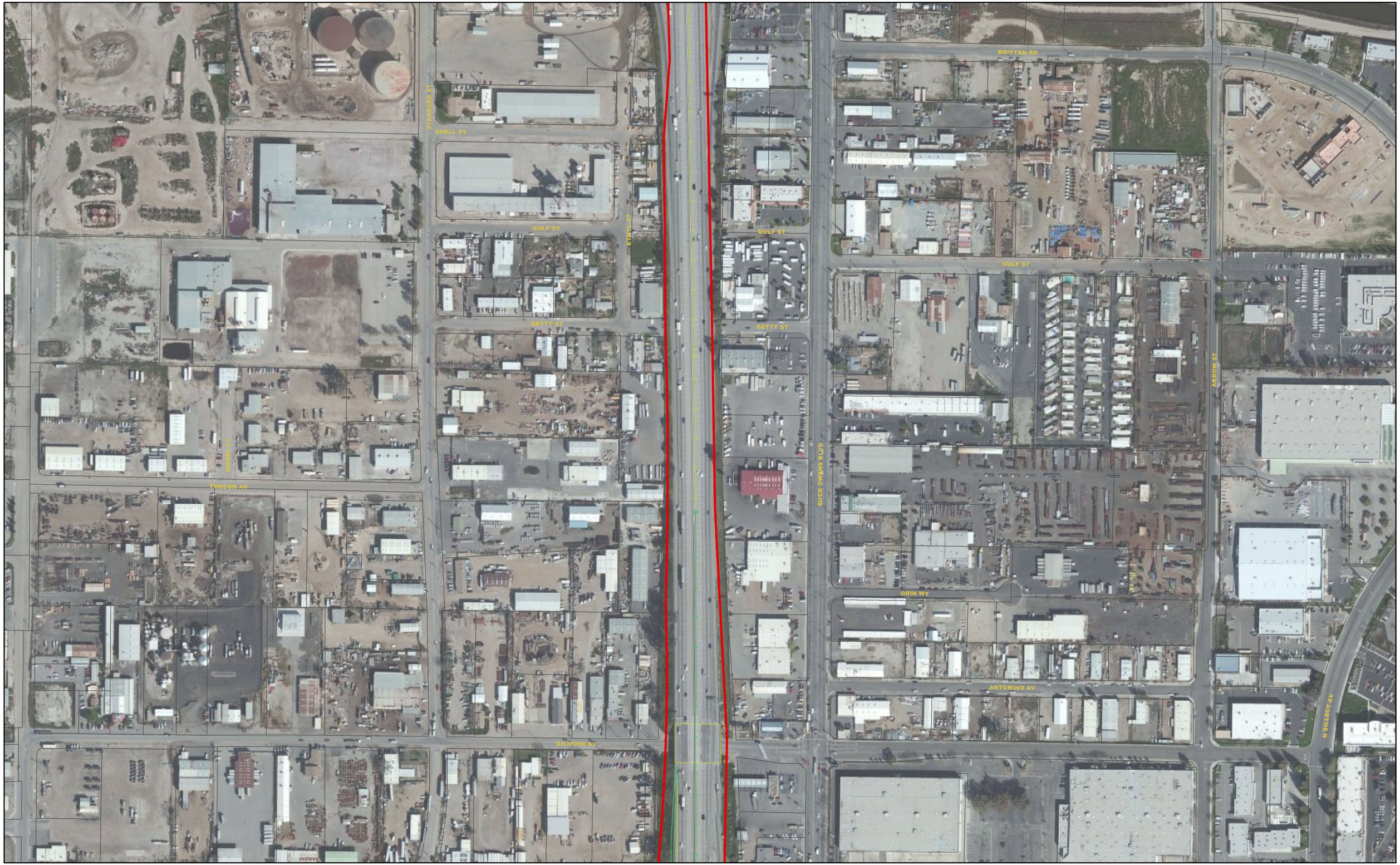
N

1 inch = 283 feet

LEGEND

##-## Map Reference Number	Area of Potential Effects	Alternative A	Alternative B	Alternative C	Project Footprint

MAP 2.13



N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.14

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.14a

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.15

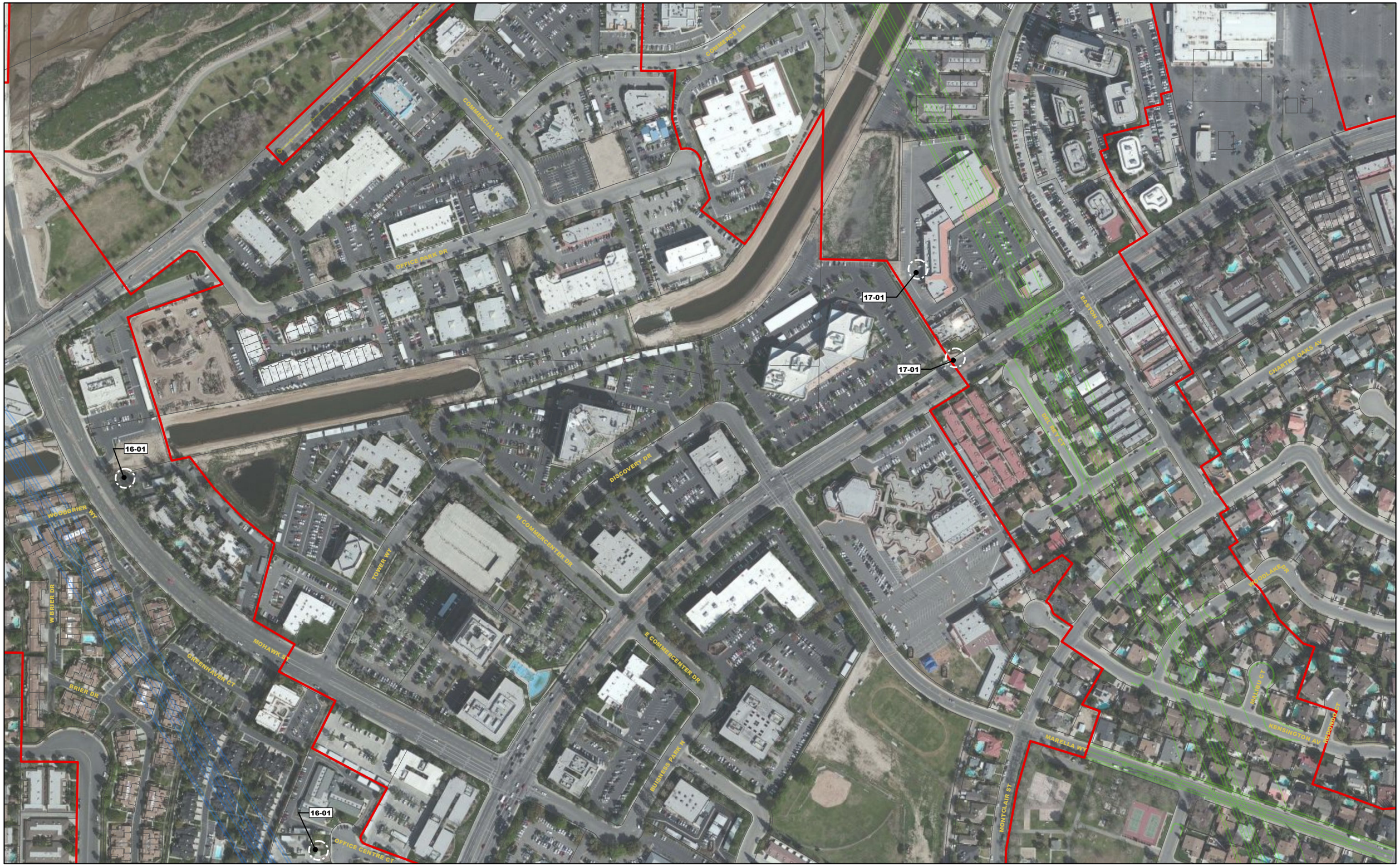
N

1 inch = 283 feet

LEGEND

- ##-## Map Reference Number
- Area of Potential Effects
- Alternative A
- Alternative B
- Alternative C
- Project Footprint

MAP 2.16



N

1 inch = 283 feet

LEGEND

##-## Map Reference Number	Area of Potential Effects	Alternative A	Alternative B	Alternative C	Project Footprint

MAP 2.17

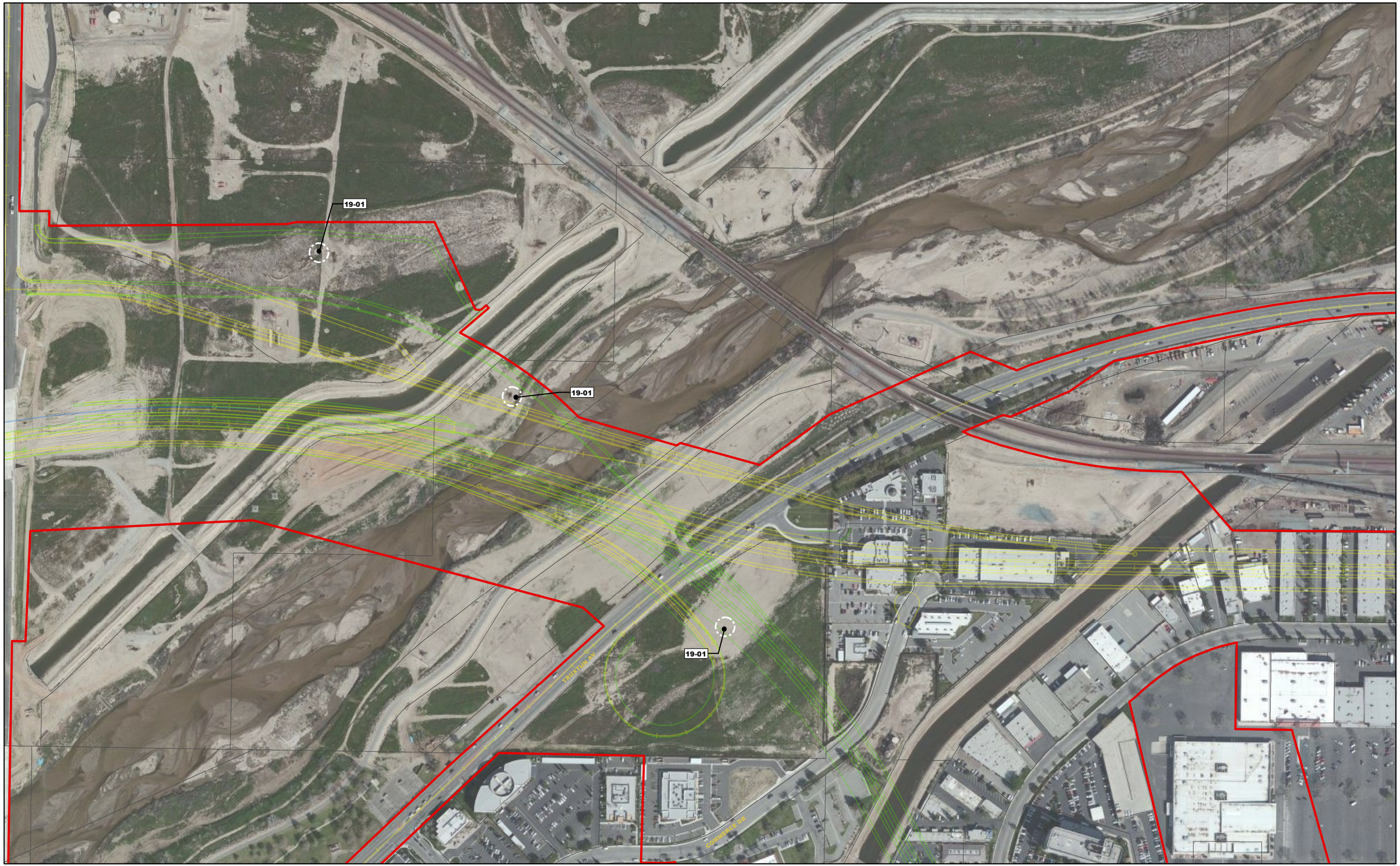
N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.18



N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.19

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.20

N

1 inch = 283 feet

LEGEND

##-## Map Reference Number	Area of Potential Effects	Alternative A	Alternative B	Alternative C	Project Footprint

MAP 2.20a

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.21

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.22

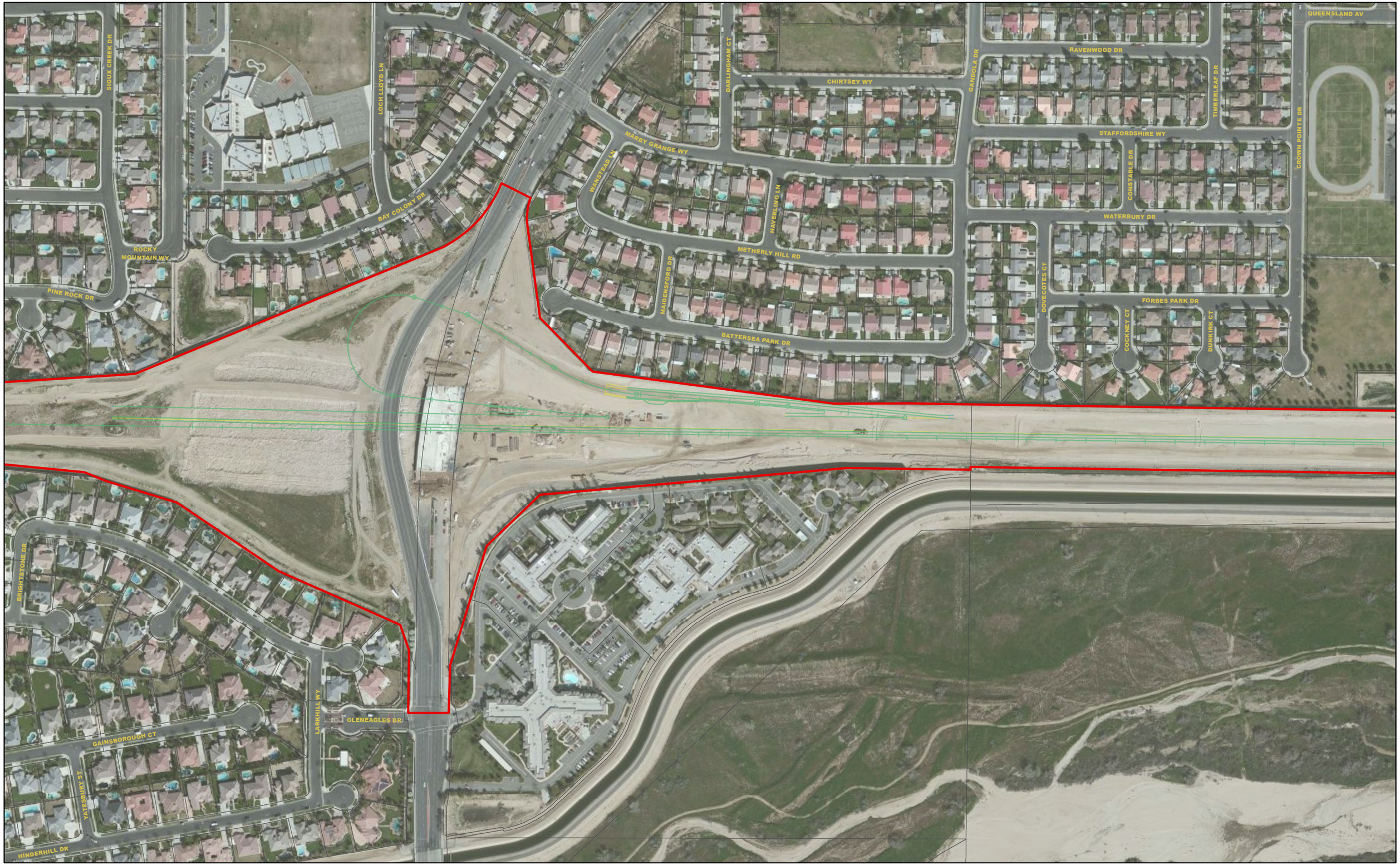
N

1 inch = 283 feet

LEGEND

##-## Map Reference Number	Area of Potential Effects	Alternative A	Alternative B	Alternative C	Project Footprint

MAP 2.23



N

1 inch = 283 feet

LEGEND

##-## Map Reference Number	Area of Potential Effects	Alternative A	Alternative B	Alternative C	Project Footprint

MAP 2.24

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.25

N

1 inch = 283 feet

LEGEND

##-##	Map Reference Number
	Area of Potential Effects
	Alternative A
	Alternative B
	Alternative C
	Project Footprint

MAP 2.26

N

1 inch = 283 feet

LEGEND

- ##-## Map Reference Number
- Area of Potential Effects
- Alternative A
- Alternative B
- Alternative C
- Project Footprint

MAP 2.27

Appendix B

California Department of Parks and Recreation 523 Forms

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-01

P1. Other Identifier: 929-931 East Brundage Lane

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

***b. USGS 7.5' Quad** Lamont, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 5; _____ **B.M.**

c. Address 929-931 East Brundage Lane City Bakersfield, CA Zip 93307

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 Number: 168-141-06

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

This 0.81-acre parcel contains 13 buildings: four detached single-family, Minimal Traditional-style residence, seven duplexes and two detached garages. The buildings are front a main dirt driveway. The single family residences and garages are located on the northernmost portion of the parcel, while the duplexes are found in the southern section. The single-family residences (Photograph 1 and 2) are simple rectangular structures, with composition-shingle, side gable roofs (some with exposed rafter tails), stucco siding, and 1/1 double-hung wood windows. The main entrance on each residence is centered on the façade, sheltered by a front-gable roof supported by wood posts. The eastern residence that fronts Brundage Lane (Photograph 3) was undergoing alterations (modern stucco, new single-hung vinyl replacement windows, and removal of all original wood casing and sills) at the time of this survey. The two detached garages are located directly south of the residences that front Brundage Lane. These rectangular buildings have side-gable roofs and stucco siding. Each of the remaining brick duplexes (Photograph 2) have rectangular footprints, composition-shingle, side gable roof with open eaves and exposed rafter tails, and generally include 2/2 and 1/1 double-hung wood windows with wood casing and sills (Photographs 1 and 2). Some original windows have been replaced by single-hung metal or vinyl sashes or infilled with air conditioners, and most original doors have been replaced. Entrances to each duplex are recessed on either end of the building, sheltered beneath a small porch supported by square brick columns.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:
Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
ca.1940-1951, city directories

***P7. Owners and Addresses:**
John E. & Margaret S. Boydstun
326 Chester Avenue
Bakersfield, CA 93301

***P8. Recorded by:**
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-01

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional; bungalow
***B6. Construction History:** houses fronting Brundage Ln built ca. 1940; other two houses and garages built ca. 1942; duplexes built between 1946 and 1951.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This property was constructed in a subdivision in southeastern Bakersfield known as Industrial Acres. Industrial Acres was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

Industrial Acres was originally subdivided in 1925 from Lot 3 of the former Weill & Jastro Tract. As platted, the Industrial Acres was bounded by Brundage Lane to the north and the Southern Pacific Railroad to the east. Its western boundary was extended just east of Augusta Street. The triangular tract was divided into 21 lots that ranged from 0.53 to 5.8 acres. The smaller lots were for residential development while the larger lots that fronted the railroad were slated for industrial use. Former Bakersfield mayor Charles Taylor, who after his term in office turned to real estate ventures, subdivided Industrial Acres. This development was just one of many tracts Taylor and his firm Taylor & Taylor Realty, which he formed with his son Raymond, were involved with. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; Kern County Recorder, "Industrial Acres," [map], filed 30 March 1925; "Realty Row," *Bakersfield Californian*, 30 June 1951, pg. 3 (col. 5-8); see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Sales of lots in Industrial Acres was slow and 25 years after it was first subdivided, the Taylors were still hoping to attract industrial uses to the larger to the tract. Presently, some of the smaller lots fronting Brundage and the largest industrial lot in the southern portion of the tract were never developed and still remain vacant today.[1]

This property documented on this form developed in stages on Lot 8 of Industrial Acres. The first buildings constructed were the two single-family residences that front East Brundage Lane, completed between 1938 and 1940. The two other identical residences were built between 1941 and 1942. Construction of the brick duplex buildings began between 1946 and 1948 and steadily continued until 1951 when the last unit was completed. The units were all rental properties and were occupied by working-class workers such as painters, machine operators, construction workers, welders, drivers, and oil workers. The units generally had a high turn-over rate, but some residents stayed for five years or more. The residences are still used as rental properties. Research did not reveal the original owner of the property. In 1977 the property was purchased by local realtor John Boydstun and investment firm team of Charles Ross and David Laba.[2]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of this property, bisecting Industrial Acres. As a result, seven residential or industrial buildings within the tract were demolished and the lots truncated in the vicinity of the property documented on this form.

Overall this property appears to retain integrity of design, materials, workmanship, location and association. While one residence has been heavily modified by new stucco siding and modern windows and doors, the remaining dwellings have only been altered by the replacement of some windows and doors. However, the construction of Highway 58 immediately south of the property in the mid-1970s has damaged this property's overall integrity of setting and feeling.

Under NRHP Criterion A or CRHR Criterion 1, this property does not appear individually significant within the context of residential development in Bakersfield or Kern County during the 1940s and 1950s. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds properties developed with residences on former agricultural land. Under NRHP Criterion B or CRHR Criterion 2, it does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level.

Under NRHP Criterion C (CRHR Criterion 3), none of the buildings on this property appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor are they the work of a master. Architecturally, these buildings are modest and typical example of Minimal Traditional and bungalow styles which were popular during the 1940s and 1950s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

---

[1] "Realty Row," *Bakersfield Californian*, 30 June 1951, pg. 3 (col. 5-8); US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; "Taylor's Specials," [advertisement], *Bakersfield Californian*, 15 September 1926, pg. 16 (col. 5); "Taylor's Specials," [advertisement], *Bakersfield Californian*, 16 October 1926, pg. 12 (col. 6).

[2] *Polk's Bakersfield California City Directory 1938, 1940, 1941, 1942, 1945, 1946, 1948, 1949, 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1938, 1940, 1941, 1942, 1945, 1946, 1948, 1949, 1951); "Apts. Unfurnished," [advertisement], *Bakersfield Californian*, 6 September 1975, pg. 11 (col. 4); "Realty Row," *Bakersfield Californian*, 9 June 1951, pg. 3 (col. 6); Kern County Recorder, 3 August 1977, Deed, Book 5045, Page 959; "David Laba (1927-2008", *Bakersfield Californian*, 23 May 2008; "Boydstun Realty," [advertisement], *Bakersfield Californian*, 25 December 1977, pg. 21 (col. 4); Kern County Assessor Record.

Photographs (continued):

Photograph 2: Single-family residences, camera facing southwest.

Photograph 3: Single-family residence, camera facing southeast.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-02

P1. Other Identifier: Tract No. 1492

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1492 was subdivided in 1949 and developed over the next two years. As originally planned, it featured 76 parcels positioned in an area directly south of Brundage Lane, east of Madison Avenue and northwest of the Southern Pacific Railroad Sunset Branch tracks. It contains sections of South Kincaid and South Hayes streets and Derrell Avenue. After several original lots were spilt, Tract 1492 comprised 88 parcels in 1952. Eighteen parcels were demolished during constructing of Highway 58, which bisects the tract, and seven parcels on the north end of the tract were developed separately. Six properties in Tract 1492 are located within the survey area of this project and possess structures built before 1964. Each of these surveyed properties is between 0.14 and 0.22 acres in area and contains a Ranch-style residence between 736 and 1,111 square feet in size. The houses can be classified into four different types.

Type 1 features an L-plan footprint with either a hip or gable roof. A one-car garage projects from the setback façade. The recessed front entry is located at the interior corner under an extended roof section. Original fenestration is present on 125 South Kincaid, and includes a group of three 1/1 double-hung wood windows flanked by a single (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. 125 South Kincaid St., primary façade, facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1949-1951, Kern County Assessor Records

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-02

B1. Historic Name: Washington Park

B2. Common Name: Tract 1492

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Ranch

***B6. Construction History:** subdivided 1949; houses constructed 1950-51 (see continuation sheet for details on alterations).

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

***B8. Related Features:** _____

B9. Architect: unknown b. Builder: J. L. Dandy & Company

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Tract 1492 does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) as a historic district, nor does it appear to be a historical resource for the purposes of CEQA. While the tract has historical significance under NRHP Criterion A (CRHR Criterion 1), it lacks integrity to its period of significance (1949-1951). None of the houses are individually eligible under any criteria. Furthermore, neither the tract nor any individual houses appear to be historical resources for the purposes of CEQA.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Twenty square miles of new development took place between 1945 and 1955 as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. This included the vast extent of the land directly south of Brundage Lane and east of Union Avenue, which was subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s and was mostly developed soon thereafter. Prior to this time, this area was wholly agricultural with only one paved street (Ohio Drive) and a handful of residences. Martin Martin, of B&M Cattle Company, owned the land that became Tract 1492 and commissioned J.L. Dandy & Company to develop it as a residential tract in 1949. J.L. Dandy proceeded to develop what became known as Washington Park from 1949 to about 1951. The subdivision was planned for African-American veterans.

Martin Martin Sr. owned the property that became Tract 1492. An immigrant from France, Martin was born in 1863 and arrived in the United States in 1882. By 1900, he lived in Kern County with his wife, Anastasia and their five children. By 1910, the Martin family included a sixth child, Martin Martin Jr., and owned a ranch on Brundage Lane. It seems likely this Brundage Lane ranch is the same as the house listed as the Martin's 821 East Brundage Lane residence in the 1936 City Directory. They lived at this house until around 1949, when they moved to a house on Alta Vista (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1268, Nov. 7, 1945, Book 5 of Maps, Page 115; Kern County Tract Maps, Tract No. 1492, July 13, 1949, Book 7 of Maps, Pages 17-19; Kern County Tract Maps, Tract No. 1503, July 21, 1949, Book 7 of Maps, Pages 21-23; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 Dec. 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 Dec. 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 Feb. 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

1/1 double-hung wood window on the façade (Photograph 1). The houses also feature stucco siding and asphalt shingle roofing. The house at 111 Madison Street has replacement aluminum sliding windows, enclosed garage with window, and a modern brick planter box running the length of the façade (Photograph 2).

Type 2 houses have an L-shaped footprint with a multi-hipped roof. The front entry is located on the setback middle wall and sheltered by a shed extension of the roof. This wall features a double window and entrance door. The setback wall is flanked on one side by a one-car garage and on the other by a projecting wall with a single window. Both Type 2 houses in the study area feature extensive alterations. 125 Madison Street has replacement stucco siding, replacement aluminum sliding windows, and a converted garage (Photograph 3). The house at 111 South Kincaid Street has replacement and resized vinyl sliding windows, replacement textured stucco siding, and a large rear addition. It also includes a metal garage door (Photograph 4).

One house in the study area fits into Type 3. 124 South Kincaid Street has a mostly-rectangular footprint and an overhanging cross-hipped composite shingle roof with wood fascia (Photograph 5). The recessed front entry is centrally-located and flanked by a pair of 1/1 double hung windows. The south end of the house projects slightly toward the street and has a single 1/1 double hung window centered on its front wall. The opposite end of the house was originally the garage; this has since been converted to a living space with a large picture window. The exterior walls are clad in stucco.

The house at 108 South Kincaid Street has a rectangular footprint with a composition shingle hip roof (Photograph 6). The east-facing façade includes the front entrance under a small shed hood roof. The entrance has a metal security door, and is located atop a small concrete stoop. Fenestration on the house includes replacement vinyl sliding windows with false muntins. The house is clad in replacement stucco siding. A wood-frame carport projects from the south side of the residence.

The following table lists individual parcels of Tract 1492 that are located within the survey area of this project, including any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
168-171-12	125 S Kincaid Street	c1950	1		1
168-172-22	111 Madison Street	1950	1	replacement windows, converted attached garage, modern brick planter box	2
168-172-15	125 Madison Street	1951	2	replacement windows; converted attached garage, replacement stucco siding	3
168-171-06	111 S. Kincaid Street	1951	2	replacement / resized windows, replacement stucco siding, large rear addition	4
168-172-12	124 S Kincaid Street	c1950	3	converted attached garage, secondary structure (apartment)	5
168-172-04	108 S. Kincaid Street	c1950s	4	replacement / resized windows, replacement stucco siding, carport addition	6

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
125 S Kincaid Street	Dorothy S. Lee	125 Kincaid St. / Bakersfield, CA 93307
111 Madison Street	Elias Arzate Carbajal	111 Madison St. / Bakersfield, CA 93307
125 Madison Street	Maria Zaragoza	125 Madison St. / Bakersfield, CA 93307
111 S Kincaid Street	Jose Estrada & Aida Martinez	111 S Kincaid St. / Bakersfield, CA 93307
124 S Kincaid Street	John and Mary Edwards	120 U St. / Bakersfield, CA 93304
108 S Kincaid Street	Santos Ramirez	108 S Kincaid St. / Bakersfield, CA 93307

B10. Significance (continued):

Drive. Martin Martin Sr. died in 1955, followed shortly after by Anastasia, who died in 1961.[1]

In the late 1940s, as the Martins were deciding to retire from farming, they submitted a tract map to the Kern County Recorder to subdivide their ranch. J.L. Dandy & Company, a relatively new construction company, was hired to develop the property. Dandy & Company began working in the home-building industry in 1947. The following year, the company was constructing a subdivision in what was known as the Virginia Colony, near the corner of Mt. Vernon and Potomac Avenues. They built 75 two- and three-bedroom homes in that subdivision, and like many home-builders, could help secure home loans for veterans. After moving to a new office on Chester Lane in 1949, Dandy & Company started work on Washington Park in 1950. The tract appears to have been finished the following year, although several of the original lots near Brundage Lane were left undeveloped or, like the house that was likely the Martin residence at 104 South Kincaid, retained older buildings. The lots along the south side of Hayes Street were split up so that 14 houses could be built on the six original lots. The properties were not developed with landscaping; instead, Dandy & Company offered prizes to home-owners with the best yard. The subdivision was reported as the first "major effort to provide adequate homes" for African-American families in Bakersfield. Loans were secured for veterans who could not afford a down payment, but houses were also available to non-veterans. Dandy & Company would continue to develop homes and subdivision throughout much of the postwar period, growing into one of several large home-builders in Kern County. The company also operated under the direction James F. Dandy. By the 1960s, the company had changed its name to Dandy Homes, Inc.[2]

Tract 1492 attempted to address a serious problem facing many African-Americans in Bakersfield. As home-builders throughout the city rapidly responded to the great demand for homes, many of the new residential subdivisions included restrictions on who could purchase a home based on race. And when these restrictions were not legally established, social rules prevented integration of neighborhoods. As neighborhoods were quickly rising from the fields around Bakersfield for white buyers, very few new homes were built to house African-Americans. Moreover, as white veterans throughout the country gained widespread access to federal programs providing assistance in attending college, obtaining jobs and buying homes, African-American veterans found only limited access to these government services. The problem in Bakersfield was seldom highlighted in the city's main newspaper. The housing shortage for African-Americans was noted in January 1946 when one report declared that the vast majority of the 6,000 African-Americans lived in poor conditions. The local Y.M.C.A. launched a survey in 1947 to uncover some of the problems facing the African American population, including housing issues. By 1949, the severe housing shortage persisted for the estimated 12,000 African-Americans living in Bakersfield. Less than one percent of new houses were available to African-Americans, according to the estimate a local official from the Federal Housing Authority.[3]

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[1] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1943, 1949, 1951); Bureau of the Census, *Twelfth Census of the United States, 1900* (Washington, D.C.: National Archives and Records Administration, 1900), Kern County, Enumeration District 30, Sheet 6; Bureau of the Census, *Thirteenth Census of the United States, 1910* (Washington, D.C.: National Archives and Records Administration, 1910), Kern County, Enumeration District 29, Sheet 6B; Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930), Kern County, Enumeration District 15-64, Sheet 20A; "Obituary Notices: Martin, Martin Sr.," *Bakersfield Californian*, 27 August 1955, 22; "Obituary Notices: Martin, Anastasia," *Bakersfield Californian*, 4 May 1961, 58.

[2] J.L. Dandy & Company advertisement, *Bakersfield Californian*, 11 March 1948, 6; J.L. Dandy & Company advertisement, *Bakersfield Californian*, 8 January 1949, 6; Washington Park / J.L. Dandy classified advertisement, *Bakersfield Californian*, 23 September 1950, 22; "Bright Future Seen for Dandy Houses in Washington Park," *Bakersfield Californian*, 16 December 1950, 3; "Lou Mar Village on Wible Road Opens," *Bakersfield Californian*, 13 January 1962, 4; "Dandy Homes, Inc., Enter Low-Cost Housing Field," *Bakersfield Californian*, 10 November 1962, 6; "New Subdivisions Started," *Bakersfield Californian*, 9 March 1963, 8, 10; Westhaven Custom Homes Hold Open House Sunday," *Bakersfield Californian*, 12 October 1968, 9A.

[3] Lizabeth Cohen, *A Consumers' Republic: The Politics of Mass Consumption in Postwar America* (New York: Vintage Books, 2004), 167-173; "Mass Migration Bulges Kern Housing Facilities," *Bakersfield Californian*, 28 January 1946, 9; "Survey Launched on Negro Problem," *Bakersfield Californian*, 26 March 1947, 11; "FHA Officials Describe Economy Housing Program to Kern Citizens," *Bakersfield Californian*, 16 March 1949, 19-20.

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. The alignment of this new highway bisected Tract 1492, and cut through Madison Street and South Kincaid Street resulted in the elimination of nearly twenty parcels. The house at 108 South Kincaid Street appears to have been added after the construction of the highway. This house does not appear architecturally similar to any other houses in the tract, is setback on the property, and does not match the footprint of the building that was present in 1952 and 1956. Kern County Assessor Records show the date of construction for this house as 1940. Architecturally, this house appears to have been constructed in the 1950s, meaning it was likely moved to this site after the highway was constructed.[4]

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[5] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[6]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[7] This tract is not important for incorporating innovative techniques or qualities or as an unusually large tract. However, the tract was an early residential tract developed primarily for and sold to African Americans in Bakersfield. The tract has significance as one of the first housing subdivision in Bakersfield specifically intended to address housing shortage among the African American community. However, it has suffered tremendous loss of integrity to the individual components through alterations and the tract as a whole with the construction of Highway 58 (see integrity discussion below) and does not appear to be eligible to either the NRHP (or CRHR) under this criterion. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[8] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are

[4] "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number ABL-12K-50, October 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-29, flown by Hycon Aerial Surveys, 1956.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[6] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[8] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

considered under Criterion 3 or C.[9] Research indicated that no individuals significant to history had important associations with the tract.[10]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features and house designs are modest representations of a common postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[11] None of the individual residences in this tract represent important examples of a general architectural style. The tract contains Ranch-style residences with a limited number of designs. The Ranch style architecture became immensely popular during the mid-twentieth century in suburban communities throughout Bakersfield, California and the nation.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Parks guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[12] The tract was subdivided in 1949 and development occurred over the following two years. J.L. Dandy & Company developed the land previously owned by farmer Martin Martin Sr. Research did not indicate that Martin was involved in the planning or development of the tract. Instead, it appears the project was completed by Dandy & Company, which had only recently started in the home-building industry. Tract 1492 appears to have been the company's second planned residential subdivision; its first was a tract of comparable size located northeast of Tract 1492. Dandy & Company continued to build houses in Bakersfield throughout the postwar era; however, the company does not appear to have garnered awards or other honors that might indicate it was generally recognized for greatness in the field. Moreover, Tract 1492 did not represent an important phase for the company. It remains unclear why the company decided to make this tract available primarily for African Americans. Nonetheless, research did not indicate that the company built any other tracts for African Americans or other minorities in Bakersfield.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[13] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Parks guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[14] Even though Tract 1492 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), these properties are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the

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[9] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[10] *Polk's Bakersfield California City Directory 1950* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[12] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[13] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[14] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.

significance criteria for eligibility in the NRHP or CRHR. Moreover the tract as a whole does not retain sufficient integrity of its components. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[15] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Almost all of the houses recorded here have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement windows, replacement siding, additions, and converted garages. In addition, many of the houses within Tract 1492 outside the study area for this project have been altered. The most common alterations include replacement windows, garages converted to living space and additions. The house on the southeast corner of South Kincaid Street and Derrell Avenue has a substantial two-story addition on the rear. The house two parcels to the south has a converted garage and a large one-story addition that nearly doubles the living space. More than twice as many houses on Madison Street have converted garages as retain original garages. At least half of the houses have one or more substantial alteration or a combination of smaller alterations that would preclude it from contributing to the significance of this tract.

Tract 1492 was not developed with landscaping; instead, each home-buyer was responsible for landscaping their own property. Nonetheless, most of the parcels have lawns in the front yard. Only a few feature mature trees; many have only young vegetation or none at all. The tract features concrete gutters and squared curbs, but most of the properties lack sidewalks. Most of the properties have concrete driveways for one-car garages and some also include concrete walkways to the front door. The single largest change to the tract came with the construction of Highway 58, which bisects the tract at its northern end. Construction of the freeway resulted in the elimination of 18 parcels that were originally developed with houses. In addition, seven parcels at the north end of the tract were never developed or retained older buildings when the rest of the tract was built. Therefore 25 of the original 88 parcels, or 29 percent, are no longer extant. Because the highway bisects the tract, there is no longer a single, unified property. These various alterations to the individual components and the tract as a whole have substantially diminished the overall integrity of the tract.

The tract and individual residences have 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.

[15] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 111 Madison St., primary façade, facing northeast, Type 1.

Photograph 3. 125 Madison St., primary façade, facing southeast, Type 2.

Photographs (continued):

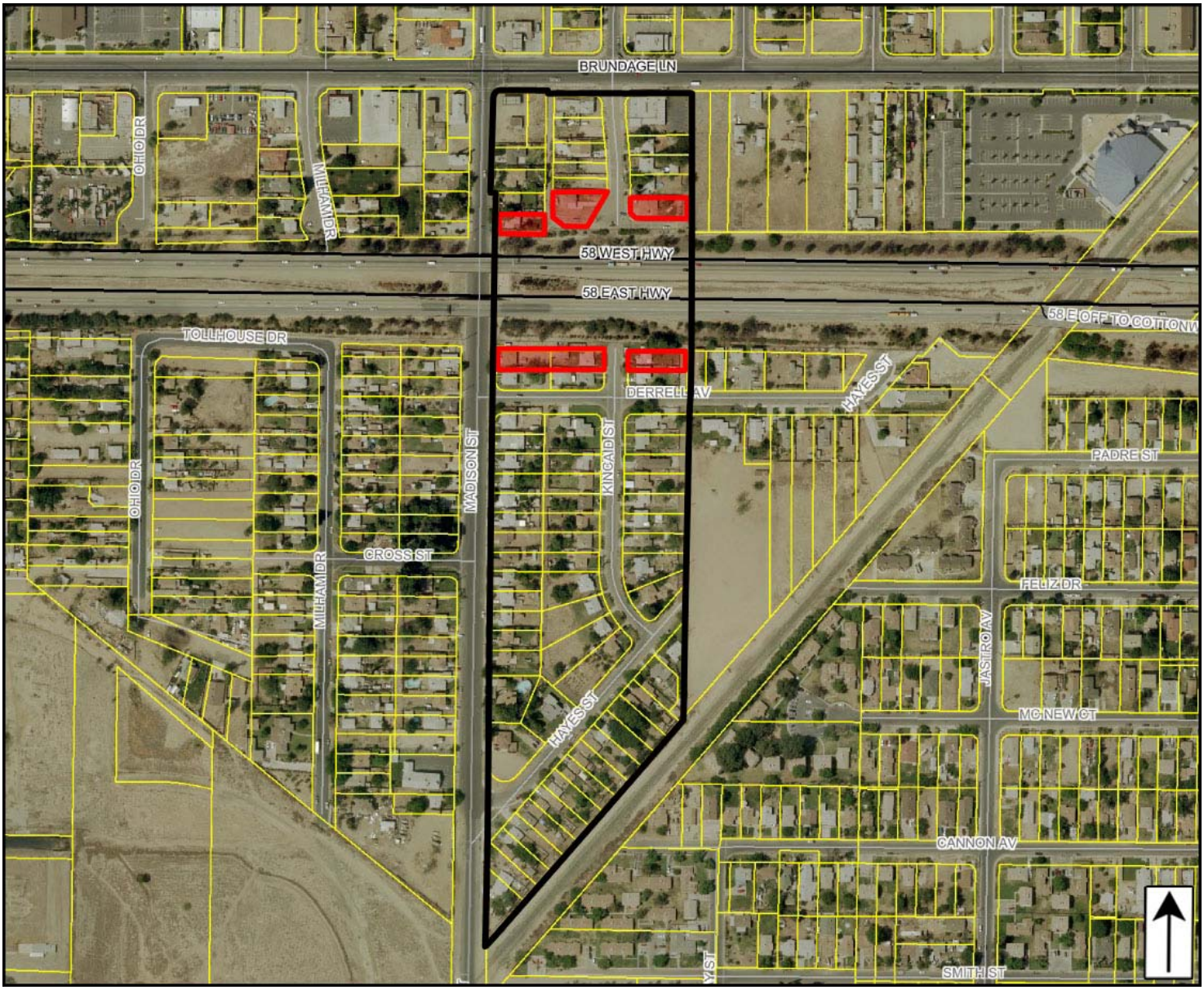
Photograph 4. 111 S. Kincaid St., primary façade, facing northeast, Type 2.

Photograph 5. 124 S. Kincaid St., primary façade, facing southwest, Type 3.

Photographs (continued):

Photograph 6. 108 S. Kincaid St., primary façade, facing northwest, Type 4.

Sketch Map:



NOTE: Boundaries of Tract 1492 outlined in BLACK; Parcels shaded RED are inventoried on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-03

P1. Other Identifier: 122 Madison Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 122 Madison Street City Bakersfield, CA Zip 93307

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 Number: 169-031-06

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

This 0.18-acre parcel includes a 1,064-square foot, stucco-clad Minimal Traditional house that has rectangular plan, raised concrete foundation, and a composite-shingle hip roof with narrow open eaves and wood fascia board. The main entrance is centered on the buildings main (east) façade, sheltered by a hip extension supported by square wood posts. The entrance is accessed via a raised concrete front porch with concrete steps that face to the south. The screened front door is flanked by a pair of 1/1 double-hung wood windows with wood lug sills on each side. Each of the north and south walls has three similar windows. A hip-roof porch extends from the southwest corner of the residence. The property also includes a hip-roof detached two-car garage clad in stucco, located southwest of the residence. The garage has a wood panel door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
Jettie Banks
122 Madison St.
Bakersfield, CA 93307

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
1490 Drew Ave, Suite 110,
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1953.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. This included the vast extent of the land directly south of Brundage Lane and east of Union Avenue, which was subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s and was mostly developed soon thereafter. Prior to this time, this area was largely agricultural with only one paved street (Ohio Drive) and a handful of residences.

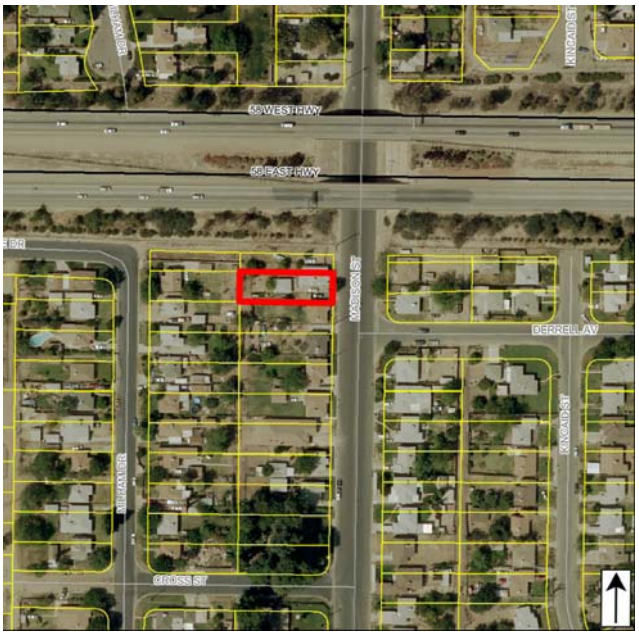
This residence documented on this form was constructed on a portion of Lot 22 of Tract No. 1268, a subdivision developed by local realtor Elmer F. Karpe in mid-1945. The tract originally included 33 residential lots (most of which were one-third acre in size) along Milham Drive south of Brundage Lane; however, the majority of the lots were further divided into over 60 smaller 0.18-acre parcels. Initially, the tract developed quickly with approximately 35 modest homes constructed primarily along Milham Drive north of Cross Road in 1946. The majority of the remaining lots were not developed until the mid 1950s and after, in a second wave of construction in this tract. The residence documented on this form was one such property, built on the eastern edge of the tract. It was not until the mid-1960s that all of the (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952, "Big Population Increase Noted," 8 May 1955; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; Karpe Real Estate Center, "The Karpe Story," www.karpe.com, October 28, 2009; Map of Tract No. 1268, November 7, 1945; Historic Population Census California Counties & Towns 1850-2000, www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php, October 6, 2011; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011); see Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** October 2009
(This space reserved for official comments.)



B10. Significance (continued):

parcels within this subdivision were fully developed. As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway, aligned perpendicular to Madison Street (and immediately north of the property documented on this form), bisected this housing tract and required the demolition of several houses adjacent to this residence.[1]

This residence has been altered by the replacement of its original wood siding with modern stucco, which has compromised the building's integrity of design, materials and workmanship. Furthermore, the construction of the highway immediately north of the building in the mid-1970s has further compromised the property's overall integrity of feeling and setting. Under NRHP Criterion A (CRHR Criterion 1), this building is not significant within the context of postwar residential development in the Bakersfield region. This residence was constructed in 1953 as infill housing in an already-established neighborhood and is one of thousands of homes constructed in the mid 1950s. While this housing tract provided needed housing for the Bakersfield surging population in the year immediately following World War II, it is an example of a relatively small housing tract that took nearly twenty years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development (NRHP Criterion A and CRHR Criterion 1).

It appears this home has been owned and lived in by the Banks family since in 1957. Zachariah and Jettie Mae Banks bought the house from Agnes M. and John J. Froyley and Elmer F. Karpe. The Banks lived with Zerah Bio Banks and eventually sold the house to Juanita Banks in 1991. Research provided little information about the banks family. Therefore, it does not appear that any Banks family member gained significance as defined under NRHP Criterion B (CRHR Criterion 2).[2] This subdivision housed middle and working class families, such as salesman, clerks, truckdrivers, etc. It does not appear that Tract 1268 is significant for its association with the lives of persons important to history.

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which was immensely popular in suburban communities nationwide between the 1930s and 1950s. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). As originally planned this subdivision incorporated some of the trends of post-war subdivisions, like long street blocks, small lots, and architectural homogeny; however, it was designed using a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for over 20 years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional and Ranch-style houses, with infill of some modern commercial and residential buildings. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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1 United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975.

2 *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); United Aerial Service, Kern County Aerial Photographs, roll number ABL-19R-0030, flown by Hycon Aerial Surveys, 1956.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 02-04

P1. Other Identifier: 121 South Milham Drive

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 121 South Milham Drive City Bakersfield, CA Zip 93307

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 Number: 169-031-25

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

This 0.17-acre parcel contains a 927-square foot, stucco-clad Minimal Traditional house. It has an L-shaped footprint, raised concrete foundation and a composite-shingle, cross gable roof with narrow eaves and exposed rafter tails. The main entrance is accessed by a concrete porch and sheltered beneath a shed extension of the roof. The porch was originally open, but has since been enclosed by screening. Fenestration includes 1/1 double-hung wood windows throughout, set singly or in pairs with wood trim and lug sills. A secondary entrance, accessed by concrete steps, is located on the north side of the building and was added after 1963. The detached garage is sited northeast of the residence. It has a rectangular plan, stucco siding and a front gable roof. In addition, a small shed is located at the northeast corner of the property.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) West façade, camera facing east.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1946, Kern County Assessor Records

*P7. Owner and Address:
Gloria G. Lopez
121 S. Milham Dr.
Bakersfield, CA 93307

*P8. Recorded by: (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-04

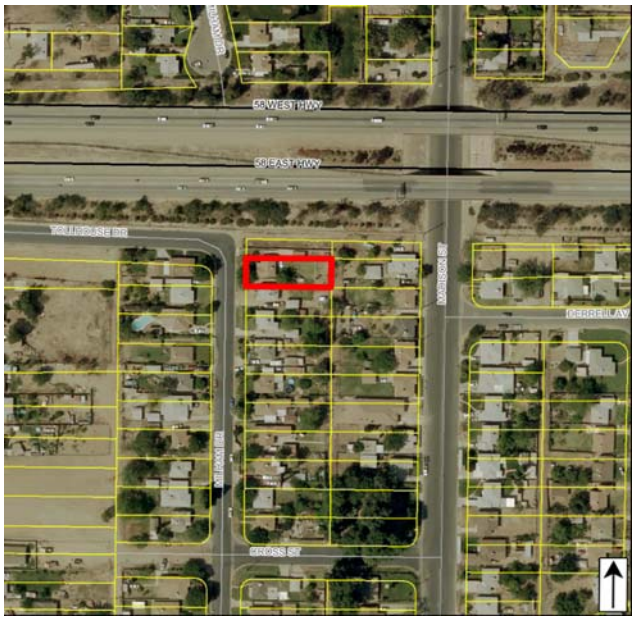
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Built 1946; porch screen and secondary entrance added after 1963.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** Detached garage and shed
B9. Architect: Unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. This included the vast extent of the land directly south of Brundage Lane and east of Union Avenue, which was subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s and was mostly developed soon thereafter. Prior to this time, this area was largely agricultural with only one paved street (Ohio Drive) and a handful of residences.

This residence was constructed on a portion of Lot 22 of Tract No. 1268, a 1945 subdivision developed by local realtor Elmer F. Karpe. The tract originally included 33 residential lots (most of which were one-third acre in size) along Milham Drive south of Brundage Lane; however, the majority of the lots were divided into over 60 smaller 0.18-acre parcels. Initially, the tract developed quickly with approximately 35 modest homes (like the one documented on this form) constructed primarily along Milham Drive north of Cross Road in 1946. The majority of the remaining lots were not developed until the mid 1950s and after, in a second wave of construction in this tract. It was not (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952, "Big Population Increase Noted," 8 May 1955; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; Karpe Real Estate Center, "The Karpe Story," www.karpe.com, October 28, 2009; Map of Tract No. 1268, November 7, 1945; Historic Population Census California Counties & Towns 1850-2000, www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php, October 6, 2011; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011); see footnotes.



B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** October 2009
(This space reserved for official comments.)

B10. Significance (continued):

until the mid-1960s that all of the parcels within this subdivision were fully developed.

As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway, aligned perpendicular to Milham Drive (and immediately north of the property documented on this form), bisected this housing tract and required the demolition of several houses adjacent to this residence.[1]

While the residence and garage appear to retain integrity of design, workmanship, materials, location, and association, the construction of Highway 58 immediately to its north in the mid-1970s has compromised the property's overall integrity of setting and feeling. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant within the context of postwar residential development in the Bakersfield region. This residence was one of thousands of homes constructed in the years following World War II. While this housing tract provided needed housing for the Bakersfield surging population in the year immediately following World War II, it is an example of a relatively small housing tract that took nearly twenty years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development (NRHP Criterion A and CRHR Criterion 1).

Vilas H. Belter, a salesman for Hayward Lumber Company, and his wife Pauline Ann, purchased this property in 1947 from Karpe. The Belters lived in the residence for a few years, until they sold it to Walter Hooks in 1950. It appears that Hooks, a trucker by trade, used the property as a rental. By 1965, Leon Campbell, a foreman, owned and resided in the residence. It does not appear that any of the individuals related to the development and use of this resource have made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B CRHR Criterion 2).[2] This subdivision housed middle and working class families, such as salesman, clerks, truckdrivers, etc. It does not appear that Tract 1268 is significant for its association with the lives of persons important to history.

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which was immensely popular in suburban communities nationwide between the 1930s and 1950s. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). As originally planned this subdivision incorporated some of the trends of post-war subdivisions, like long street blocks, small lots, and architectural homogeny; however, it was designed using a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for over 20 years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional and Ranch-style houses, with infill of some modern commercial and residential buildings. herefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13.

[2] *Polk's Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, 1949); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online at www.ancestry.com on October 12, 2009; Deed, Book 1440 Page 15, February 28, 1947; Deed, Book 1668 Page 309, November 9, 1950,

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 02-05

P1. Other Identifier: 107 South Milham Drive

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 107 South Milham Drive City Bakersfield, CA Zip 93307

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 Number: 169-050-10

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

This 0.19-acre parcel contains a 981-square foot, stucco-clad Minimal Traditional house. It has a rectangular footprint and composite-shingle hip roof with narrow eaves and exposed rafter tails. The main entrance is located within the recessed concrete porch and sheltered by a metal awning. It is flanked on each side by an aluminum replacement window with a metal awning. Remaining fenestration consists of fixed and sliding aluminum windows. A larger metal awning is attached to the south of the house as the roof of the carport. The property also includes a secondary building, likely a shed, directly east of the residence and not visible from the public right-of-way.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Primary façade, facing east.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1946, Kern County Assessor Records

*P7. Owner and Address:
Velma L. Wilson
107 S. Milham Dr.
Bakersfield, CA 93307

*P8. Recorded by: (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-05

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** 1946; awnings and replacement windows (date unknown).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** Shed
B9. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Twenty square miles of new development took place between 1945 and 1955 as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. This included the vast extent of the land directly south of Brundage Lane and east of Union Avenue, which was subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s and was mostly developed soon thereafter. Prior to this time, this area was wholly agricultural with only one paved street (Ohio Drive) and a handful of residences. The property documented on this form was located adjacent to Tract 1268, which was subdivided in 1945. The construction of the residence coincided with the early development of the adjacent subdivision.

As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway, aligned perpendicular to Milham Drive (and immediately south of the property documented on this form), bisected Tract 1268 and required the demolition of several houses adjacent to this property. The State also took a portion of the front yard of this property to create a cul-de-sac. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1956, 1968; Tract No. 1268, Nov. 7, 1945; Tract No. 1492, July 13, 1949; Tract No. 1503, July 21, 1949; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 Dec. 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 Dec. 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 Feb. 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13. See footnotes.

B13. Remarks:

***B14. Evaluator:** Greg Rainka/Toni Webb
***Date of Evaluation:** October 2009
(This space reserved for official comments.)

B10. Significance (continued):

The replacement of original 1/1 double-hung wood windows with aluminum sliding windows compromises the integrity of design, workmanship, materials, location and association of this residence. The property's integrity of setting and feeling is further damaged by the construction of highway immediately to the south.

Under NRHP Criterion A or CRHR Criterion 1, this property is not significant within the context of postwar residential development in the Bakersfield region. This residence was one of thousands of homes constructed in the years following World War II.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. While county assessor records indicate that this building was constructed in 1948, Vernon and Helen Whittle are listed at 107 South Milham Drive in voter registration records from November 1946. Therefore it is likely that this residence was constructed in late 1946. The Whittles only lived in this residence for a year, followed by Howard L. Crouse, a clerk, and his wife Muriel who resided in this residence between 1948 and 1950. The property was utilized as a rental during the 1950s. In 1952, Rex Conner, a boilermaker for Southern Pacific, resided at this location. The property was owned throughout the 1960s by Donald A. Wilson, a laborer for Ball Construction Company. It does not appear that any of the individuals related to the development and use of this resource have made demonstrably important contributions to history at the local, state, or national level.[1]

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which was immensely popular in suburban communities nationwide between the 1930s and 1950s. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1946, 1948, 1949, 1952, 1960, 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1946, 1948, 1949, 1952, 1960, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-06

P1. Other Identifier: 122 South Milham Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 122 South Milham Drive City Bakersfield, CA Zip 93307

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 Number: 169-032-22; alternate address: 605 Tollhouse Dr.

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

This 0.14-acre parcel contains a 1,056-square foot, stucco-clad Ranch-style house that fronts Tollhouse Drive. It has a rectangular footprint and an overhanging Dutch hip roof with composite shingles and exposed rafter tails. The front entry, located on its north side, is slightly off-center and is flanked by a projecting three-sided bay with a center picture window and side 1/1 wood double-hung windows. A pair of 1/1 wood double-hung windows are positioned at the building's west corner while two vinyl replacement windows are found at its northeast corner. The detached garage is located west of the house and is accessed by Tollhouse Drive. It has a composition-shingle hip roof and stucco cladding, and is linked to the house by a shed-roof awning.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Primary façade, facing south.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1952, Kern County Assessor Records

***P7. Owner and Address:**
Rosa M. Hernandez
122 S. Milham Dr.
Bakersfield, CA 93307

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-06

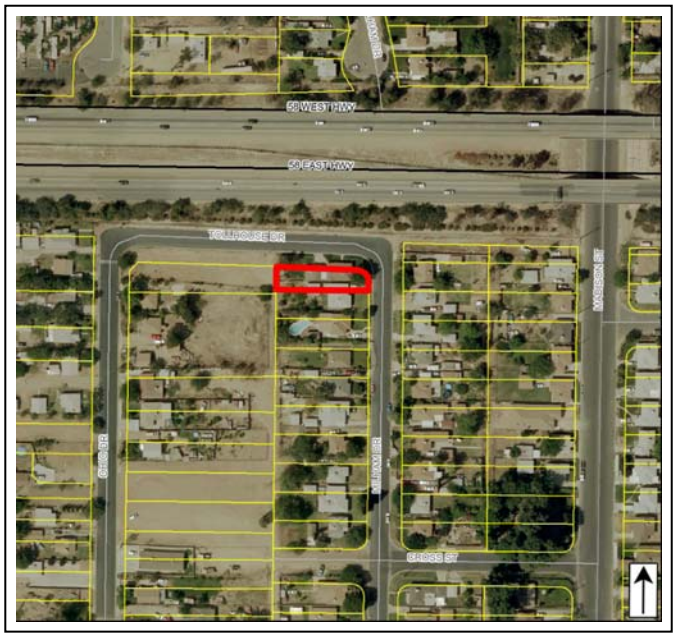
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built 1952; replacement windows ca. 2000s; shed roof between garage and house at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** Detached garage
B9. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. This included the vast extent of the land directly south of Brundage Lane and east of Union Avenue, which was subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s and was mostly developed soon thereafter. Prior to this time, this area was largely agricultural with only one paved street (Ohio Drive) and a handful of residences.

This residence was constructed on a portion of Lot 9 of Tract No. 1268, a 1945 subdivision developed by local realtor Elmer F. Karpe. The tract originally included 33 residential lots (most of which were one-third acre in size) along Milham Drive south of Brundage Lane; however, the majority of the lots were divided into over 60 smaller 0.18-acre parcels. Initially, the tract developed quickly with approximately 35 modest homes constructed primarily along Milham Drive north of Cross Road in 1946. The majority of the remaining lots were not developed until the mid 1950s and after, in a second wave of construction in this tract. The residence documented on this form was one such property, built on the western edge of the tract. It was not until the mid-1960s that all of the parcels within this subdivision were fully (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952, "Big Population Increase Noted," 8 May 1955; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; Karpe Real Estate Center, "The Karpe Story," www.karpe.com, October 28, 2009; Map of Tract No. 1268, November 7, 1945; Historic Population Census California Counties & Towns 1850-2000, www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php, October 6, 2011; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011); see footnotes.



B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** October 2009
(This space reserved for official comments.)

B10. Significance (continued):

developed. As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway, aligned perpendicular to Milham Drive (and immediately north of the property documented on this form), bisected this housing tract and required the demolition of several houses adjacent to this residence.[1]

While this property has been altered by replacement windows and a shed roof that now connects the house and garage, the residence and garage generally retain integrity of design, workmanship, material, location and association. However, the construction of the new highway immediately north of this residence has substantially compromised the property's integrity of setting and feeling. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant within the context of postwar residential development in the Bakersfield region. This residence was constructed in 1952 as infill housing in an already-established neighborhood and is one of thousands of homes constructed in the mid 1950s. While this housing tract provided needed housing for the Bakersfield surging population in the year immediately following World War II, it is an example of a relatively small housing tract that took nearly twenty years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development (NRHP Criterion A and CRHR Criterion 1).

John W. Coulter, an oilworker, owned and resided on this property as early as 1948. Historic aerial photography in 1947 shows a small residence with a square footprint at this location and given that county assessor records indicate a 1952 construction date, it appears that the extant residence was the second building constructed on this parcel. Nevertheless, the Coulters owned and resided in the current residence from its construction until at least 1956. By 1960, Everett Jennings, a laborer for S.A. Camp Pump Company, was the owner on record. It does not appear that either Coulter or Jennings made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B CRHR Criterion 2).[2] This subdivision housed middle and working class families, such as salesman, clerks, truck drivers, etc. It does not appear that Tract 1268 is significant for its association with the lives of persons important to history.

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Ranch-style residence. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions, like long street blocks, small lots, and architectural homogeny; however, it was designed using a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for over 20 years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional and Ranch-style houses, with infill of some modern commercial and residential buildings. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13.

[2] *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 02-07

P1. Other Identifier: 108 South Milham Drive

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 108 South Milham Drive City Bakersfield, CA Zip 93307

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 Number: 169-032-26

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

This 0.16-acre parcel contains an 873-square foot, stucco-clad Minimal Traditional house. It has a rectangular footprint, a raised concrete foundation, and a composite-shingle, cross gable roof with narrow eaves. The main entrance is located within the recessed concrete porch, which is centered on the main façade. Fenestration consists of original 1/1 double-hung wood windows set singularly or in pairs; all with narrow wood trim and lug sills. A front-gable, stucco-clad detached garage is located west of the house.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Primary façade, facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1946, Kern County Assessor Records

***P7. Owner and Address:**
Cheryl A. Hyde
1005 Sussex Cir.
Bakersfield, CA 93311

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

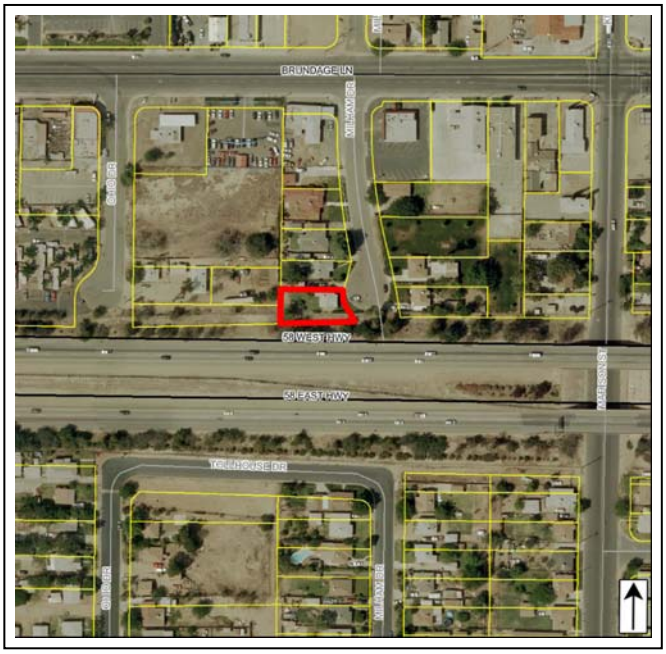
***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** 1946
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** Detached garage
B9. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. This included the vast extent of the land directly south of Brundage Lane and east of Union Avenue, which was subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s and was mostly developed soon thereafter. Prior to this time, this area was largely agricultural with only one paved street (Ohio Drive) and a handful of residences.

This residence was constructed on a portion of Lot 5 of Tract No. 1268, a 1945 subdivision developed by local realtor Elmer F. Karpe. The tract originally included 33 residential lots (most of which were one-third acre in size) along Milham Drive south of Brundage Lane; however, the majority of the lots were divided into over 60 smaller 0.18-acre parcels. Initially, the tract developed quickly with approximately 35 modest homes (like the one documented on this form) constructed primarily along Milham Drive north of Cross Road in 1946. The majority of the remaining lots were not developed until the mid 1950s and after, in a second wave of construction in this tract. It was not until the mid-1960s that all of the parcels within this subdivision were fully developed. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952, "Big Population Increase Noted," 8 May 1955; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; Karpe Real Estate Center, "The Karpe Story," www.karpe.com, October 28, 2009; Map of Tract No. 1268, November 7, 1945; Historic Population Census California Counties & Towns 1850-2000, www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php, October 6, 2011; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011); see footnotes.
B13. Remarks:



***B14. Evaluator:** Toni Webb
***Date of Evaluation:** October 2009
(This space reserved for official comments.)

B10. Significance (continued):

As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway, aligned perpendicular to Milham Drive (and immediately south of the property documented on this form), bisected this housing tract and required the demolition of several houses adjacent to this residence. The State also took a portion of the front yard of this property to create a cul-de-sac.[1]

While the residence and garage appear to retain integrity of design, workmanship, materials, location and association, the construction of Highway 58 immediately to its north in the mid-1970s has compromised the property's overall integrity of setting and feeling. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant within the context of postwar residential development in the Bakersfield region. This residence was one of thousands of homes constructed in the years following World War II. While this housing tract provided needed housing for the Bakersfield surging population in the year immediately following World War II, it is a relatively small example of a post-war subdivision that took nearly twenty years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development (NRHP Criterion A and CRHR Criterion 1).

It appears that this house was vacant immediately following its construction. The earliest known owners were Robert Hyde, a trucker for Sante Fe Railway, and his wife Mildred, who both lived in this house from around 1958 until at least 1965. It is unclear if they continued to reside at this location after 1965, but it appears the property was left to their heir, Cheryl Hyde, after Mildred's death in 1985. It does not appear that the Hydes made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2).[2] This subdivision housed middle and working class families, such as salesman, clerks, truckdrivers, etc. It does not appear that Tract 1268 is significant for its association with the lives of persons important to history.

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which was immensely popular in suburban communities nationwide between the 1930s and 1950s. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). As originally planned this subdivision incorporated some of the trends of post-war subdivisions, like long street blocks, small lots, and architectural homogeny; however, it was designed using a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for over 20 years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional and Ranch-style houses, with infill of some modern commercial and residential buildings. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13.

[2] *Polk's Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, 1949); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-01

P1. Other Identifier: 132 Ohio Drive

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 132 Ohio Drive City Bakersfield, CA Zip 93307

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 Number: 169-062-06

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

This parcel contains four buildings used as separate residences, and a detached garage/carport structure. Only two of the five buildings are fully visible from the public right-of-way. The primary residence, shown in Photograph 1, obscures the view of the two buildings immediately to its west. This building, labeled Building 1 for purposes of this form and located near the northeast corner of the property, is a simple folk bungalow with minor Colonial Revival influences. The building has a rectangular footprint with a north-facing, hip-roof projection. The residence has a composite-shingle hip roof with narrow boxed cornice with plain frieze. The main entrance is setback off the main (east) façade sheltered by a hip roof supported by a turned wood post. The porch has concrete stairs and a wood railing. The main façade features two windows: a replacement single-hung aluminum-sash window and vinyl replacement window set within slightly-projecting square bay decorated by wood brackets below. Remaining fenestration consists of wood fixed and one-over-one, double-hung windows. This building sits on a raised concrete foundation. Building 2 and Building 3 are located behind (west) Building 1, and have side gable composite-shingle roofs with wide eaves. The walls of both buildings are clad in stucco, and fenestration includes vinyl and aluminum windows (Photograph 2). A wood-frame awning is (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1929, Kern County Assessor Records

***P7. Owner and Address:**
Consumer Solutions, LLC
7106 Cornwalls Rd.
Garner, NC 27529

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** June 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-01

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Folk / Colonial Revival Bungalow
***B6. Construction History:** Building 1 built in 1929, moved to property between 1956 and 1968; Buildings 2 & 3 built in 1984; Building 4 built at before 1957; carport/garage built after 1957; some replacement windows at unknown date.
***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** Between 1957 and 1967 **Original Location:** unknown
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The property was developed during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south, and the city annexed thousands of acres of unincorporated county lands.

The postwar period was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. In the decade following the war, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand.

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this property. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2009 at www.dof.ca.gov/research/demographic/reports/census-surveys/historical_1850-2000/; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

P3a. Description (continued):

located directly west of the main residence. The detached garage/carport structure is located behind (west) Building 1 and east of Building 2. The structure is square in plan, has a flat roof with wide overhang on the south side (Photograph 2). The east side half of the structure is enclosed with stucco walls, is accessed by a metal security door, and has aluminum frame sliding windows. Building 4 is located immediately south of Building 1. This side-gable building has composition roofing and closed eaves (Photograph 3). The walls are clad in horizontal siding, and the front (east) façade has two aluminum sliding windows and an entry opening. Fenestration on this building also includes double-hung wood windows. A concrete stoop is located in front of the main entrance. The building sits on a raised poured concrete foundation with a rectangular footprint.

B10. Significance (continued):

Building 1 was originally built in 1929 at an unknown location and moved to this site between 1956 and 1968. At the time, Building 4 appears to have already been located on this property. Research did not reveal when this building was constructed, or whether it was built on site. By 1968, a building with a nearly identical footprint and roof as Building 1 was located immediately west. By 1975 these three buildings, including Building 4, are present in aerial photographs; however, since then, the westernmost building was removed and two residences (Building 2 and Building 3) and the garage/carport structure were added. The residences were added in 1984, but it is unclear when the carport/garage structure was completed.[1]

The Folk / Colonial Revival bungalow (Building 1) residence has modern replacement windows, but otherwise appears to be mostly unaltered and thus retains a measure of integrity of design, materials and workmanship. It lacks integrity of location, having been moved from its original location to this site. Construction of the highway immediately north of the property in the mid-1970s has compromised the property's overall integrity of feeling, association, and setting. In addition, construction of Building 2 and Building 3 in the 1980s compromises the overall integrity of the property.

Under NRHP Criterion A (CRHR Criterion 1), this building is not significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during mid twentieth century. It appears that during the 1950s and 1960s the property was used as a rental. In 1960, Joe Martinez, a foundry laborer, lived at the residence followed by, Felipa Gaitan in 1965. It does not appear any of these individuals owned the property, and since this property had multiple residences, they are likely not the only tenant on this property during those years. It does not appear that any residents or owners of this property gained significance as defined under (NRHP Criterion B CRHR Criterion 2).[2] Architecturally, the Colonial Revival Bungalow is a modest and ubiquitous example of this early twentieth century residential style. None of the buildings appear to have distinctive characteristics of their type, period, or method of construction, nor do they appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975.

[2] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations, 1900-1968* (Provo, UT, USA: The Generations Network, Inc., 2008), accessed online at www.ancestry.com on October 2009; *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008 online at www.ancestry.com, October 2009; US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956. US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., GS-VBZI 1-233, 1968.

Photographs (continued):

Photograph 2: Building 1 in foreground, garage/carport structure in middle, with Building 3 in background

Photograph 3: Building 4, facing northwest.

Site Map:

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-02

P1. Other Identifier: Tract No. 1503

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

***b. USGS 7.5' Quad** Lamont, CA **Date** 1995 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

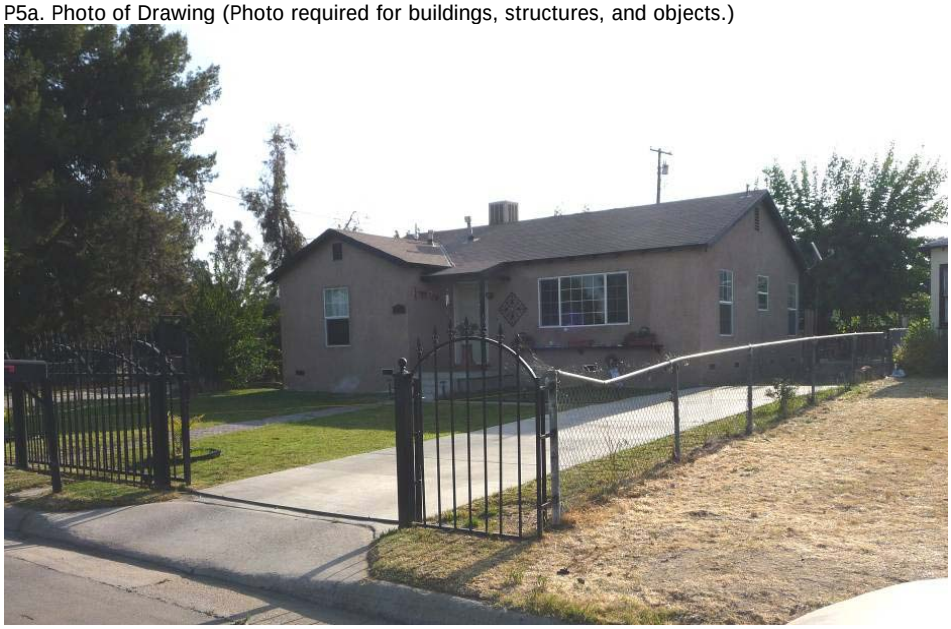
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Tract 1503 was subdivided in 1949 and developed over the next two years. It features a rectilinear plan, and original had 152 mostly-rectangular parcels positioned in the grid bounded by Brundage Lane to the north, Terrace Way to the south, Bliss Street to the east, and Liggett Street to the west, and containing Churchill Drive, Tollhouse Drive and Waycross Street. The construction of Highway 58 in the 1970s eliminated 49 parcels from this tract. The nineteen original parcels fronting Brundage Lane were developed as commercial / light industrial properties. Of the remaining Tract 1503 properties, only 29 of the 84 are located within the study area for this project and recorded on this form. Most of these surveyed properties are on lots between 0.12 and 0.17 acres in area, with a few larger parcels. The parcels contain stucco-clad Ranch houses, built in 1949 and of between 1,014 and 1,203 square feet in area, that can broadly be categorized as one of five types, all of which are single story. Type 1 houses have an L-shaped footprint and a cross-gabled roof (Photograph 1). The front entry is located at the interior corner and is sheltered beneath a shed extension of the main roof that varies in size (either full- or partial-width). The setback wall features a wood-frame picture window that is often grouped (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. 301 S. Bliss St., primary façade, facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1949-1951, Kern County Assessor Records

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** subdivided in 1949; homes built between 1949 and 1951 (see continuation sheet for alterations).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Ken Mynatt
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Tract 1492 and the individual houses do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA. Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with them came a great demand for more housing. Twenty square miles of new development took place between 1945 and 1955 as Bakersfield's boundaries began to expand and outlying agricultural land was converted to residential subdivisions. This included a large area of land directly south of Brundage Lane and east of Union Avenue, which was subdivided as Tracts 1268, 1492 and 1503 by the end of the 1940s and was mostly developed soon thereafter. Prior to this time, this area was wholly agricultural with only one paved street (Ohio Drive) and a handful of residences. Ken and LaVerne Mynatt owned the land that became Tract 1503 and subdivided the property in 1949.

Ken Mynatt, a Bakersfield native who got his start in the 1930s, developed a successful career in the home-building and real estate business. In the late 1930s, real estate appears to have been a second profession; Mynatt listed his primary occupation as owner of Ken Mynatt's – Hancock Service Station. A few years later, he was listed in Bakersfield City Directory as a real estate agent working with his father, Dale C. "Slim" Mynatt. One of his first subdivisions was a tract of nearly 50 houses in East Bakersfield which he developed in 1946. He followed this up with several more tracts before starting work on Tract 1503 in 1949. Mynatt built the houses recorded on this form between 1949 and 1951. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps: Tract No. 1268, Nov. 7, 1945, Book 5 of Maps, Page 115, Tract No. 1492, July 13, 1949, Book 7 of Maps, Pages 17-19, Tract No. 1503, July 21, 1949, Book 7 of Maps, Pages 21-23, Tract No. 1300, Jan. 8, 1947, Book 5 of Maps, Page 199; Tract No. 1369, June 26, 1947, Book 6 of Maps, Page 51; Tract No. 1281, Feb. 20, 1946, Book 5 of Maps, Page 124; *Los Angeles Times:* "Kern Homes Crisis Aired," 7 Dec. 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 Dec. 1946,"Minter Field Units to House 400 Families," 2 Feb. 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952; *Bakersfield Californian:* "Funeral Services Tomorrow for Kenneth Mynatt," 7 June 1962, 32; Advertisement, 9 April 1949, 4; Advertisement, 2 March 1949, 7; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1937, 1938, 1942). See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

with two 1/1 double-hung wood windows. The projecting wall includes a 1/1 double-hung wood window. The walls are clad with stucco siding, and sometimes feature an apron wall with different material, like brick or wood. There are eight Type 1 houses recorded on this form.

Type 2 houses have an L-shaped footprint and a cross-hipped roof (Photograph 2). The front entry is located at the interior corner of the projecting end, and like Type 1 is sheltered either under the projecting hip roof or a shed extension of the main roof. Fenestration on this type of house varies, but often features 1/1 double-hung wood windows in different configurations. The setback wall commonly features either a series of these windows, or a wood-frame picture window grouped with double-hung windows. The projecting wall includes a 1/1 double-hung wood window. Sometimes the entrance is sheltered within a walled porch. The walls are clad with stucco siding, and sometimes include a wood apron wall. Six Type 2 houses are recorded on this form.

Type 3 houses have a rectangular footprint and a side-gabled roof (Photograph 3). The front porch is either full- or partial-width and is sheltered beneath a shed extension of the roof. The entrance is located under the porch roof near the center of the façade. To one side of the door is a wood-frame picture window, sometimes grouped with 1/1 double-hung wood windows and a separate 1/1 double-hung wood window. The other side features a 1/1 double-hung wood window. The walls are clad with stucco siding. Four Type 3 houses appear on this form.

Type 4 houses have a rectangular footprint and a hipped roof. Often this type of house is located on a corner lot and features a one-car garage attached to the house by a breezeway (Photograph 4). The front entry is located off-center on the facade and is sometimes recessed or sheltered beneath a shed extension of the roof. The entrance is flanked to one side by a wood-frame picture window sometimes grouped with two 1/1 double-hung wood windows and a single 1/1 double-hung wood window. To the other side of the entrance is a 1/1 double-hung wood window. The walls are clad with stucco siding. There are eight Type 4 houses recorded on this form.

Type 5 houses feature an L-shaped footprint with a cross-hip roof. The setback façade features an entrance at the interior corner, sheltered under a small projecting shed roof. This wall includes a wood-frame picture window grouped with two 1/1 double-hung wood windows and flanked to one side by a single 1/1 double-hung wood window. The projecting ell features a one-car garage with a separate personnel door. The walls are clad with stucco. The house at 321 Tollhouse Drive features many of the original elements (Photograph 5). There are three Type 5 houses recorded on this form.

This tract features a mostly rectilinear layout and asphalt streets lined with concrete gutters and square curbs. Some of the properties include sidewalks, but most do not. The majority of the properties include a lawn in the front yard. Some yards, like the one at 301 South Bliss, are surrounded by fencing. Less than one-quarter of the properties have mature trees in the front yard that might date to the original development; the rest either have young trees or no trees in the front yard. Most of the properties have a concrete driveway; only a few also have a separate concrete walkway to the front of the house. Utility lines run along wood poles located behind the houses.

The following table lists individual parcels of Tract 1503 that are located within the survey area of this project, including their respective type and any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
169-103-02	301 S Bliss St	1949	**1**	vinyl replacement and resized windows	1
169-101-02	304 Liggett St	1950	**1**	replacement windows; replacement stucco siding	
169-102-01	201 Tollhouse Dr	1951	**3**	replacement and resized windows; replacement stucco siding	
169-102-02	205 Tollhouse Dr	1951	**4**	repl and resized windows; repl stucco siding; garage addition	2
169-102-03	209 Tollhouse Dr	1951	**1**	repl stucco siding; some rerpl and resized windows; altered entrance	
169-102-04	213 Tollhouse Dr	1951	**1**	replacement stucco siding	3
169-102-05	217 Tollhouse Dr	1950	**5**	repl stucco siding; repl and resized windows; repl garage door; porch addition	

169-102-06	221 Tollhouse Dr	1950	**2**	repl stucco siding; repl and resized windows; front addition	4
169-102-07	225 Tollhouse Dr	1950	**4**	some replacement windows; replacement stucco siding	
169-102-35	301 Tollhouse Dr	1950	**5**	replacement windows	
169-102-09	305 Tollhouse Dr	1950	**1**	replacement stucco siding; front arbor addition	5
169-102-10	309 Tollhouse Dr	1950	**4**	replacement stucco siding; converted detached garage	6
169-102-12	317 Tollhouse Dr	1949	**2**	altered porch openings; vinyl replacement windows; detached garage converted to living space; replacement stucco siding	7
169-102-13	321 Tollhouse Dr	1949	**5**		8
169-102-14	325 Tollhouse Dr	1949	**1**	replacement windows and stuccosiding	9
169-102-15	329 Tollhouse Dr	1949	**4**	cement block wall addition to enclose breezeway	
169-092-29	216 Waycross St	1950	**3**	some replacement windows	10
169-092-13	220 Waycross St	1949	**2**	replacement windows	11
169-092-12	300 Waycross St	1949	**3**	some aluminum replacement windows, replacement stucco siding	
169-092-11	304 Waycross St	1949	**2**		
169-092-10	308 Waycross St	1949	**4**	replacement windows, stucco siding	
169-092-09	312 Waycross St	1949	**1**	replacement windows, stucco; front addition/bay extension	12
169-092-08	316 Waycross St	1949	**4**		13
169-093-06	320 Waycross St	1949	**4**	wheelchair ramp	
169-093-07	324 Waycross St	1949	**2**	replacement windows	14
169-093-08	328 Waycross St	1949	**4**	replacement and resized windows	15
169-093-09	332 Waycross St	1949	**2**		
169-093-10	336 Waycross St	1949	**3**		
169-093-11	340 Waycross St	1949	**1**	attached garage addition	

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
301 S Bliss St	Jaime O. Sanchez	301 S. Bliss St. / Bakersfield, CA 93307
304 Liggett St	Jose Luis Gomez	4725 Campbell Dr. / Culver City, CA 90230
201 Tollhouse Dr	Gilberto Valdez	201 Tollhouse Dr. / Bakersfield, CA 93307
205 Tollhouse Dr	Jose and Lilia Abramovitz	PO Box 13057 / Bakersfield, CA 93389
209 Tollhouse Dr	Artis J and Carol A Hammond	209 Tollhouse Dr / Bakersfield, CA 93307
213 Tollhouse Dr	Hamilton Family	820 Coronel St / Santa Barbara, CA 93109
217 Tollhouse Dr	3400 Loylaton LP	601 24th St A / Bakersfield, CA 93301
221 Tollhouse Dr	Georgia M Lopez	PO Box 70455 / Bakersfield, CA 93387
225 Tollhouse Dr	Leonar Heredia Fuentes	225 Tollhouse Dr / Bakersfield, CA 93307
301 Tollhouse Dr	Rosalina Contreras	301 Tollhouse Dr / Bakersfield, CA 93307
305 Tollhouse Dr	Connie Gallardo	305 Tollhouse Dr / Bakersfield, CA 93307
309 Tollhouse Dr	Brea Anna Denis Clark	309 Tollhouse Dr / Bakersfield, CA 93307
317 Tollhouse Dr	Raul L. and Elisa Palomino	PO Box 627 / Marlton, NJ 08053
321 Tollhouse Dr	Blanche R. Matherly	321 Tollhouse Dr. / Bakersfield, CA 93307
325 Tollhouse Dr	Sutton Funding, LLC	N/A
329 Tollhouse Dr	Katherine Hudson	1217 S. Chester Ave. / Bakersfield, CA 93304
216 Waycross St	Residents Against Crime Trust 216	PO Box 27740 / Las Vegas, NV 89126
220 Waycross St	Candelaria Gomez	220 Waycross St. / Bakersfield, CA 93307
300 Waycross St	Gordon C. and Glynda Cotton	2601 Holladay Ave. / Bakersfield, CA 93313
304 Waycross St	Jesus and Felice Aragon	304 Waycross St. / Bakersfield, CA 93307

308 Waycross St	Tomas Martinez	308 Waycross St. / Bakersfield, CA 93307
312 Waycross St	Jose F. Tamayo	312 Waycross St. / Bakersfield, CA 93307
316 Waycross St	Carrington Mtg Loan	1610 E. Saint Andrew Pl. / Santa Ana, CA 92705
320 Waycross St	Rocha	320 Waycross St. / / Bakersfield, CA 93307
324 Waycross St	Leticia Fernandez Ayon	324 Waycross St. / Bakersfield, CA 93307
328 Waycross St	Sylvia Garcia	328 Waycross St. / Bakersfield, CA 93307
332 Waycross St	Bank of N.Y. SVW 88	1757 Tapo Canyon Rd. / Simi Valley, CA 93063
336 Waycross St	Omid and Mahnaz Hakimian	11224 Bright Water Way / Bakersfield, CA 93311
340 Waycross St	Jack and Sophia Brown	340 Waycross St. / Bakersfield, CA 93307

B10. Significance (continued):

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. The alignment of this new highway bisected Tract 1503 and its cut through Bliss and Liggett streets resulted in the elimination of nearly fifty parcels.[1] Its impact can be seen on the sketch map (see page 15).

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[2] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[3]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. According to the Caltrans postwar housing study, a tract might be eligible under this criterion if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[4] Tract 1503 is an example of a moderately sized subdivision developed over a period of several years. This tract does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under Criterion 1 or A. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, the guidance suggests that "a single residence would generally not meet Criterion A for association with the

[1] "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13.
[2] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[3] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.

postwar housing boom or suburban growth."[5] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level.[6] As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[7] Research indicated that no individuals significant to local, state or national history had important associations with the tract.[8]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features and house designs are modest representations of a common postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[9] None of the individual residences in this tract represent important examples of a general architectural style. The houses contain elements of the Ranch style architecture, which became popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Parks guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[10] The tract was developed by home builder and realtor Ken Mynatt. While Mynatt's career was building and selling homes, he is also not considered a master builder. He appears to have been successful, subdividing almost ten tracts between 1946 and 1962. However, he never received recognition among his peers for his contributions to the profession. The original architect of the houses was not revealed during research. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[11] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[12] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further state that the district must possess architectural or historical significance under one of the other three

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[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[6] State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1936-1945* (Los Angeles: R.L. Polk and Co. Publishers, 1936-1945); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952).
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[8] *Polk's Bakersfield California City Directory 1950* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.
[9] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[10] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[11] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.

criteria or other parts of Criteria C or 3.[13] Even though Tract 1503 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), this tract and the individual residences are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Moreover, not only does the tract as a whole lack significance, it does not retain sufficient integrity of its components. Most of the houses have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement and resized windows, replacement siding, additions, and converted garages. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[14] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. In Tract 1503 each lot generally features a front lawn with some level of vegetation. Some properties include mature trees and vegetation in the front yard, while most have young trees or none at all. The utility lines stretch along poles located behind the residences. Most lots have a concrete driveway and a few have a concrete walkway. Most significantly, construction Highway 58, which bisects Tract 1503, resulted in the elimination of nearly 50 parcels from the original subdivision. Additionally, the lots located along Brundage Lane were developed with commercial / light industrial properties. Only 84 of the original 152 lots in Tract 1503 (i.e., 55%) remain and contain residences developed between 1949 and 1951. These various alterations to the individual components and the tract as a whole have substantially diminished the overall integrity of the tract.

The tract and individual residences have 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.

[13] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[14] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 205 Tollhouse Dr., primary façade, facing southwest. Type 4.

Photograph 3. 213 Tollhouse Dr., primary façade, facing southwest. Type 1.

Photographs (continued):

Photograph 4. 221 Tollhouse Dr., primary façade, facing southwest. Type 2.

Photograph 5. 305 Tollhouse Dr., primary façade, facing southwest. Type 1.

Photographs (continued):

Photograph 6. 309 Tollhouse Dr., primary façade, facing southwest. Type 4.

Photograph 7. 317 Tollhouse Dr., primary façade, facing southwest. Type 2.

Photographs (continued):

Photograph 8. 321 Tollhouse Dr., primary façade, facing southwest. Type 5.

Photograph 9. 325 Tollhouse Dr., primary façade, facing northwest. Type 1.

Photographs (continued):

Photograph 10. 216 Waycross St., primary façade, facing northeast. Type 3.

Photograph 11. 220 Waycross St., primary façade, facing north. Type 2.

Photographs (continued):

Photograph 12. 312 Waycross St., primary façade, facing north. Type 1.

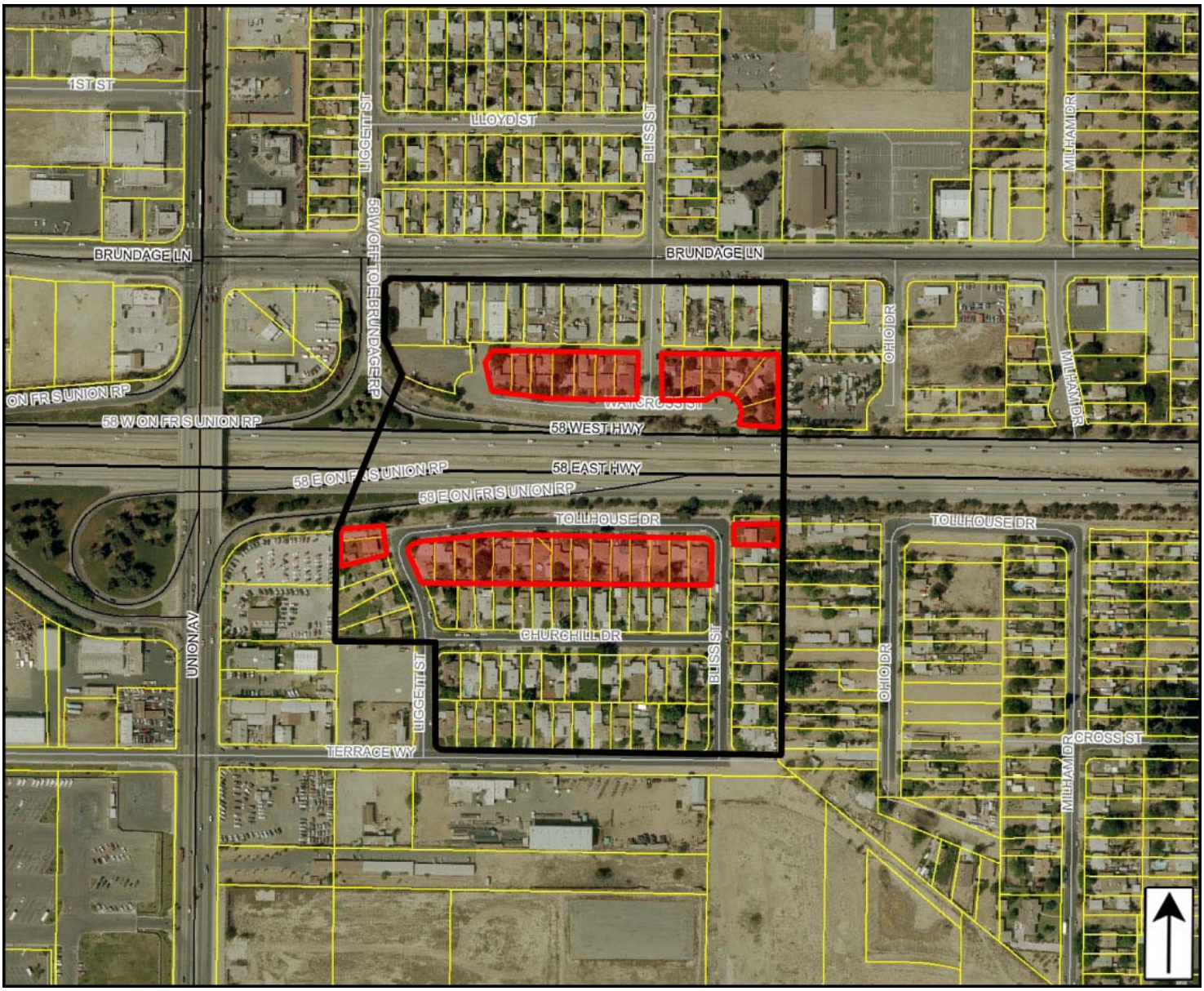
Photograph 13. 316 Waycross St., primary façade, facing northwest. Type 4.

Photographs (continued):

Photograph 14. 324 Waycross St., primary façade, facing northwest. Type 2.

Photograph 15. 328Waycross St., primary façade, facing northeast. Type 4.

Sketch Map:



NOTE: Boundaries of Tract 1503 outlined in black; parcels shaded RED are within the APE and are inventoried on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-03

P1. Other Identifier: 501 Orchard Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 501 Orchard Street City Bakersfield, CA Zip 93304

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 Number: 011-043-02

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

This simple, 765-square-foot Bungalow has a front-gabled composite-shingle roof with narrow overhanging open eaves. The property includes a secondary building located to the south and obscured from right-of-way. The main residence has horizontal wood siding, sits on a rectangular footprint and has an east-projecting, shed-roof wood-frame carport. The front (north) façade includes an off-center door, with a metal security door, and a concrete stoop. The door is flanked by a 1/1 double-hung wood-sash window on each side. Fenestration on the remaining walls includes wood-sash double-hung and fixed windows as well as aluminum-sash horizontal-sliding windows. This building sits on a raised concrete foundation. The side-gable composite-shingle roof secondary structure is located at the southeast corner of the property. Its north wall includes a replacement two-car garage door and a personnel door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing south.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1940, Kern County Assessor Records

***P7. Owner and Address:**
Jesus and Paula R. Camberos
501 Orchard Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-03

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Bungalow
***B6. Construction History:** Built in 1940; secondary building (1940-1947).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The property was developed during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and the city annexed thousands of acres of unincorporated county lands. The residence at 501 Orchard Street was constructed on Lot 40 of Berneta Park tract. Subdivided in 1921, this tract included 81 residential lots ranging in size between 0.17 and 0.21 acres centered upon Berneta Avenue and bounded to the north by Brundage Lane and Terrace Way to the south. At the time of its subdivision, this unincorporated area of Kern County was sparsely populated farmland. Census records indicate that nearly a decade after development, Berneta Park generally housed working-class families, most of whom were at least second generation US citizens. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2009 at www.dof.ca.gov/research/demographic/reports/census-surveys/historical_1850-2000/; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; US Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** October 2009
(This space reserved for official comments.)

B10. Significance (continued):

About 40 percent of Berneta Park residents rented their houses in 1930. Development in this subdivision was slow and by 1937, most of the lots were still vacant, particularly in the south half of the tract. By 1940, when this residence was built, Bakersfield was resurging from the economic downturn caused by the Great Depression. Construction projects increased as employment continued to rise. With the influx of Dust Bowl immigrants, the city was left with a housing shortage, and developers moved quickly to fill it. In the 1960s and 1970s, the City of Bakersfield and the State of California worked to develop better freeways through the city. As a result, the state constructed Highway 58 through Berneta Park and directly north of the property documented on this form.[1]

The building's integrity of materials, workmanship, and design has been compromised by replacement aluminum-sash windows, replacement roofing, and a modern carport. Furthermore, this property's overall integrity of setting, feeling and association has diminished with the construction of Highway 58 in the mid-1970s.

Under NRHP Criterion A (CRHR Criterion 1), this residence does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with residential development in Bakersfield during early twentieth century. The property appears to have served as rental for much of its history, and was one of hundreds of homes constructed on agricultural lands converted to residential tracts during the 1920s. The original owner of the property, E.A. Lynch, lived here until 1944. In 1945, J. M. Thomas lived at and owned the house, and the following year James C. and Frances Lewis lived here. By 1950, it was home to Harry E. Covey, and two years later, to Jewel Ann Jenkins. In 1960, Jacob and Jewel Horst and Fred Hofferman lived here. Jesus and Paula R. Camberos currently own this house. The individuals related to the development and use of this resource did not make demonstrably important contributions to history at the local, state, or national level, and thus the building does not appear to be significant under NRHP Criterion B CRHR Criterion 2.[2]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a modest and modified example of simple Bungalow style architecture, which became a common house style in the Bakersfield as well as California during the early part of the twentieth century. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] Kern County Assessor Records, "501 Orchard Street, Bakersfield, CA, APN: 011-043-05-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-29, flown by Hycon Aerial Surveys, 1956; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California.

[2] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); Ancestry.com, *U.S. City Directories* [database on-line].

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-04

P1. Other Identifier: 506 Fig Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 506 Fig Street City Bakersfield, CA Zip 93304

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 Number: 011-041-08

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

This 858-square-foot Small Foursquare residence has a rectangular footprint, clapboard wood siding with cornerboards, and a composite-shingle hip roof with a centered hip dormer. The roof's boxed eaves have wood fascia and soffits, and are surrounded with a wide, wood frieze board. The front entry is accessed by concrete steps and sheltered within a recessed porch located at the building's southwest corner. The porch is raised, has a simple wood railing and is additionally sheltered by a wraparound metal awning. Fenestration includes 1/1 double-hung wood windows throughout. A front-gabled detached garage with wide, open eaves and a metal rollup door is located northwest of the residence.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) **Photograph 1.** Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1920, Kern County Assessor Record

***P7. Owner and Address:**
Hardshell Investments, Inc.
5001 E. Commerce Dr. #140
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street,
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-04

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Small Foursquare
***B6. Construction History:** Residence built in 1920
***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The property was developed during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The residence documented on this form was built in the Berneta Park tract. As subdivided in 1921, this tract originally included 81 residential lots ranging in size between 0.14 and 0.21 acres centered upon Berneta Avenue and bounded to the north by Brundage Lane and Terrace Way to the south. In the early 1920s, this unincorporated area of Kern County was sparsely populated farmland. A decade after subdivision, Berneta Park consisted of mostly of Caucasian working-class families, most of whom were at least second generation US citizens. About 40 percent of Berneta Park residents rented in 1930. Development in this subdivision was slow and by 1937, most of the lots were vacant, particularly in the south half of the tract. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic congestion on the city's main thoroughfares, like Brundage Lane. The new (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; See footnotes

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** September 2009
(This space reserved for official comments.)

B10. Significance (continued):

new highway was aligned immediately south of Fig Street, bisecting Berneta Park. As result, the state took two full blocks of this tract and demolished several houses directly across the street from this residence.[1]

Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant for its association residential development in Bakersfield during early twentieth century. Rather, the home was among hundreds of residences built on agricultural land converted to residential tracts in the 1920s. Under NRHP Criterion B and CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. It does not appear that the individuals related to the development and use of this resource made demonstrably important contributions to history at the local, state, or national level. The earliest known owner of this parcel was Reuben Rowles, a mill worker for Kern County Land Company. By 1960, it appears the property was transferred to Reuben's brother Virgil, an employee of Carnation Creamery, who previously owned and lived in the house next door (510 Fig Street). It appears Virgil and his wife Barbara resided at 506 Fig Street until at least 1964.

Under NRHP Criterion C and CRHR Criterion 3, neither building on this parcel is significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a typical example of an early twentieth century Small Foursquare residence commonly found in urban and rural farms throughout the county and state. Also referred to as a "workingman's" residence, the Small Foursquare was generally square or rectangular in plan, with hip or pyramidal roofs, dormers, and recessed porches.[2] While the residence appears to retain integrity of design, workmanship, materials, location, association this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately south of the property in the mid-1970s.

Furthermore, built environments are rarely significant under NRHP Criterion D and CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California.
[2] Alan Gowans, *The Comfortable House: North American Suburban Architecture 1890-1930,* (Cambridge MA: The MIT Press, 1987) 90.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-05

P1. Other Identifier: 510 Fig Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 510 Fig Street City Bakersfield, CA Zip 93304

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 Number: 011-041-09

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

This 744-square foot Bungalow has a rectangular footprint, sits on a raised concrete foundation, and has a composite-shingle front-gable roof with wide eaves and exposed rafter tails. The building is clad in lap wood siding with cornerboards. The projecting front-gable porch, centered on the south façade, has an enclosed railing and a central metal security door, and was likely screened originally. Fenestration consists of 1/1 double-hung wood windows with wide wood trim and wood lug sills throughout. A shed-roof extension is attached to the building's northwest corner.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. View of south and west sides.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1924, Kern County Assessor Records

***P7. Owner and Address:**
Hardshell Investments, Inc.
5001 E. Commerce Dr. #140
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-05

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Bungalow
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1924
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The building was constructed during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The house documented on this form was constructed on Lot 15 of Berneta Park. As subdivided in 1921, Berneta Park included 81 residential lots ranging in size between 0.14 and 0.21 acres centered upon Berneta Avenue and bounded to the north by Brundage Lane and Terrace Way to the south. At the time of its subdivision, this unincorporated area of Kern County was sparsely populated farmland. A decade after subdivision, Berneta Park consisted of mostly of Caucasian working-class families, most of whom were at least second generation US citizens. About 40 percent of Berneta Park residents rented in 1930. Development in Berneta Park was slow and by 1937, most of the lots were vacant, particularly in the south half of the tract. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic congestion on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of Fig Street, bisecting Berneta Park. As result, the state took two full blocks of this subdivision and demolished several houses directly across the street from this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** September 2009
(This space reserved for official comments.)

B10. Significance (continued):

This house has been mostly unaltered since its construction and individually retains integrity of design, workmanship, materials, location, and association. However the construction of Highway 58 directly across the street from this early twentieth century residence compromises its integrity of feeling and setting. While the house was constructed during a period of general expansion throughout the greater Bakersfield area, it is one of hundreds of houses built on outlying agricultural land converted to residential tracts in the 1920s. Therefore within the context of early twentieth century residential development in Bakersfield and Kern County, the property does not appear to be individually significant under NRHP Criterion A (CRHR Criterion 1). For the same reasons, the subdivision as a whole does not appear to be significant under this criterion.

The earliest known owner was Virginia C. Saunders, a 73-year-old widow who in 1930 resided in the house. The property was left to her son, Emerson Saunders in 1932 and used as a rental for the next decade. Renters include Monroe M. Booe, a railroad worker, and his wife Rose M., and Lillian B. Jones. Saunders sold the property to Enoch F. and Myrtle Jones in 1944, who then sold it three years later to Thomas W. Dibblee, Jr. Dibblee, a renowned California field geologist who mapped about 40,000 square miles in the Southwest during his 41-year career, lived here until 1950. Virgil M. Rowles, who worked for Carnation Creamery and his wife Barbara E. purchased the property from Dibblee in 1950. Other residents in the 1960s include Lawrence McNeil (1960) and bookkeeper Totsie Harralson (1964). Under NRHP Criterion B (CRHR Criterion 2), this building does not appear to be associated with the lives of persons important to history. While Dibblee made important contributions to the field of geology, his most important work was conducted after his two years residing in this residence. His major contributions include mapping the entire Los Padres National Forest during retirement and arguing for the first time in a 1953 publication that the San Andreas Fault had a horizontal displacement stretching hundreds of miles. The work for this article was started in 1952 when the US Geological Survey assigned him to map the San Andreas Fault.[1] It does not appear that any of the other known owners or tenants of this residence gained significance under this criterion. For the same reasons, Berneta Park as a whole, does not appear to be significant under NRHP Criterion B and CRHR Criterion 2

Under NRHP Criterion C (CRHR Criterion 3), this building is a typical example of a modest 1920s Bungalow, a type and style that was commonly constructed throughout the state during the 1920s through 1940s. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor is it the work of a master. As with many pre-World War II tracts, the developers of Berneta Park merely subdivided and sold the land with each buyer responsible for the construction of their own houses. Despite an aggressive selling campaign aimed at renters, development of this tract took place over nearly forty years. Some lots were merged while others were subdivided into smaller lots and many houses have been demolished. Today, the subdivision consists of a mixture of residential and commercial buildings mostly constructed between 1920 and 1950 in a variety of architectural styles (Craftsman, Bungalow, Small Foursquare, Minimal Traditional, etc). However, less than 35 buildings from this period of development are extant and most of these building have been altered by a combination of replacement windows, siding, modern additions or the construction of modern buildings. The subdivision as a whole appears to lack architectural cohesiveness and alterations to the subdivision, as well as to individual houses, have substantially compromised integrity of design, setting, feeling, and association of this early 20th century neighborhood. Thus it does not appear to be significant under NRHP Criterion C and CRHR Criterion 3.

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[1] Decree of Distribution, Official Records, Book 443 Page 479, June 3, 1932; Deeds, Book 1174 Page 460, March 28, 1944 and Book 1667 Page 214, February 10, 1950; *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930*, (Washington, D.C.: National Archives and Records Administration, 1930,) T626, 2,667 rolls; *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1964); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Dorothy L. Stout, "Tomas Dibblee Jr.: Driven By Scientific Curiosity," *Geotimes*, May 1992, 16-19; Michael R. Forest, "The Man Who Mapped California," *Southern California Earthquake Center Quarterly Newsletter* Summer 1997, 8-9; "Thomas Wilson Dibblee, Jr." [obituary] *Santa Barbara News Press*, 11 December 2004.

Lastly, this building is not significant (or likely) as a source of important information regarding history nor does it appear to have any likelihood of yielding important information (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 03-06

P1. Other Identifier: 616 Fig Street

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 616 Fig Street City Bakersfield, CA Zip 93304

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 Number: 011-048-10

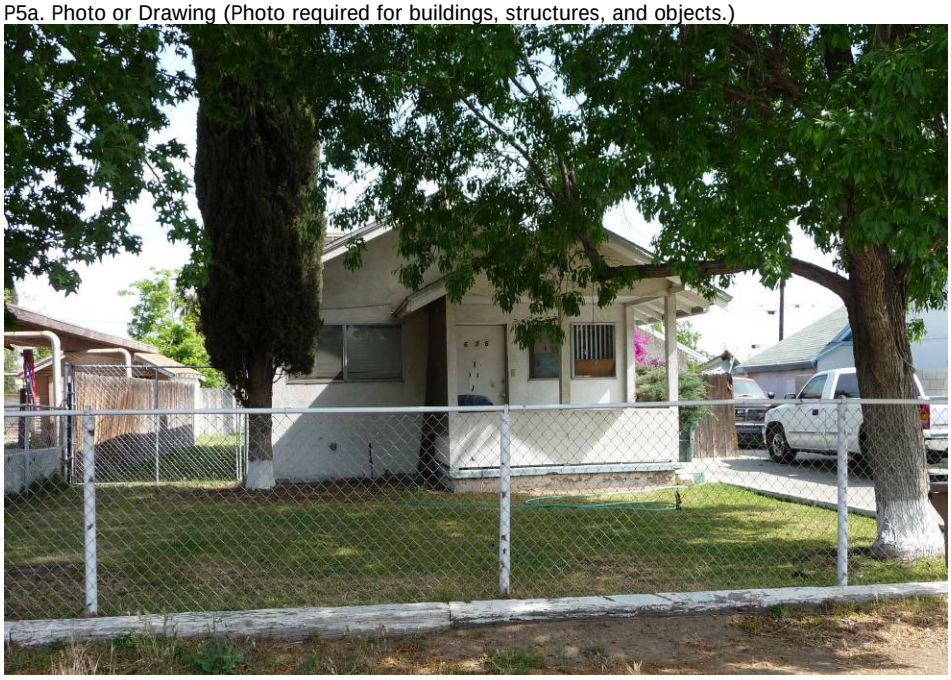
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 0.17-acre parcel contains two residential buildings. The main residence is a 1,212-square foot, stucco-clad Bungalow with a rectangular footprint and a composition-shingle, front-gable roof with wide eaves and exposed rafter tails (Photograph 1). The half-width, concrete front porch has solid railing clad in stucco and is covered by a projecting front-gable roof supported by wood posts. Fenestration includes aluminum sliding windows throughout. A side-gable extension projects from northeast corner of the building. The secondary residence is located northeast of this house, at the end of a concrete driveway. This L-shaped building has a composition-shingle, cross gable roof with wide eaves, stucco siding and vinyl sliding windows (Photograph 2).

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. View of south façade, camera facing north.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
ca. 1920s US Census, City Directories, Historic Aerials

*P7. Owner and Address:
Felipe Mota
630 Watts Dr.
Bakersfield, CA 93307

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street,
Davis, CA 95618

*P9. Date Recorded: April 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-06

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow
***B6. Construction History:** Built in ca. 1920s; windows replaced, new stucco siding and porch alterations at unknown date; secondary residence likely built ca. 1920s as a garage and converted to residence ca. 1948
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** n/a
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The property was developed during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

These residences were built on Lot 21 of the Berneta Park tract. As subdivided in 1921, this tract originally included 81 residential lots ranging in size between 0.14 and 0.21 acres centered upon Berneta Avenue and bounded to the north by Brundage Lane and Terrace Way to the south. In the early 1920s, this unincorporated area of Kern County was sparsely populated farmland. A decade after subdivision, Berneta Park consisted of mostly of Caucasian working-class families, most of whom were at least second generation US citizens. About 40 percent of Berneta Park residents rented in 1930. Development in this subdivision was slow and by 1937, most of the lots were vacant, particularly in the south half of the tract. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic congestion on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of Fig Street, bisecting Berneta Park. As result, the state took two full blocks of this tract (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2011 at www.dof.ca.gov /research/demographic/state_census_data_center/historical_census_1850-2010/view. php ; See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** September 2009
(This space reserved for official comments.)

B10. Significance (continued):

and demolished several houses directly across the street from this residence.[1]

While Kern County Assessor records gives 1940 as the built date for both residences, this property's address appears in city directories as early as 1936 and a residence with a similar footprint is extant at this location around that time. In addition, it appears from the US census that Andrew J. Boyd, a carpenter for the railroad, his wife Ida L., were renting this residence as early as 1930. Architecturally, the Craftsman elements of this Bungalow are typical of the 1910s and 1920s. Taken together, these factors suggest the house was constructed in the 1920s, after the tract was subdivided and before it was rented out by Andrew and Ida Boyd. The second residence, which is listed at 616 ½ Fig Street, was likely constructed as a detached garage, a common feature associated with older residences. A building at this location is present as early as 1937, and starting in 1948, 616 ½ Fig Street appears in city directories with a separate tenant from the main house.[2]

Both buildings described on this form have been heavily altered since their construction which have compromised their integrity of materials, workmanship, and design. Alterations include modern stucco siding, alterations to the main residence's porch (stucco-clad railing), and the replacement of original windows (likely double-hung wood-sash), window trim and lug sills with aluminum-sash horizontal-sliding windows. Furthermore, the construction of Highway 58 directly across the street from this early twentieth century residence compromises its integrity of feeling and setting.

This property appears to have served as rental for much of its history and while the buildings were constructed during a period of general expansion throughout the greater Bakersfield area, the property is one of hundreds of such residential properties built on outlying agricultural land converted to housing tracts in the 1920s. Therefore within the context of early twentieth century residential development in Bakersfield and Kern County, the property does not appear to be individually significant under NRHP Criterion A (CRHR Criterion 1). For the same reasons, the subdivision of Berneta Park as a whole does not appear to be significant under this criterion.

The property appears to have been used as a rental early on, with a high turnover starting in the mid-1930s. Tenants between 1936 and 1944 include Roland I. Tilton (1936), Clare Vincent (1937), and Cliff A. Baumeister (1943). The longest resident was Gottlieb J. Prince, who lived here from 1938 to 1942. A farm worker, Prince and his wife Katherine H. Prince had four children by 1930 when they lived in the Beardsley District of Bakersfield. The earliest known owner was Catherine G. Bonham who resided at this address with William H. DeLong in 1945; however, in 1946 Evelyn and Melvin E. Jones are listed at this address. In 1948, the Joneses were joined by Charles T. and Grace D. Anderson. The Andersons continued to reside on this property until at least 1960. The secondary residence (known as 616 ½ Fig Street) was likely constructed circa 1920s and converted to a residence by 1948. It had various tenants (Charles L. Napler, Dan L. Furtch, and Robert Streissguth) during the late 1940s and 1950s.[3] None of these known tenants made demonstrably important contributions to history. Therefore this property, or Berneta Park as a whole, does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.

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[1] State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California.

[2] US Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; Ancestry.com, *1930 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2002), original data: United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930), T626, 2,667 rolls; ; Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945).

[3] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); Ancestry.com, *1930 United States Federal Census* [database on-line]; Ancestry.com, *1910 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2006),original data: United States of America, Bureau of the Census, *Thirteenth Census of the United States, 1910* (Washington, D.C.: National Archives and Records Administration, 1910), T624, 1,178 rolls; Ancestry.com, *U.S. City Directories* [database on-line]; *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1964); "Deaths," *Independent Press-Telegram* (Long Beach, California), 22 February 1959.

Under NRHP Criterion C and CRHR Criterion, these buildings are typical and heavily modified examples of a modest 1920s Bungalow, a type and style that was commonly constructed throughout the state during the 1920s through 1940s. Neither building appears significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master. As with many pre-World War II tracts, the developers of Berneta Park merely subdivided and sold the land with each buyer responsible for the construction of their own houses. Despite an aggressive selling campaign aimed at renters, development of this tract took place over nearly forty years. Some lots were merged while others were subdivided into smaller lots and many houses have been demolished. Today, the subdivision consists of a mixture of residential and commercial buildings mostly constructed between 1920 and 1950 in a variety of architectural styles (Craftsman, Bungalow, Small Foursquare, Minimal Traditional, etc). However, less than 35 building from this period of development are extant and most of these building have been altered by a combination of replacement windows, siding, modern additions or the construction of modern buildings. The subdivision as a whole appears to lack architectural cohesiveness and alterations to the subdivision, as well as to individual houses, have substantially compromised integrity of design, setting, feeling, and association of this early 20th century neighborhood. Thus it does not appear to be significant under NRHP Criterion C and CRHR Criterion 3.

Furthermore, built environments are rarely significant under Criterion D or 4 and this property does not appear likely to yield important historical information. This property 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.

Photographs (continued):

Photograph 2: Secondary residence, camera facing northwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-07

P1. Other Identifier: 621 Orchard Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 621 Orchard Street City Bakersfield, CA Zip 93304

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 Number: 011-046-02

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

This 2,107-square-foot one-story multi-unit relatively unadorned Ranch-style apartment building has a rectangular footprint and a broad overhanging hipped roof with wood fascia and composite shingle roofing. The building consists of three residential units. The north façade includes an entrance door for one of the units and two aluminum-sash horizontal-sliding windows. The long west façade consists of entrance doors for the other two units and six aluminum-sash horizontal-sliding windows. The west wall has three doors and several windows. The exterior walls are clad in stucco and the building sits on a concrete foundation.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1963, Kern County Assessor Records

***P7. Owner and Address:**
Felix Cabrera and Maclovia Serrano
10905 Shellabarger Road
Bakersfield, CA 93312

***P8. Recorded by:**
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 03-07

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1963.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

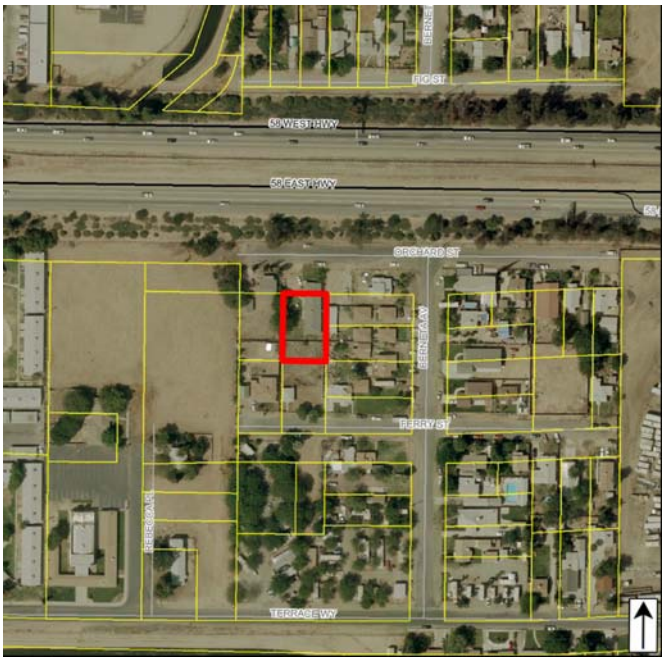
This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. The residence at 621 Orchard Street was constructed on Lot 40 of Berneta Park tract. Subdivided in 1921, this tract included 81 residential lots ranging in size between 0.17 and 0.21 acres centered upon Berneta Avenue and bounded to the north by Brundage Lane and Terrace Way to the south. At the time of its subdivision, this unincorporated area of Kern County was sparsely populated farmland.

Development in this subdivision was slow and by 1937, most of the lots were vacant, particularly in the south half of the tract. However, by the time this residence was constructed in 1963, a significant portion of the tract was developed. In the 1960s and 1970s, the City of Bakersfield and the State of California worked to improve traffic flow through the city. As a result, the state constructed Highway 58 through Berneta Park and directly north of the property documented here.
(See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; Kern County Assessor Records, "621 Orchard Street, Bakersfield, CA, APN: 011-046-02-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California. See footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with residential development in Bakersfield during mid-twentieth century. The building appears to have always been an apartment. Research did not reveal the identities or occupations of residents of the building. The current owners, Felix I. Cabrera and Maclovia B. Serrano purchased the property in 2003 from Patricia A. Westfall. The individuals related to the development and use of this resource did not make demonstrably important contributions to history at the local, state, or national level, and thus the building does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[1]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a modest example of Ranch style architecture. Ranch style became immensely popular in the late 1940s and 1950s when houses were built in the style nationwide in suburban communities, including throughout Bakersfield, and continued to be used as the primary residential style in California suburbs throughout the 1960s.[2] The building's integrity of materials, workmanship, design, location and association remain intact, as it appears little has changed from the original period of construction. However, this property's overall integrity of setting and feeling has diminished with the construction of Highway 58 in the mid-1970s. Furthermore, built environments are rarely significant under NRHP Criterion C or CRHR Criterion 3and this property does not appear likely to yield important historical information. This property 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.

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[1] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); Ancestry.com, *U.S. City Directories* [database on-line]; *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960).

[2] "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," National Register Bulletin, 2002; Kenneth T. Jackson, *Crabgass Frontier: The Suburbanization of the United States*, (New York: Oxford University Press, 1985), 240; Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004), 11-17.

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-01

☐ Continuation ☒ Update

P1. Other Identifier: Kern Island Canal

***P3a. Description:** This form documents two short segments of the canal near State Route 58. Both segments are earthern lined canals with underground pipelines transporting water under State Route 58.

***P3b. Resource Attributes:** HP20 - Canal/aqueduct

***P8. Recorded by:** Polly Allen and Greg Rainka, JRP Historical Consulting, LLC, 2850 Spafford Street, Davis, CA 95618

***P11. Report Citation:** JRP Historical Consulting, LLC, JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***B10. Significance:** The Kern Island Canal has been evaluated on two separate occasions; first by Bai "Tom" Tang of CRM Tech in 2001 for the report entitled "Historical Property Survey Report: SR 99/White Lane Interchange Reconstruction Project, City of Bakersfield, Kern County, Caltrans District 6." As a result of that survey the Office Historic Preservation assigned it the National Register Status Code 7N1 (needs to be re-evaluated). In 2011, JRP completed an update form evaluating an additional segment of the canal for the report entitled "California High Speed Train Historic Architectural Survey Report: Fresno to Bakersfield Section." JRP concluded that that segment lacked integrity and did not appear to be eligible for either the National Register of Historic Places or the California Register of Historical Resources. These previous forms are attached to this document.

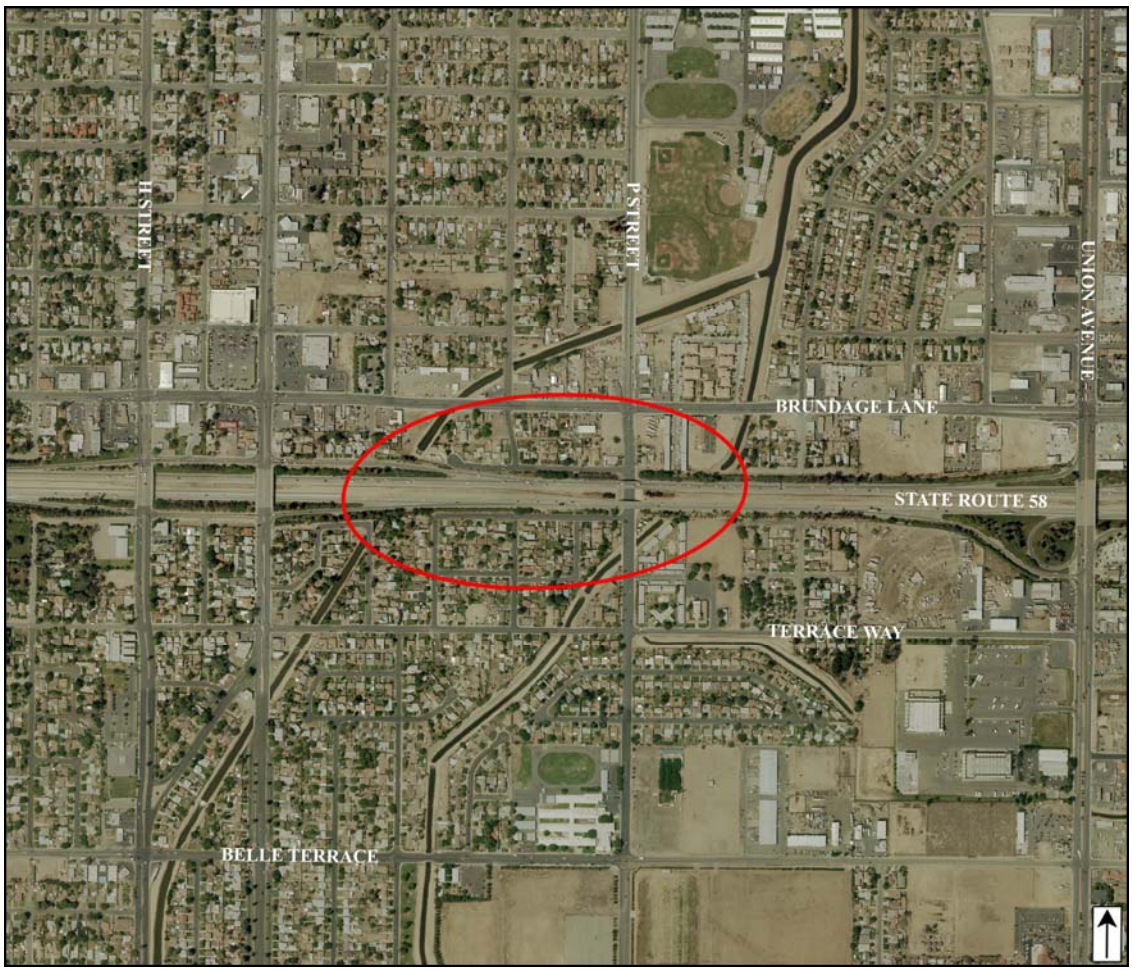
While the two sections of the canal within the study area for this project has remained earthen lined, both have been altered by the construction of Highway 58, which realigned and converted both into underground pipelines. Though it retains integrity to its location, these two segments lack sufficient integrity of design, workmanship, materials, setting, feeling, and association to convey the 19th century canal's potential significance. This segment is also not eligible – individually or as a contributor to the larger canal – for listing in the National Register or California Register.

***B14. Evaluator:** Heather Miller / Toni Webb ***Date of Evaluation:** December 2011

Photographs:

Adjacent segment of theKern Island Canal, facing south from 4th Street, between R and T streets.

Sketch Map:


H STREET
P STREET
UNION AVENUE
BRUNDAGE LANE
STATE ROUTE 58
TERRACE WAY
BELLE TERRACE

P1. Other Identifier: Kern Island Canal

***P3a. Description:** This form documents a 0.4-mile section of the Kern Island Canal that is part of the City of Bakersfield's Mill Creek Linear Park. The park was completed in about 2009 and includes Central Park and a 1.5-mile segment of the canal between California Avenue and Golden State Boulevard. As part of the park project, the canal was altered to create a "natural" creek with adjacent walking paths, pedestrian bridges, new shrub and tree plantings, decorative metal fencing, and street lights. Currently, the entire 0.4-mile subject segment is lined with concrete. The southern section between California Avenue and the Burlington Northern Santa Fe Railroad tracks has gentle curving sides with embedded river cobble, walkways with decorative metal fencing lining each side, modern lamp posts, new plantings, and a new arched drop located in the canal just north of California Avenue. New pedestrian bridges now cross the canal at three points (near 13th, 14th, and 15th streets) along this section (**Photographs 1** and **2**). The construction of the library in the early 1980s along Truxtun Avenue required the realignment of the canal between the rail line and Truxtun Avenue. As a result, the canal at this location is piped underground, where it continues along a northeasterly route. No changes were made to the section between Truxtun Avenue and 17th Street during the construction of the park; at this location the canal is concrete lined, with simple concrete walks and a modern footbridge (**Photograph 3**).

***P3b. Resource Attributes:** HP20 - Canal/aqueduct

***P8. Recorded by:** Heather Norby & David Riggs, JRP Historical Consulting, LLC, 2850 Spafford Street, Davis, CA 95618

***P11. Report Citation:** JRP Historical Consulting, LLC, "California High Speed Train Historic Architectural Survey Report: Fresno to Bakersfield Section," 2011.

***B10. Significance:** Bai "Tom" Tang of CRM Tech inventoried and evaluated a short section of the west branch of the Kern Island Canal in 2001 for the report entitled "Historical Property Survey Report: SR 99/White Lane Interchange Reconstruction Project, City of Bakersfield, Kern County, Caltrans District 6" (see attached). This evaluation noted that portions of the surveyed canal had been converted into an underground pipeline and that the canal has been regularly maintained and likely upgraded, but concluded that that segment still retained sufficient integrity and it appeared to be a contributor to the potentially significant canal. Mr. Tang concluded that "pending further documentation, the entire Kern Island Canal system is likely to prove eligible for listing in the National Register under Criterion A" at the local level of significance; subsequently, the Office Historic Preservation assigned a the National Register Status Code 7N1 (needs to be re-evaluated). This updated form provides that re-evaluation.

This update also addresses a segment of the main Kern Island Canal. The Kern Island Irrigating Canal Company constructed the canal in the 1870s. Completed in 1874, the 18-mile long waterway extended from the Kern River (northeast of downtown Bakersfield), through Bakersfield, and then south to Kern Lake. By the early 1890s, the canal included various branches that together measured approximately 30 miles in length. Although the canal was the first large-scale irrigation channel to be excavated and served as both irrigation and drainage for the adjacent marsh areas, several other canals were under construction and completed around the same time, including the Calloway, Stine, Beardsley, and Rio Bravo. The Kern Island Canal was also not the largest such structure. When completed, the Kern Island Canal measured 48' wide and 4' deep, while the Calloway canal was nearly three times its width. In 1892, the local Bakersfield newspaper noted more than 25 canals pulling water from the Kern River. The Kern Island Canal could carry approximately 400 cubic feet of water, but several others, like the Stine and Calloway, carried more than three times that (JRP 1995; Grunsky 1898; *The Californian* 1892; Hinton 1890).

While the Kern Island Canal appears to have once had potential significance under NRHP Criterion A and CRHR Criterion 1 (local level of significance) within the context of 19th century development of Kern County, this segment of canal has been heavily altered by its recent conversion to an urban park and the realignment of the canal between the railroad and Truxtun Avenue. Though it retains integrity to its location, this segment lacks sufficient integrity of design, workmanship, materials, setting, feeling, and association to convey the 19th century canal's potential significance. This segment does not appear to be eligible – individually or as a contributor to the larger canal – for listing in the National Register or California Register.

***B14. Evaluator:** Heather Norby & Toni Webb ***Date of Evaluation:** July 2010

B12. References (continued):

Grunsky, C.E. 1898. *Irrigation near Bakersfield, CA.* USGS Water Supply Paper No. 17.

Hinton, Richard J. 1890. *Irrigation in the United States*. Washington, D.C.: Government Printing Office. p. 124.

JRP Historical Consulting Services. 2000. *Water Conveyance Systems in California: Historic Context Development and Evaluation Procedures.* Prepared with Caltrans Environmental Program/Cultural Studies Office, Sacramento. JRP 1995. p. 95.

JRP Historical Consulting Services. 1995. *Historic Architectural Survey Report, Tier 1, for Route Adoption on Route 58, Between I-5 and State Route 99 in Kern County.* Prepared for California Department of Transportation, District 6. p. 17.

Kern County Chamber of Commerce. 1940. *Map of Bakersfield and Suburban Areas, Kern County, California*. Kern County Chamber of Commerce.

Kern County Engineering, Survey, and Permit Service Department.
1949. Record of Survey Map. Book 5, Map 169.
1892. Plat of the Godey Tract.

Lynch, George Gilbert. 2006. "The Kern River, Soul of Bakersfield." *Historic Kern Quarterly Bulletin*. Volume 58, No. 1. Spring 2008.

Meyer, Steven. 2010 March 15. "High Hope Grows Where the Water Flows." *Bakersfield Californian*.

The Californian. 1892 April 9. "Kern County Canals." *The Californian*; p. 1-4.

Photographs:

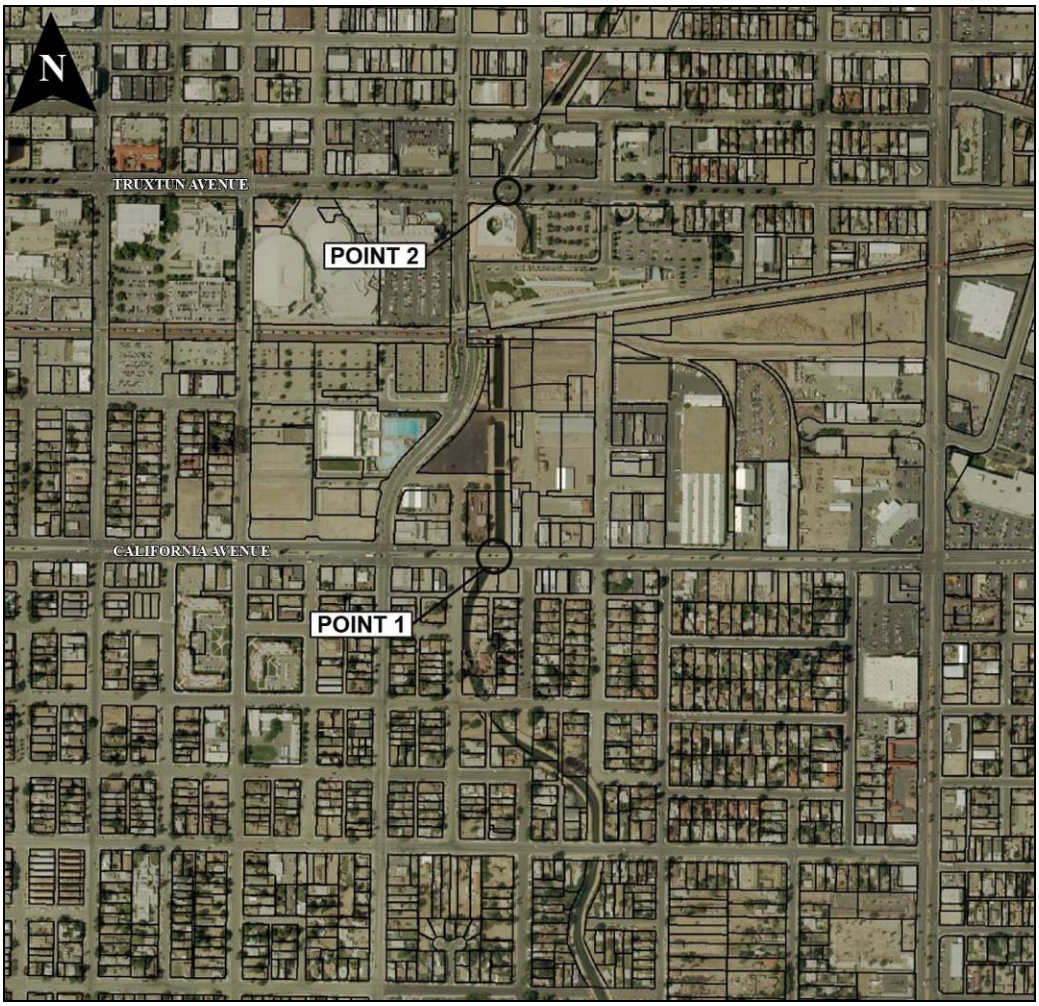
Photograph 1: Kern Island Canal, Point 1 (see Sketch Map); facing north from California Avenue, between R and Q streets, May 12, 2010 (P362).

Photographs:

Photograph 2: Kern Island Canal, Point 1 (see Sketch Map); facing north just north of California Avenue May 12, 2010 (P365).

Photograph 3: Kern Island Canal, Point 2 (see Sketch Map); facing northeast from Truxtun Avenue between R and S streets, May 12, 2010 (P367).

Sketch Map:



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

Primary # P 15010104
HRI #
Trinomial
NRHP Status Code 4X (4D2) (May Become eligible)
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) CRM TECH 654-3H

P1. Other Identifier: West Branch of Kern Island Canal

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

*b. USGS 7.5' Quad Gosford, Calif. Date 1954, photorevised in 1968 and 1973
T30S; R27E; NE 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of Sec 13 ; M.D. B.M.
Elevation: Ca. 375 feet above sea level

c. Address N/A City Bakersfield Zip N/A

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 315120 mE/ 3909525 mN
UTM Derivation: √ USGS Quad ____ GPS

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) On the eastern side of SR 99, south of White Lane

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This site consists of a small segment of the West Branch of the Kern Island Canal. It originates from the main Kern Island Canal near the intersection of Planz Road and H Street, approaches SR 99 from the northeast, and crosses under the freeway through a concrete culvert of modern construction. The unlined earthen canal is evidently maintained regularly, but presumably retains at least some of its historic appearance. While the current USGS map shows the canal on both sides of SR 99, this is no evidence of its existence on the surface immediately west of the freeway, suggesting that the canal has been converted into an underground pipeline in that area.

*P3b. Resource Attributes: (List attributes and codes)

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

(Continued on p. 2)

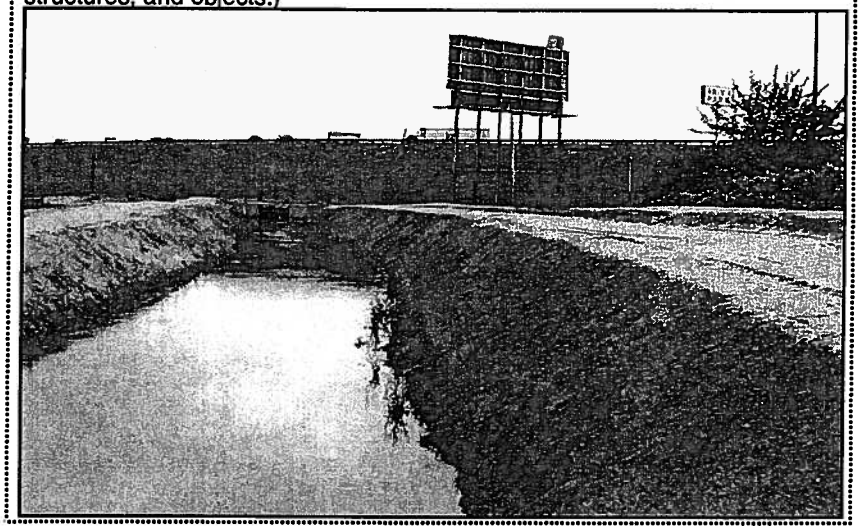
RECEIVED
MAY 31 2001
BY: AB

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

Primary # P 15010104
HRI #
Trinomial

*Resource Name or # (Assigned by recorder) CRM TECH 654-3H

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on April 3, 2001; view to the southwest

***P6. Date Constructed/Age of Sources:**
√ Historic ____ Prehistoric ____ Both

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** (Name, affiliation, and address)
Bai "Tom" Tang, CRM TECH
2411 Sunset Drive
Riverside, CA 92506

***P9. Date Recorded:** April 3, 2001

***P10. Survey Type:** Project-related survey (intensive)

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Bruce Love, Bai "Tom" Tang, and Daniel Ballester (2001): Historical Property Survey Report: SR 99/White Lane Interchange Reconstruction Project, City of Bakersfield, Kern County, Caltrans District 6. On file, Southern San Joaquin Valley Information Center, California State University, Bakersfield.

***Attachments:** ____None ____Location Map ____Continuation Sheet √ Building, Structure, and Object Record
____Archaeological Record ____District Record ____Linear Resource Record ____Milling Station Record
____Rock Art Record ____Artifact Record ____Photograph Record ____Other (List):

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # P 15 010104
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 4X

*Resource Name or # (Assigned by recorder) CRM TECH 654-3H

B1. Historic Name: West Branch of Kern Island Canal

B2. Common Name: West Branch of Kern Island Canal

B3. Original Use: Irrigation canal B4. Present Use: Irrigation canal

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations) The canal was constructed by the Kern Island Canal Company in the early 1870s, incorporating several smaller irrigation ditches that began operation in the late 1860s. The company was originally organized in 1870 by H. P. Livermore, Julius Chester, and J. H. Redington, but was soon controlled by James B. Haggin and the Kern County Land and Water Company, like many other irrigation works in the area. In 1875, the Kern Island Canal Company was granted a franchise to deliver water for domestic, agricultural, and industrial purposes to a 120,000-acre area around Bakersfield. By 1877, the various branches of the Kern Island Canal had been extended southward as demand for water increased, and had reached the vicinity of Kern Lake. The West Branch, of which Site 654-3H is a part, was presumably built around that time. Around 1910, in any event, it was known to be present at this location.

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

*B8. Related Features: ___

B9a. Architect: N/A b. Builder: Kern Island Canal Company

*B10. Significance: Theme Irrigation; early development

Area Bakersfield and vicinity Period of Significance 1870s-

Property Type Irrigation canal Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Kern Island Canal is one of the first irrigation works to be constructed in the Bakersfield area, and played an important role in the area's early development. Pending further documentation, the entire Kern Island Canal system is likely to prove eligible for listing in the National Register under Criterion A, with a local level of significance. At Site 654-3H, the canal is still in active service, and has undoubtedly been regularly maintained and perhaps even upgraded. Nevertheless, the unlined earthen canal appears to retain sufficient integrity in terms of location, design, material, feeling, and association to reflect its period of significance. The site is therefore considered a contributing element of a potentially significant historic linear feature.

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

*B12. References: See Item P11 on p. 1.

(Continued on p. 4)

RECEIVED
MAY 31 2001
BY: ___

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # P 15010104
HRI #

*Resource Name or # (Assigned by recorder) CRM TECH 654-3H

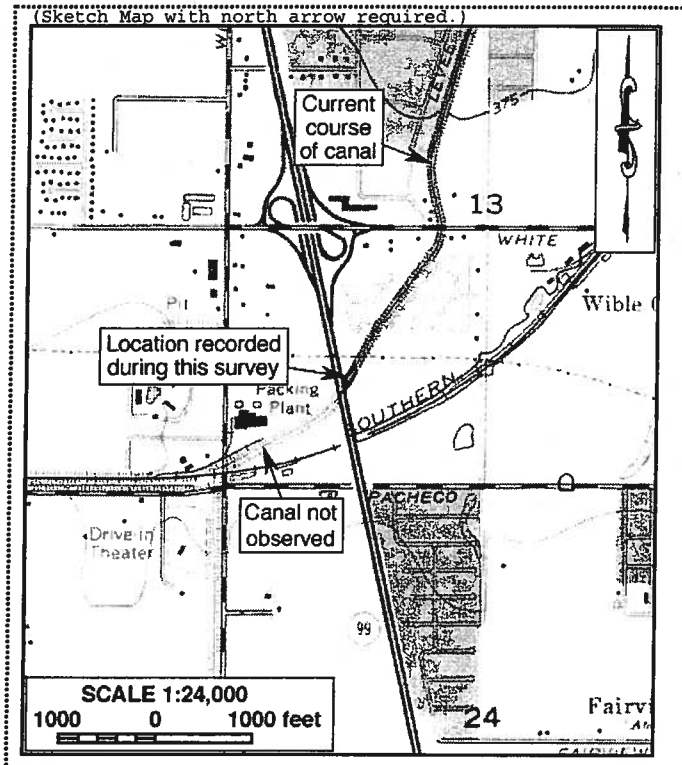
B13. Remarks:

*B14. Evaluator: Bai "Tom" Tang

*Date of Evaluation: May 7, 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required information

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-02

P1. Other Identifier: 901 Snyder Lane

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 901 Snyder Lane City Bakersfield, CA Zip 93304

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 Number: 011-084-04

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

This 0.19-acre property contains a 1,040-sqaure foot Minimal Traditional house and a detached garage. The square building has a concrete foundation, stucco and wood siding, and a composition-shingle hip roof with narrow overhang, fascia board. The off-centered main entry consists of a metal security door with a hip roof shelter that is supported by knee brackets and is accessed by low concrete steps. Fenestration includes a three-part, aluminum window on the west side of the façade, two-part aluminum casement windows on the façade as well as the west and east sides, and two single-pane metal windows on the south side (rear) of the house (Photograph 2). The stucco-clad detached garage has a composition-shingle hip roof (Photograph 2). A two-car metal overhead door is located on the east side and a flat panel entry door is located on the north side.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:
Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1955, Kern County Assessor Records

***P7. Owner and Address:**
L & R Dev Corp.
4040 Chester Ave.
Bakersfield, CA 93301-1144

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

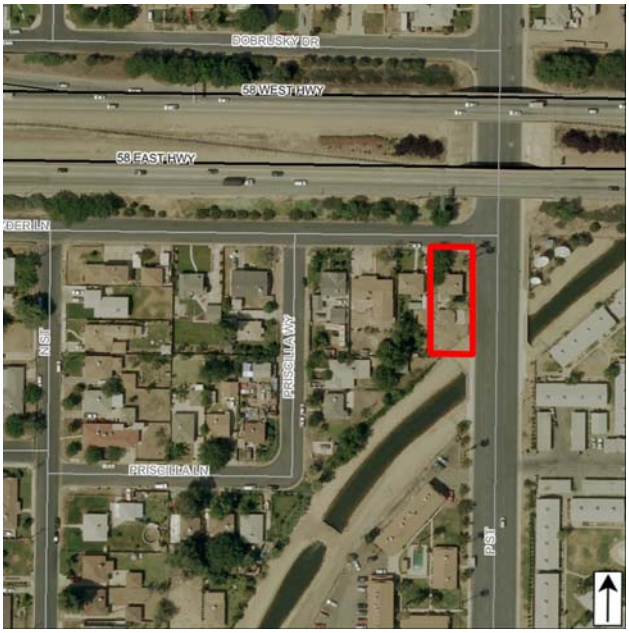
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1955.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This property was constructed during this postwar period in 1955, just south of the Dobrusky Square subdivision (Tract 1061), which was subdivided by the Dobrusky family in 1938. The land immediately surrounding this property remained farmland in to the 1950s. In fact, P Street, which boarders this property to the east remained a dirt road in 1956. Unlike many of the postwar housing tracts being constructed during this period, it appears that this undeveloped farmland was subdivided, developed, sold by individuals who generally constructed custom Minimal Traditional and Ranch-style residences in the 1950s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately north of this property. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956. See footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This building appears unaltered since it was constructed in 1955; therefore, it appears to retain integrity of design, materials, workmanship, location and association. However, the construction of the highway immediately south of the building in the mid-1970s has compromised this property's overall integrity of feeling and setting. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This residence was one of thousands of homes constructed in the 1950s, during a widespread build-up of the city's housing stock. Research revealed little information about the owners or residents of this property. The earliest known owner of the property was Raymond R. Speck, a county firefighter, who resided at the property at least between 1958 and 1960. By 1963 Ervine E. LaForge, a printer at the Bakersfield Californian newspaper, owned the property. The property soon changed hands again, and in 1965 Richard T. Alvarez and his wife Lucy purchased the property and resided at the house into the 1970s. Mr. Alvarez was employed as a driver for Blackie's Pumping Service. It does not appear that any of the property owners made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.[1] Under NRHP Criterion C and CRHR Criterion 3, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. The residence is a modest and typical example of Minimal Traditional-style architecture, which was ubiquitous throughout Bakersfield and the state during the 1930s and 1940s. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (Criterion D or 4). This property 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.

Photographs (continued):

Photograph 2: Rear of house and detached garage, facing northwest.

[1] *Polk's Bakersfield California City Directory 1958, 1960, 1963, 1965, 1968, 1970, 1972* (Los Angeles: R.L. Polk and Co. Publishers, 1958, 1960, 1963, 1968, 1970, 1972); Sports page photo caption, *Bakersfield Californian*, Apr. 11, 1971.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-03

P1. Other Identifier: 123 South P Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 123 South P Street City Bakersfield, CA Zip 93304

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 Number: 011-060-17

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

This stucco-clad 1,841-square-foot Ranch house is located at the northwest corner of South P Street and Dobrusky Drive. It has an irregular footprint and a multi-hipped composite shingle roof with wide overhanging stucco eaves. The front (east) façade includes a main entry that is recessed within the interior corner of a hipped projection. This projection is supported by a metal framework and creates a small raised concrete porch. Fenestration on this wall includes three multi-light steel-sash casement windows. A short stone wall is located on the south end of this wall. Fenestration on the rest of the house includes steel-sash casement windows. The house rests on a raised concrete foundation. A gable-roof addition to the rear of the house was made in 1986. A detached hip-roof building is located west of the main residence.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1955, Kern County Assessor Records

***P7. Owner and Address:**
Leo and Loretta Brown
123 S. P St.
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-03

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1955; rear addition in 1986.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand. Much of the area surrounding 123 South P Street was subdivided and built upon in the prewar period. However, aerial photography shows the area in the immediate vicinity remained farmland well in to the 1950s. P Street south of Brundage Lane was still a dirt road by 1956. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The house documented on this form was built in 1955 on an open piece of land south of Brundage Lane. By 1968, Dobrusky Drive bisected the property, connecting to P Street just south of the residence at 123 South P Street, and houses were erected all around this building. As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield in an east-west direction to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of the residence recorded here, perpendicular to P Street. The freeway construction required the demolition of several houses directly south from this residence.[1]

Besides the gable-roof addition to the rear of the main building, this residence appears to be unaltered and thus retains integrity of location, design, materials, workmanship, and association. However, the construction of the highway immediately south of the building in the mid-1970s has compromised the property's overall integrity of feeling and setting.

Under NRHP Criterion A or CRHR Criterion 1, this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the postwar period. The residence was one of thousands of homes constructed in the 1950s, during a widespread build-up of the city's housing stock. The original owners were Artemia and Peter (or Pietro) Bernacchi. By 1965, Peter was a retired former employee of Standard Oil Company. In the late 1970s, both Bernacchis died, leaving the house to their daughter Nilda E. Muzinich, who later sold it to the current owners, Leo and Loretta Brown. It does not appear that the owners and residents of this house appear to have gained significance as defined under NRHP Criterion B or CRHR Criterion 2.[2] Architecturally, this Ranch-style building with Minimal Traditional influences is a modest and ubiquitous example of mid-twentieth century architecture popular in suburban communities nationwide during the late 1940s and 1950s. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] Kern County Assessor Records, "123 South P Street, Bakersfield, CA, APN: 011-060-17-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-29, flown by Hycon Aerial Surveys, 1956; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3001, 1975; State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California.

[2] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library);); Ancestry.com, *1930 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2002), original data: United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930), T626, 2,667 rolls; Ancestry.com, *California Death Index, 1940-1997* [database on-line], Provo, UT, USA: The Generations Network, Inc., 2000. original data: State of California, *California Death Index, 1940-1997*, Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics; Kern County Recorders Office Records, Grantor/Grantee online index, accessed online at http://recorderonline.co.kern.ca.us/ on 27 October 2009.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-04

P1. Other Identifier: 909 Snyder Lane

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 30; R 28; __ ¼ of Sec 6; _____ B.M.

c. Address 909 Snyder Lane City Bakersfield, CA Zip 93304

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 Number: 011-084-03-00. 909 Snyder Lane is located on the south side of Snyder lane and of Highway 58, south P Street is located east and a canal south of the property.

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

This 0.17-acre parcel contains a Minimal Traditional residence and detached garage. A metal chain link fence wraps around the property. The square residence encompasses 1,040-square feet of living space, sits on a concrete foundation, and is topped by a medium pitch hipped roof covered in composite shingles. A small awning roof projection covers the front door, which is accessed by concrete steps. Fenestration appears to be original metal casement windows throughout. The house has stucco siding with a wood drip course. On the southeast side of the building is a detached garage. The garage, like the house, has stucco siding and a composition-shingle hip roof. A metal-frame and canvas carport installed along the driveway in front of (north) this building.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:
Photograph 1. Facing southeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1955, Kern County Assessor Records

*P7. Owner and Address:
Jose & Juana Ramirez
900 Snyder Lane
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Heather Norby & Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Constructed in 1955.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This property was constructed during this postwar period in 1955, just south of the Dobrusky Square subdivision (Tract 1061), which was subdivided by the Dobrusky family in 1938. The land immediately surrounding this property remained farmland in to the 1950s. In fact, P Street, which boarders this property to the east remained a dirt road in 1956. Unlike many of the postwar housing tracts being constructed during this period, it appears that this undeveloped farmland was subdivided, developed, sold by individuals who generally constructed custom Minimal Traditional and Ranch-style residences in the 1950s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately north of this property. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956. See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb/Garret Root
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This building appears unaltered since it was constructed in 1955; therefore, it appears to retain integrity of design, materials, workmanship, location and association. However, the construction of the highway immediately south of the building in the mid-1970s has compromised this property's overall integrity of feeling and setting.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This residence was one of thousands of homes constructed in the 1950s, during a widespread build-up of the city's housing stock. The earliest owner of this property was Sterling Lawrence Barger, a plumber, and his wife Ima Jean, who resided in the residence from 1955 until his death in 1965. Jean Barger continued to live in the house into the 1970s. It does not appear that any member of the Barger family associated with this residence made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.[1] Under NRHP Criterion C and CRHR Criterion 3, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. The residence is a modest and typical example of Minimal Traditional-style architecture, which was ubiquitous throughout Bakersfield and the state during the 1930s and 1940s. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1958, 1960, 1965, 1968* (Los Angeles: R.L. Polk and Co. Publishers, 1958, 1960, 1965, 1968); *Bakersfield Californian* 30 August 1965, 14 May 1963, 4 June 1955.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 04-05

P1. Other Identifier: 912 Dobrusky Drive

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**30S; **R**28E; ___ ¼ **of Sec** 6; _____ **B.M.**
c. Address 912 Dobrusky Drive City Bakersfield, CA Zip 93304
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 Number: 011-060-15

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

This stucco-clad Ranch house has an L-shaped footprint, concrete foundation and a hip and gable roof with wide eaves. The main living area (hip-roof section of the building) is setback from the road and has a south-facing three-part metal casement window and an exterior brick chimney on its west side. The south-facing front entry is located at the interior corner of the house, sheltered by roof overhang. The building is dominated by projecting garage wing has a front-facing gable with a three-part metal casement window centered on its south side. The modern rollup garage door is sited on this section's west side, perpendicular to the street, and is flanked by a three-part steel casement window. Fenestration on the building's east side includes two steel-sash casement windows and a secondary entrance with a metal security door. A random course stone skirt wall wraps around the building's front.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor Records

***P7. Owner and Address:**
Emmett Hodges II
912 Dobrusky Dr.
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1957; stone apron added at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. In the decade following the war, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. While the area east and north of this property was subdivided and built upon in the prewar period, this property and the land immediately adjacent to it remained farmland in to the 1950s. In fact, P Street, which intersects Dobrusky Drive to the east, was still a dirt road by 1956.

The Ranch-style house documented on this form was built in 1957 in a well-established neighborhood south of Brundage Lane that Bakersfield annexed in the early 1950s. The building was built with at least two other residences along Dobrusky Drive that are very similar in style. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of Dobrusky Drive and required the demolition of several houses directly across the street from this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** September 2009
(This space reserved for official comments.)

B10. Significance (continued):

Beside the addition of a stone apron along its façade, this building appears unaltered since it was constructed in 1957; therefore, it appears to retain integrity of design, materials, location, workmanship, location and association. However, the construction of the highway immediately south of the building in the mid-1970s has compromised this property's overall integrity of feeling and setting. Under NRHP Criterion A (CRHR Criterion 1), this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the postwar period. This residence was one of thousands of homes constructed in the late 1950s, during a widespread build-up of the city's housing stock. Research revealed little information about the owners or residents of this property. The earliest known tenant was Norman McAdams and his family in 1958. Gene Michel, an equipment operator and owner of the Bucket Cafe, and his wife Beverly Mae Michel lived in this residence at least between 1960 and 1964. It does not appear that McAdams nor Gene and Beverly Mae Michael made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B (CRHR Criterion 2).[1] Under NRHP Criterion C (CRHR Criterion 3), this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which became immensely popular in suburban communities nationwide during the late 1940s and 1950s. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] "Craig McAdams' Birth Announcement," *Bakersfield Californian*, April 16, 1958, p.29 (col. 1); "Notice of Intention to Engage in the Sale if Alcoholic Beverages," *Bakersfield Californian*, September 19, 1957, pg. 39 (col. 6); "Kern Road Camp escape Sentences to Two Years," *Bakersfield Californian*, January 25, 1958, pg. 25 (col. 7); *Polk's Bakersfield California City Directory 1960, 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1960, 1964); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 04-06

P1. Other Identifier: 916 Dobrusky Drive

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**30S; **R**28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 916 Dobrusky Drive City Bakersfield, CA Zip 93304

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 Number: 011-060-08

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

This 0.19-acre parcel contains a stucco-clad Ranch house with an L-shaped footprint, concrete foundation and a hip and gable roof with wide eaves. The hip-roof section of the building is setback from the road and has a three-part metal casement window with a brick planter below. The south-facing front entry is located at the interior corner of the house, sheltered by roof overhang. The building is dominated by projecting wing converted from a garage to living space, with a front-facing gable and a sliding replacement window centered on its south side. This section's east side, perpendicular to the street, features a sliding glass door with a metal security door and a steel-sash casement window. Fenestration on the building's west side includes two metal casement windows covered by metal security screens. A horizontal wood siding skirt wall wraps around the building's front.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor Records

***P7. Owner and Address:**
Garry and Jo Ann Barefield
916 Dobrusky Drive
Bakersfield, CA 93304-3116

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-06

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1957; garage converted to living space (date unknown); replacement windows (date unknown).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

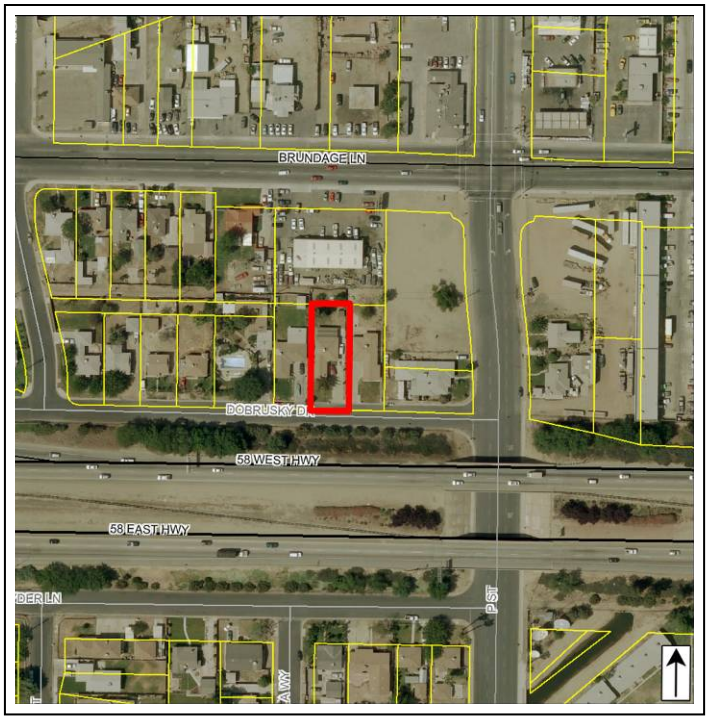
This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. In the decade following the war, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. While the area east and north of this property was subdivided and built upon in the prewar period, this property and the land immediately adjacent to it remained farmland in to the 1950s. In fact, P Street, which intersects Dobrusky Drive to the east, was still a dirt road by 1956.

The Ranch-style house documented on this form was built in 1957 in a well-established neighborhood south of Brundage Lane that Bakersfield annexed in the early 1950s. The building was constructed with at least two other residences along Dobrusky Drive that are very similar in style. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of Dobrusky Drive and required the demolition of several houses directly across the street from this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records, "3808 Stockdale Highway, Bakersfield, CA, APN: 020-200-12-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2923, 1975; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; see footnotes.

B13. Remarks:



***B14. Evaluator:** Andrea Trickey and Toni Webb
***Date of Evaluation:** February 2010
(This space reserved for official comments.)

B10. Significance (continued):

The conversion of the garage to living space and the replacement of windows have compromised the building's overall integrity of design, materials, workmanship, location and association. Additionally, the construction of the highway immediately south of the building in the mid-1970s has compromised this property's overall integrity of feeling and setting.

Under NRHP Criterion A (CRHR Criterion 1), this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the postwar period. This residence was one of thousands of homes constructed in the late 1950s, during a widespread build-up of the city's housing stock. Research revealed little information about the owners or residents of this property. The earliest known occupant of the house was Dorothy M. Baker who lived here by 1958. By 1969 the property was owned by Leo and Doris Wilson who sold the property to Leonard and Sallie White that year. After nearly a decade, the Whites sold the property to the current property owners in 1978 who remain at the address. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B (CRHR Criterion 2).[1] Under NRHP Criterion C (CRHR Criterion 3), this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through 1970s. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters, 1958, 1960* (Sacramento, California: California State Library); Kern County Recorder, 15 September 1969, Deed, Book 4317, Page 249; Kern County Recorder, 19 December 1978, Deed, Book 5162, Page 2379; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-07

P1. Other Identifier: 920 Dobrusky Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 920 Dobrusky Drive City Bakersfield, CA Zip 93304

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 Number: 011-060-14

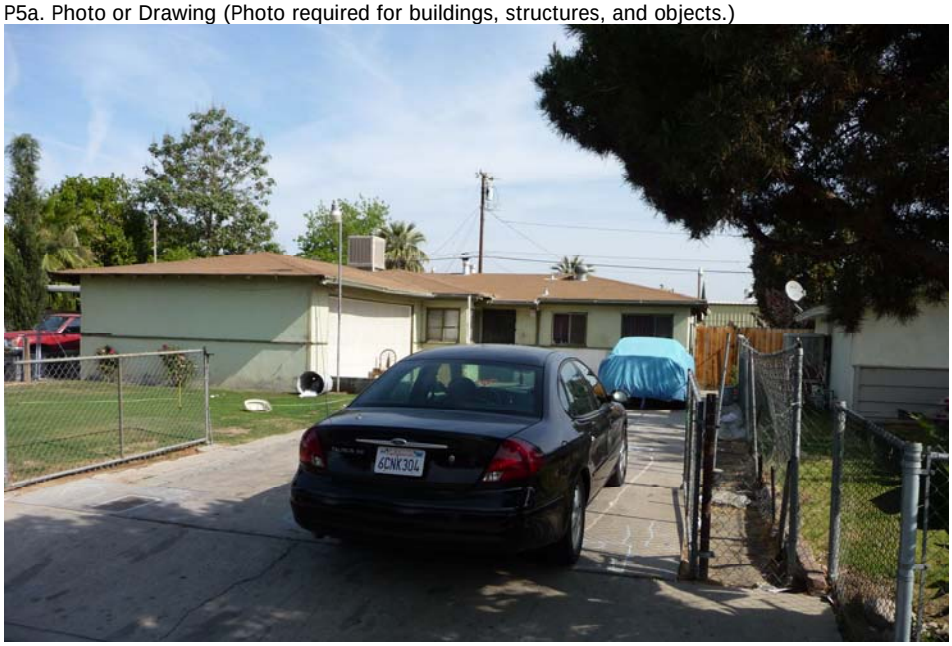
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1,134-square-foot Ranch-style house has an L-shaped footprint and sits on a concrete foundation. The building is clad in stucco and topped with a composite-shingle cross-hip roof with narrow open eaves and wood fascia board. The front entry is located near the interior corner of the ell, sheltered by a small shed extension of the roof. The projecting wing contains a one-car garage with a roll-up replacement garage door that faces east. Fenestration consists of steel casement windows. A wood drip sill placed just below window level runs the entire façade. In 1990 a covered patio was added to the north side of the residence. This property also includes a small storage building sited at the northeast corner of the parcel. This storage building has a concrete foundation, composition-shingle hip roof and plywood siding.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor Records

***P7. Owner and Address:**
Charles L. Jones
6956 Channel Ct.
Mira Loma, CA 91752

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street,
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

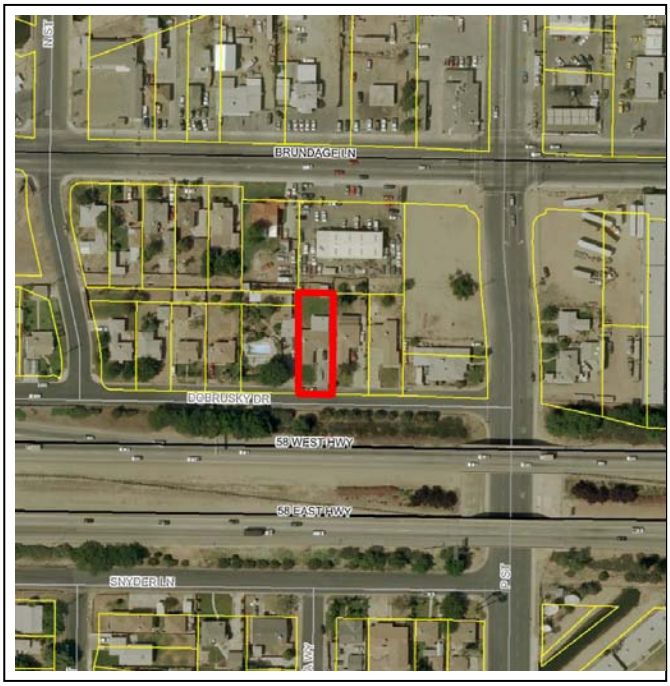
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1957; patio addition in 1990; storage shed ca. 1966-1970
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. In the decade following the war, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. While the area east and north of this property was subdivided and built upon in the prewar period, this property and the land immediately adjacent to it remained farmland in to the 1950s. In fact, P Street, which intersects Dobrusky Drive to the east, was still a dirt road by 1956.

The Ranch-style house documented on this form was built in 1957 in a well-established neighborhood south of Brundage Lane that Bakersfield annexed in the early 1950s. The building was built with at least two other residences along Dobrusky Drive that are very similar in style. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of Dobrusky Drive and required the demolition of several houses directly across the street from this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 online at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; see footnotes.



B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** September 2009
(This space reserved for official comments.)

B10. Significance (continued):

Besides the construction of a covered patio in 1990 and replacement garage door, this residence appears to be unaltered and thus retains integrity of design, materials, workmanship, location and association. However, the construction of the highway immediately south of the building in the mid-1970s has compromised the property's overall integrity of feeling setting. Under NRHP Criterion A (CRHR Criterion 1), this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the postwar period. This residence was one of thousands of homes constructed in the late 1950s, during a widespread build-up of the city's housing stock. Research revealed little information about the owners or residents of this property. The earliest known residents were Orval C. and Tillie Ellis in 1958; however it is unclear if they owned this property. By 1960, Roland W. Perkins and his wife Marilyn were living in the house. Perkins was a teller, assistant treasurer, and then promoted to treasurer at Paramount Savings bank. The Perkins lived at the house until at least 1962, but it is unclear when they moved out. By 1972 Elsie Scott was living at the address and owned the property until its sale to the current owner in 2004.[1] It does not appear that any persons associated with this property have gained significance as defined under NRHP Criterion B (CRHR Criterion 2). Architecturally this building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became immensely popular in suburban communities nationwide during the late 1940s and 1950s. The building does not appear to possess distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] *Polk's Bakersfield California City Directory 1960, 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1960, 1964); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); "2 Promotions Revealed by Paramount Savings," *Bakersfield Californian*, 1 May 1961, pg. 23 (col. 1-2); "Paramount Reveals Staff Changes, New Director," *Bakersfield Californian*, 14 March 1962, pg. 43 (col. 1); "Seven Bicycle Theft Complaints Probed," *Bakersfield Californian*, 3 November 1972, pg. 10 (col. 3); Kern County Recorder, 13 June 2000, Deed, Document No. 200070655; Kern County Recorder, 29 November 2004, Deed – Quitclaim, Document No. 204291383.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-08

P1. Other Identifier: 1000 Dobrusky Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 1000 Dobrusky Drive City Bakersfield, CA Zip 93304

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 Number: 011-060-13

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

Access was not permitted at the time of this recordation, and only portions of the parcel are visible from the public right-of-way. However, from aerial photography and county assessor records it is evident that this 0.26-acre parcel contains a 1,295-square foot Contemporary-style residence with a front projecting garage. The building has a roughly L-shape footprint; the rear portion of the building consists of the living area and has a low-pitch gable roof with wide overhanging eaves at the southwest corner, and the front portion consists of a flat-roof garage with an overhead roll-up door sheltered by a flat overhang. A swimming pool is located on the southwestern portion of the property.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1948, Kern County Assessor Records

***P7. Owner and Address:**
Gary Lyn Johnson
1000 Dobrusky Drive
Bakersfield, CA 93304-3117

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

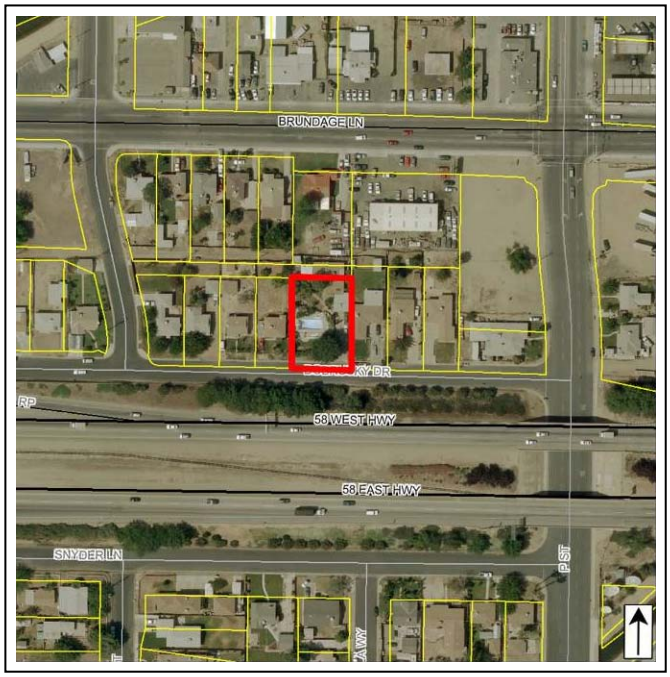
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Contemporary
***B6. Construction History:** Built in 1948.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Lloyd Scott Funk b. Builder: Lloyd Scott Funk
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. In the decade following the war, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand.

This property was constructed during this postwar period in 1948, adjacent to the Dobrusky Square subdivision (Tract 1061), which was subdivided by the Dobrusky family in 1938. The land immediately east of this property remained farmland in to the 1950s. In fact, P Street, which intersects Dobrusky Drive to the east and southeast, was still a dirt road by 1956. Unlike many of the postwar housing tracts being constructed during this period, it appears that this undeveloped farmland was subdivided, developed, sold by individuals who generally constructed custom Ranch-style residences from the early 1950s into the late 1960s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately south of Dobrusky Drive, and required the demolition of the houses next door of this residence and directly across the street. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 2923, 1975; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., GS-VBZI 1-233, 1968; see Footnotes. US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Halcyon Aerial Surveys, 1956; see footnotes.



B13. Remarks:

***B14. Evaluator:** Andrea Trickey and Toni Webb
***Date of Evaluation:** February 2010
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A (CRHR Criterion 1), this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the postwar period. This residence was one of thousands of homes constructed in the late 1950s, during a widespread build-up of the city's housing stock. Civil Engineer Lloyd Scott Funk designed and built the family home on Dobrusky Drive in 1948. After the war, the Air Force veteran moved to Bakersfield with his wife Willo Elander and their two young children. Lloyd was employed by the Kern County Public Works department for a number of years. During the 1950s Willo produced, directed and acted in a number of plays for the Bakersfield Community Theater, and was employed as a substitute teacher for Bakersfield High School. The Funks continued to at the resident into at least the mid-1960s. The current owner purchased the property in 2000 from the previous owner who purchased the property in 1991.[1] It does not appear that Lloyd or Willo Funk or any other persons associated with this property made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B (CRHR Criterion 2). Architecturally, as a Contemporary-style residence constructed in the mid twentieth century, this residence does not possess distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] "Lloyd Scott Funk" [obituary], *Bakersfield Californian*, 4 October 2003;"Community Theater Picks Directors for 1952-1953," *Bakersfield Californian*, June 12, 1952, p10; Adaline Moore, "Caligraphs," *Bakersfield Californian*, January 28, 1950; "Sept. 8 to June 4 School Term Set by Kern Board," *Bakersfield Californian*, March 2, 1953, p18; State of California, *Great Register of Voters* (Sacramento, California: California State Library, 1948, 1958, 1960); "Citizen of Tomorrow," *Bakersfield Californian* , 25 June 1965, pg. 4 (col. 4); Kern County Recorder, 26 March 1991, Deed, Book 6501, Page 892; Kern County Recorder, 20 November 1998, Deed, Document No. 198162164; Kern County Recorder, 31 October 2000, Document No. 200138784; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-09

P1. Other Identifier: 1001 Snyder Lane

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 1001 Snyder Lane City Bakersfield, CA Zip 93304

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 Number: 011-083-12

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

This 0.14-acre parcel contains a 1,229-sqaure foot Ranch-style residence and a small outbuilding. The house has a composition-shingle side gable roof with a narrow overhang and fascia board, stucco and board-and-batten siding, which is applied to the east half of the façade. An integrated garage is located on the west end of the house with a two-car aluminum overhead door. The main entry is located in the recessed portion of the façade below the roof extension that is supported by square wood posts. A secondary entrance is located on the west side to gain access to the garage. Fenestration consists of various sizes of metal casement and vinyl replacement windows. A curved, low brick planter follows the walkway path from the driveway to the entry. A small plywood shed is located behind the house. It has a side gable roof, exposed rafter tails, and a metal window.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1955, Kern County Assessor Records

*P7. Owner and Address:
Paul W. Powell
P.O. Box 1205
Bakersfield, CA 93302-1205

*P8. Recorded by: (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-09

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1955; partial replacement windows installed at an unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This property was constructed during this postwar period in 1955, just south of the Dobrusky Square subdivision (Tract 1061), which was subdivided by the Dobrusky family in 1938. The land immediately surrounding this property remained farmland in to the 1950s. In fact, P Street, which boarders this property to the east remained a dirt road in 1956. Unlike many of the postwar housing tracts being constructed during this period, it appears that this undeveloped farmland was subdivided, developed, sold by individuals who generally constructed custom Minimal Traditional and Ranch-style residences in the 1950s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately north of this property. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** ""Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

The only evident alteration on this building is the partial replacement windows; therefore, it appears to retain integrity of design, materials, workmanship, location, and association. However, the construction of the highway immediately south of the building in the mid-1970s has compromised this property's overall integrity of feeling and setting.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This residence was one of thousands of homes constructed in the 1950s, during a widespread build-up of the city's housing stock. Research revealed that Paul Weckerley, and his wife Gladys, were the earliest known tenants of the property. Paul was employed by Taylor Fire Extinguishers in the early years of his residency at 1001 Synder Lane, but later moved on to work at the Bakersfield district agency of Prudential Insurance in the 1960s. It appears that Paul and Gladys divorced in the early 1960s, but Gladys remained in the home until her death in 1974. It does not appear that the Weckerleys made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.[1] Under NRHP Criterion C and CRHR Criterion 3, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This particular building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became immensely popular in suburban communities nationwide during the late 1940s and 1950s. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1958, 1960, 1965, 1968* (Los Angeles: R.L. Polk and Co. Publishers, 1958, 1960, 1965, 1968); "Prudential Names New Staff Manager, *Bakersfield Californian*, Nov. 18, 1961; Ancestry.com. *Nevada Marriage Index, 1956-2005* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007, Original data: Nevada State Health Division, Office of Vital Records. *Nevada Marriage Index, 1966-2005*. Carson City, Nevada: Nevada State Health Division, Office of Vital Records; "Kern Obituary Notices," *Bakersfield Californian*, Mar. 29, 1974.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-10

P1. Other Identifier: 1005 Synder Lane

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 1005 Synder Lane City Bakersfield, CA Zip 93304

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 Number: 011-083-02

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

This 0.25-acre parcel contains a 1,078-square foot Minimal Traditional-style house and a detached garage. The residence has a square footprint, concrete foundation, and composition-shingle, cross gable roof narrow eaves The recessed main entry is located on the east side of the projecting front gable. The recessed porch roof is supported by two sets of square posts; one is lacking applied wood decoration. A brick masonry chimney with a decorative pattern is located in the recessed porch on the façade and is flanked by two, 4/4 double-hung wood windows. Single and pairs of similar windows are located throughout the house with one fixed, six-light wood window on the façade. The detached garage has a side gable roof with exposed rafter tails and a two car aluminum overhead door. Both the house and the garage are clad in horizontal wood siding.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1940, Kern County Assessor Records

*P7. Owner and Address:
Osborn Fisher
1005 Snyder Lane
Bakersfield, CA 93304-3623

*P8. Recorded by: (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-10

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1940.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This building was constructed as the Bakersfield region was emerging from the Great Depression. Like most of the nation, Bakersfield experienced economic and social hardships during the Depression. The San Joaquin Valley was flooded with Dust Bowl migrants; and with little construction during these lean years, a housing shortage ensued. However, by the mid to late-1930s, the city's economy was beginning to show growth as construction activity rose and the city issued an increasing number of building permits. Despite some early residential development like the Virginia Tract to the west, Dobrusky Square to the north, and Berneta Park to the east built, which were built in the 1920s and 1930s, at the time this residence was built, the area surrounding this parcel was primarily vacant agricultural lands.

Over the next twenty years, Bakersfield expanded its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence and required the demolition of several houses in the direct vicinity. This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, materials, and association. However, the construction of the highway next to the property has compromised the buildings integrity of setting and feeling. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956. See footnotes.
B13. Remarks:

***B14. Evaluator:** Heather Mille /Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence does not appear to be significant within the context of residential development in Kern County (NRHP Criterion A and CRHR Criterion 1). The house one of hundreds of houses constructed on the outskirts of Bakersfield during a period of resurging development for the city and the country following the depression. Jake G. Garlow, and his wife Lucille, appear to be the original owners of this residence. Jake was employed as an oil worker and he and Lucille sold the property in 1946 to Harry Smith and his wife Michaeline. Harry worked as a bartender and passed away in 1950. Michaeline continued to live in the house until 1964 when she sold the property to the current owner Osborn Fisher who worked for the City of Bakersfield.[1] It does not appear that any of the property owners made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.

Under NRHP Criterion C and CRHR Criterion 3, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. The residence is a modest and typical example of Minimal Traditional-style architecture, which was ubiquitous throughout Bakersfield and the state during the 1930s and 1940s. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1941, 1948, 1952, 1955, 1960, 1965,* (Los Angeles: R.L. Polk and Co. Publishers, 1941, 1948, 1952, 1955, 1960, 1965); Kern County Recorder, Oct. 29, 1946, Book 1041, Page 494; "Obituary Notices," *Bakersfield Californian*, Sep. 2, 1950; Kern County Recorder, Sep. 3, 1964, Book 1041, Page 494; Kern County Assessor.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-11

P1. Other Identifier: Tract No. 1061

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; __ ¼ of Sec ____; _____ B.M.

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1061, also known as Dobrusky Square, was subdivided in 1938 and has an irregular plan. It originally included 47 parcels positioned in an area directly south of Brundage Lane containing sections of Dobrusky Drive, N Street and Snyder Lane. The construction of Highway 58 eliminated approximately half of the parcels. The nine properties recorded here are located within the survey area of this project and were built between 1938 and 1941. They all represent Minimal Traditional architecture and possess similar characteristics. The 846-square-foot house at 1004 Dobrusky Drive has a composite-shingle pyramidal hip roof and features a roughly square plan (Photograph 1). The house has a flat-roof western addition with stucco siding and a wood door that has been converted from a one-car garage to living space. The house is clad in stucco. The front (south) façade features and enclosed porch with horizontal wood siding. Fenestration includes wood double-hung and fixed windows.

The 764-square-foot house at 1008 Dobrusky Drive has an L-shaped footprint and side-gabled composite-shingle roof (Photograph 2). The front entry is recessed within the interior corner of the projecting front end (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. 1004 Dobrusky Dr., facing north.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1938-1941, Kern County Assessor

*P7. Owners and Addresses:
(see continuation sheet)

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: June 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: Dobrusky Square
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** subdivided in 1938; homes built between 1938 and 1941 (see continuation sheet for alterations).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Tract 1061 and the individual residences do not appear to meet the criteria for listing in the National Register of Historical Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA because they do not have historical significance, nor have they retained integrity to date(s) of construction. These houses are examples of the Minimal Traditional and Ranch styles in California, but do not have integrity of design, materials, workmanship, setting, or feeling.

The decade before World War II was a period of economic hardship across the country. The Great Depression led to high unemployment levels and the Dust Bowl migration drove many unemployed families to immigrate into the San Joaquin Valley in search of work. The population influx during this time resulted in a housing shortage. The resurgence of the country in the mid- to late-1930s, however, put Bakersfield on a more sound footing, construction activity rose, and a steady increase in building permits were issued by the city. Several Dobrusky family members owned the land that became Tract 1061 and authorized its subdivision in 1938. Following its subdivision, Howard Nichols, a local realtor, sold the lots for $500 to individuals who planned to build houses. Deed restrictions required buyers to build a house worth at least $2,500. The nine houses recorded on this form were built between 1938 and 1941. At the time they were built, this area of Greater Bakersfield, just south of Brundage Lane, was one of the city's main housing development areas. By March 1939, 23 houses were completed or under construction on the 47-lot tract.

Howard Nichols does not appear responsible for construction of the houses. Instead, he sold individual lots, and buyers contracted construction companies to build their home. Nichols was a successful realtor in Bakersfield, getting his start working with another prolific residential developer and realtor, H.J. Brandt. After serving with Army Corps of Engineers during World War I, Nichols helped Brandt build and sell homes in the Bakersfield area until 1925, when he started his own firm. In addition to subdividing and selling Dobrusky Square, Nichols was responsible for (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Kern County Recorder, Maps Book 4, Page 112-113, "Tract No. 1061," 28 April 1938; "Dobrusky Square is Now Open," *Bakersfield Californian*, 4 June 1938, 4; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

and located under the projecting main roof. Fenestration includes replacement aluminum sliding windows. The exterior walls are clad in stucco. A hip-roof detached garage and a gable-roof shed are located north of the residence.

The 1,182-square-foot house at 1012 Dobrusky Drive has a mostly-rectangular footprint and a cross-gabled composite shingle roof with exposed rafter tails (Photograph 3). The east half of the front façade has a shed-roofed porch with wood rail and square support posts. The front entry is located slightly off-center and is flanked by a pair of 1/1 double hung wood windows on its right and a single 1/1 double hung wood window on its left. The west half of building's front is a gabled bay with a 1/1 double hung wood window. The walls are clad in horizontal wood siding. A pyramidal hip-roof two-car garage is located northeast of the residence.

The 960-square-foot residence at 1016 Dobrusky Drive is located on a corner lot and has an overhanging composite shingle hipped roof (Photograph 4), and an attached garage. The front entry is centered on the front (south) façade, raised atop a concrete stoop and sheltered by a corrugated metal canopy. Fenestration includes 2/2 double-hung wood windows throughout. The exterior walls are clad in stucco with a wood clapboard skirt. The breezeway connecting the rear garage to the house has been enclosed.

The 1,159-square-foor residence at 1100 Dobrusky Drive is located on a corner lot. A composite-shingle, gable roof with narrow eaves tops this replacement stucco-clad house (Photograph 5). A cross gable projects from the main façade's west end, and features a single window. Fenestration consists of replacement aluminum sliding windows, and two small round four-light windows on the east wall. The recessed main entrance is situated on the interior corner of the gable projection. A stucco-clad exterior chimney is located on the east wall. This wall also features a three-sided bay projection, which has only one window located on the east side. A front-gable, detached garage is located northeast of the house, fronting N Street. The garage has replacement stucco and a metal panel garage door.

The 1,248-square-foot house at 1104 Dobrusky Drive has a rectangular footprint and a hip and gable composite-shingle roof with exposed rafter tails (Photograph 6). The exterior walls are clad in stucco, though the front gable and frieze are wood-sided. The front entry is centrally-located and fenestration includes 1/1 double hung windows with metal awnings throughout. The front porch, with segmental arch openings, has recently been enclosed. A single-car hip-roof detached garage, located northeast of the residence, has been enlarged with a flat-roof addition.

The 982-square-foot house at 1108 Dobrusky Drive has roughly rectangular footprint and a cross-gable composite shingle roof (Photograph 7). The west end of the front (south) façade features an asymmetrical gable bay that projects slightly and features a replacement 1/1 single-hung window. The front entry is located at the interior corner under a shed-roof porch that runs the full width of the setback wall. Fenestration includes replacement sliding windows throughout. The exterior walls are clad in stucco. A hip-roof one-car garage, sited northeast of the residence, has been converted to storage or living space.

The 1,144-square-foot residence at 1112 Dobrusky Drive has an L-shaped footprint and a cross-gabled composite shingle roof with exposed rafter tails (Photograph 8). A gabled bay, which appears to be an addition, projects toward the street from the west end of the front façade. The raised front entry is located at the interior corner of the building beneath a shed extension of the roof with wrought iron supports. Fenestration includes replacement vinyl windows of various configurations throughout. Aside from the wood-sided gables (front and side), the exterior walls are clad in stucco. Extensive additions on the north end of the house have extended to incorporate a two-car garage that was originally detached from the house.

The 906-square-foot house at 1116 Dobrusky Drive has an L-shaped footprint and a gable roof with two front gables (Photograph 9). The exterior walls are clad in stucco, though the front gables and frieze are wood-sided. The raised front entry is slightly off-center and sheltered by a gabled canopy. The outer (eastern) roof end of the frontmost gable extends over the integrated garage. Fenestration includes 1/1 double hung wood windows throughout.

The following table lists individual parcels of Tract 1061 that are located within the survey area of this project, including any documented alterations and/or additions.

APN	Address	Date	Alterations and/or Additions	Photo #
011-072-06	1004 Dobrusky Dr	1939	Enclosed porch, western addition	1
011-072-07	1008 Dobrusky Dr	1938	repl windows, new stucco	2
011-072-08	1012 Dobrusky Dr	1938		3
011-072-09	1016 Dobrusky Dr	1941	added wood veneer skirt, rear garage addition (attached)	4
011-071-03	1100 Dobrusky Dr	1939	altered N St. side, replacement windows, stucco	5
011-071-04	1104 Dobrusky Dr	1939	altered porch, repl windows	6
011-071-05	1108 Dobrusky Dr	1939	repl windows	7
011-071-06	1112 Dobrusky Dr	1939	repl vinyl windows; added wrought iron porch rail and supports	8
011-071-07	1116 Dobrusky Dr	1938	Replacement stucco, altered entry	9

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
1004 Dobrusky Dr	Rebecca Meza Beltran	1004 Dobrusky Dr. / Bakersfield, CA 93304
1008 Dobrusky Dr	Jose Ruiz	1008 Dobrusky Dr. / Bakersfield, CA 93304
1012 Dobrusky Dr	Mary A. Bryant	4132 Parker Ave. / Bakersfield, CA 93309
1016 Dobrusky Dr	Agustin Arteaga	1016 Dobrusky Dr. / Bakersfield, CA 93304
1100 Dobrusky Dr	Jesus Cubillo & Maria Valdez	1100 Dobrusky Dr. / Bakersfield, CA 93304
1104 Dobrusky Dr	Omar Venegas	1104 Dobrusky Dr. / Bakersfield, CA 93304
1108 Dobrusky Dr	Jose Joel Delgado	1108 Dobrusky Dr. / Bakersfield, CA 93304
1112 Dobrusky Dr	Mary A. Bryant	4132 Parker Ave. / Bakersfield, CA 93309
1116 Dobrusky Dr	Mary A. Bryant	4132 Parker Ave. / Bakersfield, CA 93309

B10. Significance (continued):

subdividing or building several other notable residential tracts, including Greenacres, Hillcrest, and La Cresta, for which he held a design contest for local architects and used winning plans in the tract. Nichols also helped develop College Crest in the years after World War II, and planned an exclusive subdivision, Summit Villa, where he and his wife retired in the 1960s.[1]

By the time Nichols was selling homes in Dobrusky Square, several surrounding residential tracts were already laid out and built. In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares. The new highway was aligned through part of this residential tract and required the demolition of several houses originally located within Tract 1061.[2]

[1] "Col. Nichols Reveals Plans to Start New Development," *Bakersfield Californian*, 31 July 1961, 18; "Howard Nichols' Dobrusky Square Bustles with Building Activity," *Bakersfield Californian*, 15 October 1938, 4; "Dobrusky Square is Now Open," *Bakersfield Californian*, 4 June 1938, 4; "Dobrusky Square Blossoms with Twenty-three New Homes Under FHA," *Bakersfield Californian*, 4 March 1939, 4; "Second Prize Winner in Howard Nichols Recent Perfect Home Contest," *Bakersfield Californian*, 7 January 1939, 4; Jim Day, "Pipefuls," *Bakersfield Californian*, 26 April 1956, 27.

[2] "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78.

The practice of subdividing land to construct a collection of repetitively designed "tract" houses did not become widespread until after World War II. Prior to the war, developers instead sold lots to individual buyers who then built their own "custom" home, as was the case with Dobrusky Square. The houses were often modeled after a common architectural design but might also have been designed by a local architect in his or her own identifiable style. In any event, they were generally not architecturally interrelated. Before 1945, subdivisions predominately had rectilinear street configurations and parcels were, for the most part, uniform in size and shape.

Tract 1061, or Dobrusky Square, incorporates a curvilinear street pattern and contains homes of similar design situated on relatively small lots. It has undergone alterations to its layout because of construction of Highway 58, and some of the individual components of this subdivision (that is, the homes themselves) have been altered. These modifications have compromised the historical integrity of both the individual structures and the tract as a whole. Alterations include replacement windows (often of a different material or a modified configuration), new doors, and replacement siding and roofing material. More drastic changes to the buildings include room additions, converted spaces, the construction of carports and the addition of outbuildings.

Under Criterion 1 or A, this tract does not appear to be significant for its association with important historic events. Likewise, none of the individual residences in this strip appear to meet this criterion for significance. Research did not reveal a direct relationship between these homes and important historic events within any context; the most pertinent context for this subdivision being residential development in pre-war era Bakersfield. The tract was a modestly sized example of a subdivision in which individual lots were sold and developed separately. It was one of many residential areas that were developed during an increased late Depression era build-up of the city's housing stock. Under Criterion 2 or B, research did not suggest that this tract and the individual residences within it are significant for their association with the lives of persons of significance to our history. These residences were owned or rented by a range of individuals. It does not appear that the individuals made demonstrably important contributions to history at the local, state, or national level.[3]

Under Criterion 3 or C, neither the tract nor any of the individual buildings appear to be significant for possessing distinctive characteristics of a type, period, or method of construction. They also do not appear to be the work of a master. The tract does not include important characteristics of a prewar subdivision design. Instead, it is a typical residential tract with modest design characteristics. The houses are unremarkable examples of Minimal Traditional style architecture. The Minimal Traditional style was used heavily among developers throughout Bakersfield in the 1930s and 1940s. The style reflected a continuation of small, economical houses stemming from early twentieth century Bungalow designs. Under Criterion 4 or D, this subdivision and the residences are not significant as sources (or likely sources) of important information regarding history. The individual residences in this subdivision do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While a few of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Moreover, not only does the tract as a whole lack significance, it does not retain sufficient integrity of its components if considered as a district. Most of the houses have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement windows (of a different material or a modified configuration), altered entrances, converted spaces, and additions. Moreover, the integrity of the original tract has been substantially altered by the construction of Highway 58, which led to the demolition of about two-thirds of its buildings. Design and landscaping features of the tract have also undergone alterations. None of the individual houses feature mature trees or vegetation that appear to have been part of the tract when it was originally developed. Part of the tract features modern concrete sidewalks, and Dobrusky Drive now ends in a cul-de-sac. These various alterations to the individual components and the tract as a whole have substantially diminished its overall integrity. This subdivision and its individual properties have 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 does not appear to be a historical resource for the purposes of CEQA.

[3] Polk's Bakersfield California City Directory 1938, 1945, (Los Angeles: R.L. Polk and Co. Publishers, 1938, 1945); *California Voter Registrations, 1900-1968*, accessed online at www.ancestry.com on 17 December 2009.

Photographs (continued):

Photograph 2. 1008 Dobrusky Drive, facing north.

Photograph 3. 1012 Dobrusky Dr., facing northwest.

Photographs (continued):

Photograph 4. 1016 Dobrusky Dr., facing north.

Photograph 5. 1100 Dobrusky Drive, facing west.

Photographs (continued):

Photograph 6. 1104 Dobrusky Dr., facing northeast.

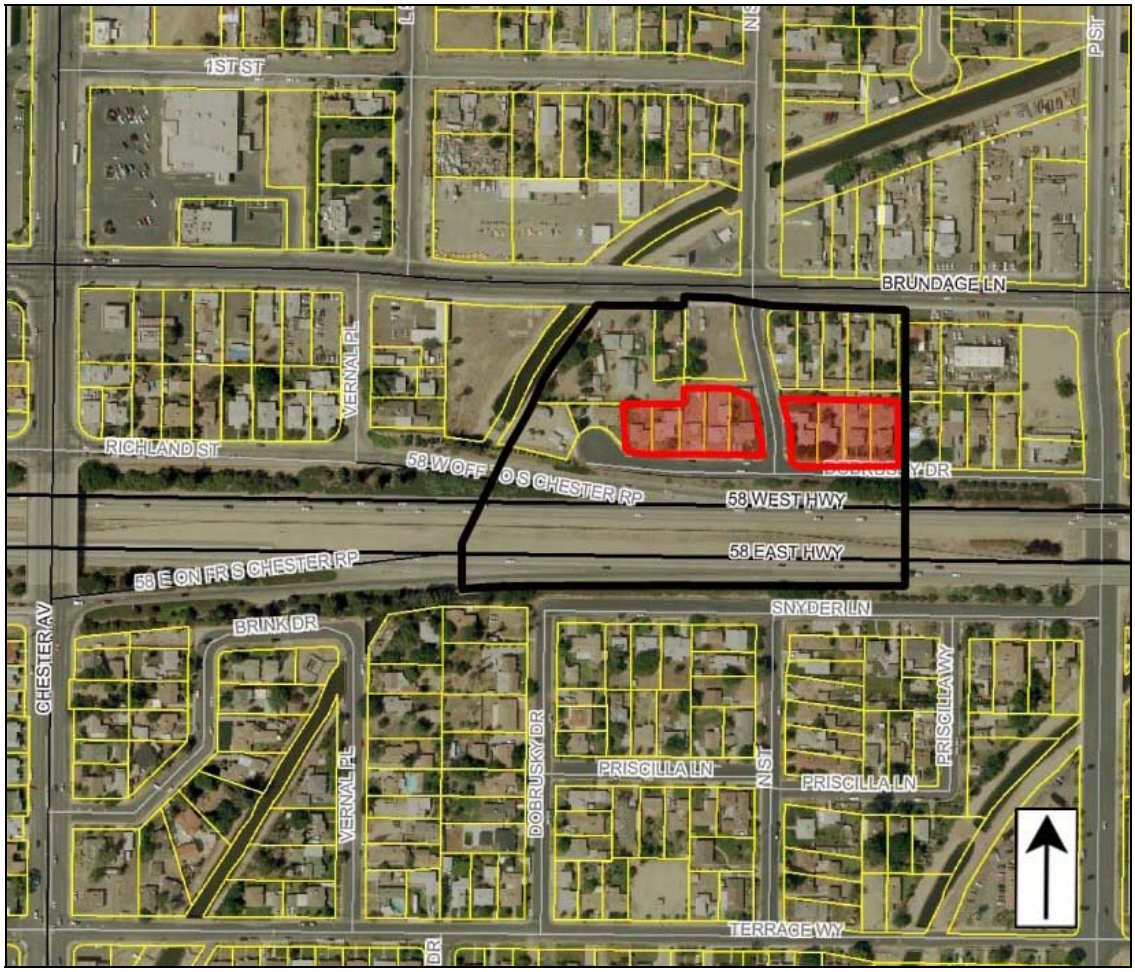
Photograph 7. 1108 Dobrusky Dr., facing northwest.

Photographs (continued):

Photograph 8. 1112 Dobrusky Dr., facing north.

Photograph 9. 1116 Dobrusky Dr., facing northeast.

Sketch Map:



NOTE: Boundaries of Tract 1061 outlined in BLACK; Parcels shaded RED are inventoried on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-12

P1. Other Identifier: 1011 Snyder Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 1011 Snyder Lane City Bakersfield, CA Zip 93304

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 Number: 011-083-01

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This 0.17-acre parcel contains 2 two-story apartment buildings with Ranch-style details. The larger of the two buildings, located on the west end of the parcel, is of Split-Level design (Photographs 1 & 2), topped by composition-shingle hip roof with wide closed eaves. The building is clad in stucco and sits on a concrete foundation. Three single-car garages are located within the first floor of the two-story element of the house with metal garage doors. Two apartments are located within the second floor of this section, accessed by an exterior metal staircase, affixed to the east side of the building. The two wood panel entry doors appear to be recently replaced. The one-story portion of the house is accessed by a wood panel door on the north facing façade. Fenestration includes single-hung vinyl replacement windows throughout. A free standing, wood frame carport with a flat roof is located between the two apartment buildings. East of this building is the second apartment, which is also topped by a composition-shingle hip roof with wide closed eaves (Photograph 3). The first-level of the square building is of masonry construction while stucco siding covers the second floor walls. A single car-garage with a flat roof is attached to the east side of the building and has been converted to living space. A flat roof, wood frame carport is attached to the north side of this section and an exterior metal staircase is affixed to its east side allowing access to the two, second-level apartments. Fenestration consists of one-over-one vinyl replacement windows throughout.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:
Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor Records

***P7. Owner and Address:**
Pedro V. Acosta
1425 Burgundy Way
Gonzales, CA 93926-9205

***P8. Recorded by:**
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-12

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Split-Level Ranch, apartment with Ranch-style details.
***B6. Construction History:** Built in 1950; replacement windows and doors and garage conversion at an unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This property was constructed during this postwar period in 1950, just south of the Dobrusky Square subdivision (Tract 1061), which was subdivided by the Dobrusky family in 1938. The land immediately surrounding this property remained farmland in to the 1950s. In fact, P Street, which boarders this property to the east remained a dirt road in 1956. Unlike many of the postwar housing tracts being constructed during this period, it appears that this undeveloped farmland was subdivided, developed, sold by individuals who generally constructed custom Minimal Traditional and Ranch-style residences in the 1950s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately north of this property.

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research /demographic/state_census_data_center/historical_census_1850-2010/view.php; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Halcyon Aerial Surveys, 1956. See footnotes,
B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

The only alteration to the western apartment appears to be the replacement of the doors and windows; therefore, it appears to retain integrity of design, materials, and workmanship. The design of the eastern apartment building has been altered though the conversion of the garage into living space and replacement windows, both of which have compromised its integrity of design, materials and workmanship. The building of the highway immediately north of the parcel in the mid-1970s has further compromised this property's overall integrity of feeling and setting.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). While the apartment complex provided additional housing necessary during the expansion of the Bakersfield, it was one of many residential buildings constructed during this post war period. The units were likely rented by middle income residents, and it does not appear that any made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2). Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master architect or builder. This is a modest example of the use of Ranch style architecture on an apartment complex. The Ranch style became immensely popular in the postwar period when residential buildings were built in the style nationwide in suburban communities, including throughout Bakersfield.[1] Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," National Register Bulletin, 2002; Kenneth T. Jackson, *Crabgass Frontier: The Suburbanization of the United States,* (New York: Oxford University Press, 1985), 240; Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004), 11-17.

Photographs (continued):

Photograph 2: 1011 Synder Lane, Western unit, camera facing southwest.

Photograph 3: 1011 Synder Lane, Eastern unit, camera facing southwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 04-13

P1. Other Identifier: 301 South N Street; 1103 Synder Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 301 South N Street City Bakersfield, CA Zip 93304

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 Number: 011-082-05

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

This .16-acre property contains two Minimal Traditional-style residences (Photograph 1). The corner house (301 South N Street) is 989-square feet and the house fronting Snyder Lane (1103 Synder Lane) is 619-square feet. The house at 301 South N Street has a cross-gable roof with a narrow overhang, fascia board, and is covered in composition shingles (Photograph 2). The east facing façade has gables on the north and south ends. The wood entry door is located just south of the north gable. Fenestration includes various sizes of one-over-one, double-hung wood windows throughout. A wood frame, shed roof carport is affixed to the west side of the house. The entire house is sheathed in horizontal shiplap wood siding. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
301 South N St: 1947;
1103 Synder Ln: 1946, Kern County Assessor Records

***P7. Owner and Address:**
Consuelo Bautista
8409 Ship Rock Drive
Bakersfield, CA 93312-4925

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: 1103 Synder Lane was 301 ½ South N Street
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** 301 South N St: 1947, carport extended to the south in 1960. 1103 Synder Lane: 1946.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

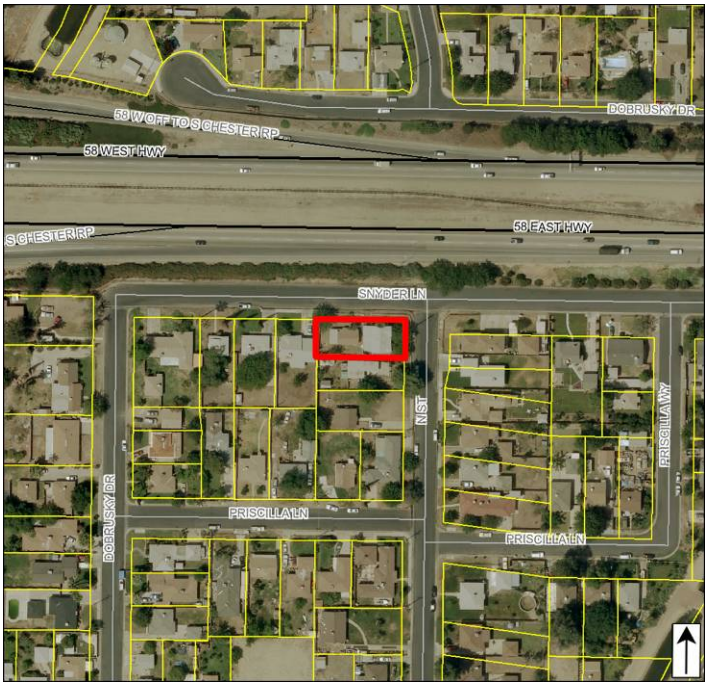
These buildings do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. In the decade following the war, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. Much of the area surrounding this parcel was subdivided and built upon in the prewar period. However, aerial photography shows the area in the immediate vicinity remained farmland well in to the 1950s. P Street, which intersects Snyder Lane to the west, was still a dirt road by 1956.

As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield in an east-west alignment to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of Synder Lane and required the demolition of several houses directly across the street from this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; Historic Population Census California Counties & Towns 1850-2000, accessed at www.dof.ca.gov/research/demographic/reports/census-surveys/historical_1850-2000/ on October 6, 2009. See footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

P3a. Description (continued):

The house at 1103 Snyder Lane has a side gable roof with a narrow overhang, exposed rafter tails, facia board in the gable ends, and is covered in composition shingles (**Photograph 3**). The off-centered wood entry door with metal security screen is located in the north facing façade and is sheltered by a shed roof projection. The entry is flanked by two, metal framed, replacement sliding windows with wide wood surrounds. This entry and window portion of the facade is surrounded by applied shiplap wood siding. Fenestration through the remainder of the house consists of a combination of metal framed fixed and replacement sliding windows with wide wood surrounds. An exterior chimney is affixed to the west side of the house and pierces through the northwest corner of the roof. A wood frame, shed roof carport is affixed to the west side of the house.

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, these residences are not significant for their association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with postwar residential development in Bakersfield. The residences were built in 1946 and 1947, during a period of general expansion throughout the greater Bakersfield area, and are two of thousands of houses built to meet the demands of a growing population.

Research revealed that the earliest owner of the property was Irving A. Oestreich in 1948, who was employed as a printer. In 1949 Osetreich sold the property to poultryman, Robert Blankenship, who resided in the house at 301 South N Street for the next 20 years. It appears that the house at 1103 Synder Lane was originally identified as 301 ½ N Street and was used as a rental property. The house was renumbered sometime between 1949 and 1957. The current owner purchased the property in 2005 and resides at another location. It does not appear that any of the property owners made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[1]

Under NRHP Criterion C or CRHR Criterion 3, these buildings are not significant for possessing distinctive characteristics of a type, period, or method of construction. The residences are unimportant examples of Minimal Traditional style architecture, which became popular in the 1930s and 1940s and featured low-cost, compact designs lacking elaborate details. While the houses exhibit some of the elements of the style, including compact footprints, narrow eaves and moderate-pitch roof, they are modestly executed, common examples of the style.

Under NRHP Criterion D and CRHR Criterion 4, these buildings are not significant as sources of important information regarding our history. They do not appear to have any likelihood of yielding important information about historic construction materials or technologies. The house at 301 South North Street appears unaltered since it was constructed in 1946; therefore, it appears to retain integrity of design, materials, and workmanship. Construction of the highway immediately north of the building in the mid-1970s has compromised this property's overall integrity of feeling, association, and setting. The residence at 1103 Snyder Lane has some minor alterations, including the replacement windows and doors, have slightly diminished the integrity of design, materials and workmanship of the houses. Additionally, this property's overall integrity of setting, location, feeling and association has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s. These properties have 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.

[1] *Polk's Bakersfield California City Directory 1948, 1949, 1951, 1960, 1965, 1968* (Los Angeles: R.L. Polk and Co. Publishers); "Boats and Equipment," *Bakersfield Californian*, 10 June 1957; Kern County Recorder, Deed, Irving A. and Estelle Oestreich to Robert F. and Edna I. Blankenship, Book 1603, Page 141.

Photographs (continued):

Photograph 2. 301 South N Street, camera facing northwest.

Photograph 3. 1103 Snyder Lane, camera facing southeast.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-14

P1. Other Identifier: 1119 Snyder Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 1119 Snyder Lane City Bakersfield, CA Zip 93304

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 Number: 011-082-03

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

This 0.18-acre parcel contains a 710-square foot Ranch-style residence. The residence is rectangular in plan, rests on a concrete slab foundation, and is clad in stucco. The composition-shingle hip roof has a narrow overhang, closed eaves, and fascia board. The eastern end of the residence appears to have been a single-car garage that has been converted to living space. The main entry is located on the façade and consists of a paneled door protected by a metal security door. Fenestration includes vinyl sliding replacement windows with false muntins; one of the windows on the façade has been partially infilled with a swamp cooler. A wood-frame, shed-roof patio structure is located on the south side of the residence.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1954, Kern County Assessor

***P7. Owners and Addresses:**
Simon P. Uzuriaga
1119 Snyder Lane
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-14

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1954; garage converted to dwelling area between 1975 and present; patio constructed in 2004.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

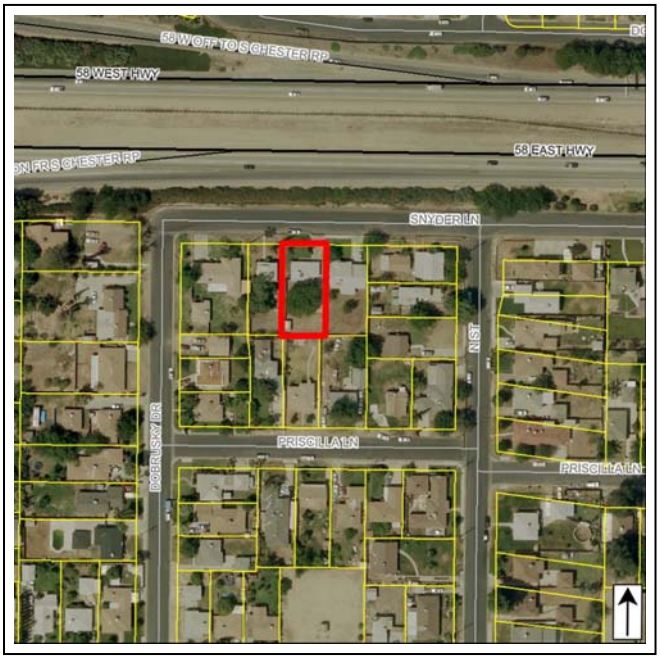
This property was constructed during this postwar period in 1954, just south of the Dobrusky Square subdivision (Tract 1061), which was subdivided by the Dobrusky family in 1938. The land immediately surrounding this property remained farmland in to the 1950s. In fact, P Street, which boarders this property to the east remained a dirt road in 1956. Unlike many of the postwar housing tracts being constructed during this period, it appears that this undeveloped farmland was subdivided, developed, sold by individuals who generally constructed custom Minimal Traditional and Ranch-style residences in the 1950s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately north of this property. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)



B10. Significance (continued):

While the residence retains the general plan and characteristics of a mid twentieth century Ranch-style residence, recent alterations to the building including replacement and resizing or original windows and the conversion of the garage to living space have compromised the building's integrity of design, materials, and workmanship. Additionally, the construction of the highway immediately north of the building in the mid-1970s has also compromised the property's overall integrity of feeling and setting.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This residence was one of thousands of homes constructed in the 1950s, during a widespread build-up of the city's housing stock. Research revealed little information about the owners or residents of this property. The original owners of the property were Leo and Bertha Lawrence who sold the property in 1956 to Donald and Evelyn Samuelson who resided at the property until its sale to Parish and Hazel Parish in 1975.[1] It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B (CRHR Criterion 2).Architecturally, the residence is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became immensely popular in suburban communities nationwide during the late 1940s and 1950s. This building does not appear to have distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, under Criterion D (CRHR Criterion 4), this property does not appear to be a significant or likely source of important information regarding history. This property 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.

[1] Kern County Recorder, 30 July 1956, Deed, Book 2643, Page 289; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Kern County Recorder, 7 April 1975, Deed, Book 4889, Page 2400; Kern County Recorder, 1 April 1999, Deed, Document No. 199046771; Kern County Recorder, 22 December 2004, Deed, Document No. 204316198; Kern County Recorder, 17 June 2011, Deed, Document No. 211078377; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 04-15

P1. Other Identifier: 1129 Snyder Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 1129 Snyder Lane City Bakersfield, CA Zip 93304

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 Number: 011-082-01

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

This 0.29-acre property contains a 1,511-square foot Ranch-style home (Photograph 1) and a 624-sqaure foot Minimal Traditional-style home (Photograph 2). The primary residence fronts Snyder Street and has a T-shaped plant, a raised concrete foundation, stucco siding, and a composition-shingle hip roof with closed eaves. The building includes and integrated two-car carport at its west end. The recessed primary entry is located on the north façade and consists of the original flat panel door accessed by concrete steps. A secondary entrance is located on the west wall of the carport. Fenestration consists of of aluminum sliding windows in a variety of sizes. The secondary residence is listed south of the main house and fronts Dobrusky Drive. It has a square footprint, stucco siding, and a composite-shingle hip roof with open eaves, exposed rafter tails. The main entry is located on the south façade and consists of a metal security door, sheltered by a roof projection that is supported by square wood posts. Fenestration consists of sliding and single-hung vinyl replacement windows.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Main residence, facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950 Kern County Assessor

***P7. Owners and Addresses:**
Ignacio & Lourdes Torres
1129 Snyder Lane
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch and Minimal Traditional
***B6. Construction History:** Primary residence: 1960, Secondary residence: 1950.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

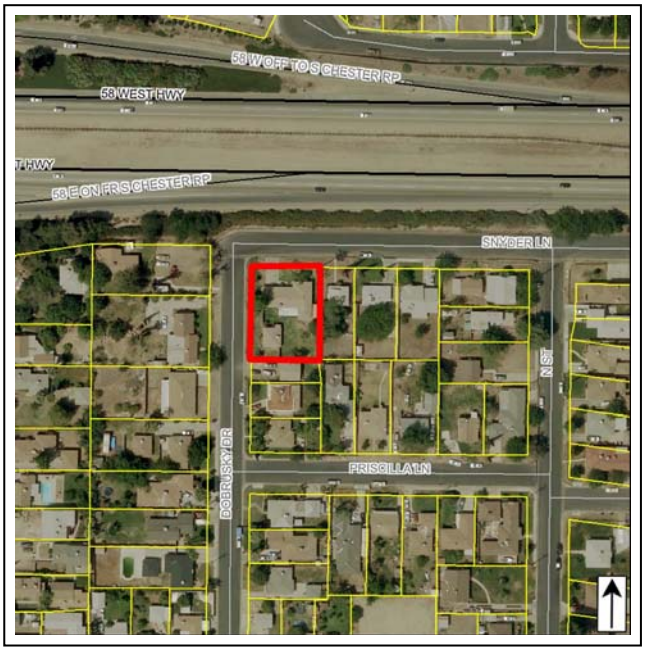
This property was constructed during this postwar period in 1950 and 1960, just south of the Dobrusky Square subdivision (Tract 1061), which was subdivided by the Dobrusky family in 1938. The land immediately surrounding this property remained farmland in to the 1950s. In fact, P Street, which boarders this property to the east remained a dirt road in 1956. Unlike many of the postwar housing tracts being constructed during this period, it appears that this undeveloped farmland was subdivided, developed, sold by individuals who generally constructed custom Minimal Traditional and Ranch-style residences in the 1950s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately north of this property.

The main residence appears unaltered since its construction and retains integrity of design, materials, workmanship, location and association; however replacement windows on the second residence has compromised its (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Historic Population Census California Counties & Towns 1850-2000, accessed on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

integrity of design, materials and workmanship. The construction of the highway immediately north of the property in the mid-1970s has further compromised this property's overall integrity of feeling and setting.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This residence was one of thousands of homes constructed in the 1950s and early 1960s, during a widespread build-up of the city's housing stock. This property was originally developed in 1950 by carpenter Jack W. Messenger and his wife Dorothy Elaine. Dorothy, her mother Hazel Dwyer, and Dorothy's second husband Vernon Upchurch, lived at the property at different points up until the sale of the property to the current owner in 1997.[1] It does not appear that the Messengers, Hazel Dwyer, or the Upchurches made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B (CRHR Criterion 2). Architecturally, both residences are modest and ubiquitous example of mid-twentieth century Ranch and Minimal Traditional styles of architecture, which were immensely popular in suburban communities nationwide during the 1940s and 1950s. These buildings do not appear to have distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, under Criterion D (CRHR Criterion 4), this property does not appear to be a significant or likely source of important information regarding history. This property 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.

Photographs (continued):

Photograph 2: Secondary residence, showing main house (far left), camera facing northeast.

[1] *Polk's Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1951); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); *Bakersfield Californian,* "Take pair 20 Minutes After Heist," *Bakersfield Californian,* 22 March 1962, Pg. 31 (col. 7); *Bakersfield Californian,* "Deaths," *Bakersfield Californian,* 31 January 1973, Pg. 23 (col. 6); *Bakersfield Californian,* "Obituary Notices," *Bakersfield Californian,* 1 February 1973, Pg. 42 (col. 6); Kern County Recorder, 29 August 1973, Deed, Book 4801, Page 2447; *Bakersfield Californian,* "Kern Marriage Roundup," *Bakersfield Californian,* 8 May 1977, Pg. 51 (col. 2); Kern County Recorder, 6 November 1996, Deed, Document No. 196144131; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-16

P1. Other Identifier: 1200 Dobrusky Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 1200 Dobrusky Drive City Bakersfield, CA Zip 93304

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 Number: 011-081-01

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

This 1,132-square foot Ranch-style residence has an irregular footprint, sits on a raised concrete foundation, and has a composite-shingle, cross-gable roof with a moderate overhang and fascia board. The building is clad in horizontal wood siding with cornerboards. The main entry is located on the south side sheltered by a gable porch shelter supported by square wood posts. A recessed porch is located on the west side and is overlaid with lattice board. Fenestration consists of a combination of anodized-aluminum sliding windows with modern wood trim. A small, dilapidated wood shed is located north of the house near the property line.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1951, Kern County Assessor

***P7. Owners and Addresses:**
Jill Campbell
1200 Dobrusky Drive
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-16

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1951; additions constructed between 1956 and 1975.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. In the decade following the war, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand.

Much of the area north of this property (north of Snyder Lane) was subdivided and built upon in the prewar period. The area south of Snyder (from South P Street west to the Kern Island Canal) remained mostly vacant agricultural land through the late 1940s and was annexed into Bakersfield between 1949 and 1950. The residence documented on this form was constructed on the southwest corner of Synder and Dobrusky just a year after annexation. Unlike many of the postwar housing tract being constructed during this period, it appears that neighborhood, generally bounded by Snyder, South P, Terrace and Dobrusky, was subdivided, developed, sold by individuals who constructed custom Ranch-style residences from the early 1950s into the late 1960s. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane to the north. The new highway was aligned immediately north of Snyder Lane and perpendicular to this section of Dobrusky Drive, and required the demolition of the house next door of this residence and directly across the street. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 2923, 1975; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., GS-VBZI 1-233, 1968; see Footnotes. US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Halcyon Aerial Surveys, 1956; *Bakersfield Californian:* "City Barely Touched," 2 Nov 1957, ; "State Okays Oak Street Freeway," 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

Aerial photography reveals that the residence originally had a rectangular footprint and obtained its current irregular footprint through additions constructed between 1956 and 1975.[1] Other alterations include replacement of all original windows. The modification to this residence compromises the building's integrity of design, materials, and workmanship. Furthermore, the construction of the highway immediately north of the property in the mid-1970s, has damaged the property's overall integrity of feeling and setting.

Under NRHP Criterion A (CRHR Criterion 1), this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the postwar period. This residence was one of thousands of homes constructed in the late 1950s, during a widespread build-up of the city's housing stock. Navy reservist Walter J. Clark built the residence in 1951 through a veteran loan.[2] It appears that Walter and his wife rented out their home and lived in another house on Dobrusky Street until they sold this property to Lowell and Claudia Weaver in 1961. The Weavers resided in the house for a decade when the property was purchased by Victoria Aroy in 1971.[3] It does not appear that the Clarks, Weavers, or Victoria Aroy, made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B (CRHR Criterion 2).

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture. The building does not appear to possess distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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[1] US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975.

[2] *Bakersfield Californian*, "Navy Orders Reservists Up," *Bakersfield Californian*, 1 September 1950, pg. 17 (col. 6); Kern County Recorder, 19 February 1951, Agreement, Book 1772, Page 288.

[3] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Deed, Book 3367, Page 84, 310 April 1961, Deed, Book 4540, Page 68823 June 1971.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-17

P1. Other Identifier: 212 Vernal Place

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 212 Vernal Place City Bakersfield, CA Zip 93304

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 Number: 011-130-07

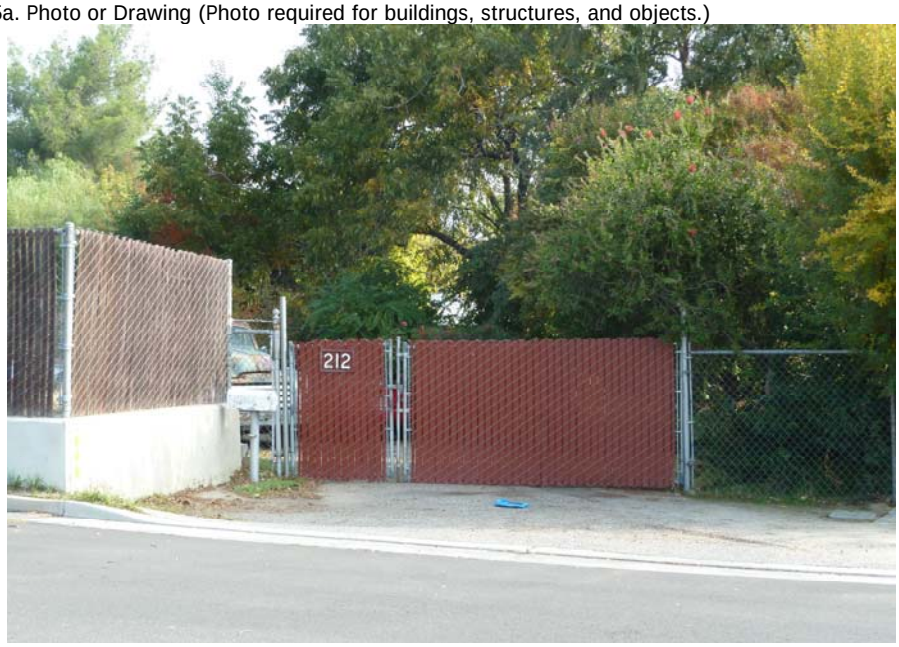
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Access was not permitted at the time of this recordation, and only portions of the parcel are visible from the public right-of-way. However, current aerial photography and county assessor records it is evident that this 0.33-acre parcel contains a 716-sqaure foot Ranch-style residence with a hipped roof as well as flat roof additions on the south and east sides.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1948, Kern County Assessor

***P7. Owners and Addresses:**
Howard William Hayes
212 Vernal Place
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

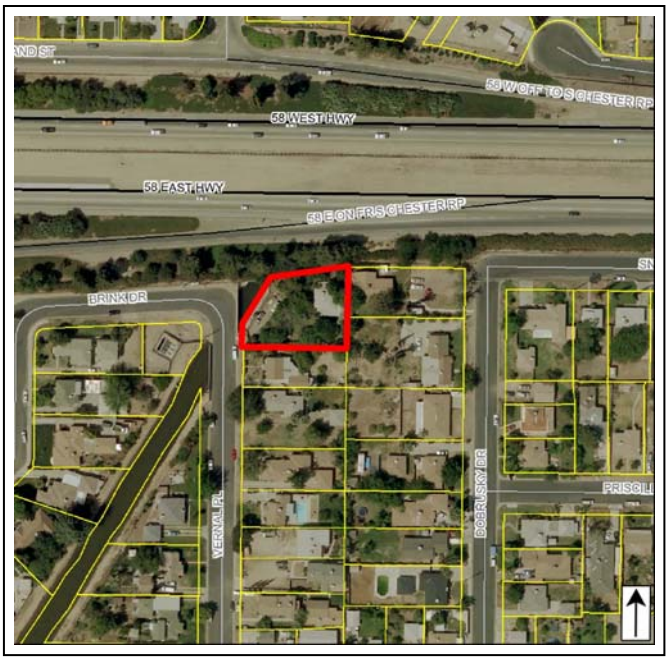
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1948, flat roof additions added to south and east sides between 1956 and 1975.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

The residence documented on this form was constructed in 1948, twenty-five years after the Virginia Tract was subdivided. The earliest known owner and occupants of this residence was tile-setter George Stillman Clayton who lived at the address by 1949 until he sold the property to Norma J. McIntyre in 1952. McIntyre retained the property for ten years when Lucienne H. Sweet purchased the residence. Sweet owned the it into the 1990s. It is unclear if either McIntyre or Sweet ever resided within the residence.[5]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] Deed, Book 1900 Page 552, February 15, 1952 and Book 3512 Page 387, July 25, 1962; *Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, *1949*); State of California, *Great Register of Voters* (Sacramento, California: California State Library, 1952); Kern County Assessor Record.

through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty houses were demolished, including those immediately adjacent to and across the street from the residence documented on this form.

The additions on the south and east sides of the house have affected the integrity of materials, workmanship and design. Furthermore, the construction of Highway 58 immediately north of the property in the mid-1970s has damaged the integrity of setting and feeling for the overall property.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early or mid twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built as infill housing in already established neighborhoods. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence/business made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C and CRHR Criterion 3, neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which became immensely popular in suburban communities nationwide during the late 1940s through the 1970s. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-18

P1. Other Identifier: 1304 Richland Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**___; **R** ___; ___ ¼ **of Sec** ___; _____ **B.M.**

c. Address 1304 Richland Street City Bakersfield, CA Zip 93304

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 Number: 011-102-11

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

This 0.14-acre parcel contains a 1,101-square foot main residence and a detached garage with a 370-sqaure foot second-floor residence (Photographs 1 & 2). The main residence is roughly rectangular in plan, sits on a raised concrete foundation, is sheathed in horizontal clapboard siding with corner boards. The composition-shingle roof consists of a side-gable roof with a front-gable projection on the façade and the rear of the house has a hipped roof. The roof has a narrow overhang with exposed rafter tails and sporadic use of fascia board. A porch is located on the eastern portion of the façade and consists of a shed roof that is supported by square wood posts, has a low rock knee wall, and is accessed by two sets of low concrete stairs. The recessed main entry is located on the east side of the front-gable projection. Fenestration consists of double-hung wood windows set singular, in pairs and triplets. A two-part, metal sliding window is located on the east side. An external chimney is affixed to the west side of the house. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1926, Kern County Assessor

***P7. Owners and Addresses:**
Wells Fargo BK Series 2005-HE3
1757 Tapo Canyon Road
Simi Valley, CA 93063

***P8. Recorded by:**
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-18

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Bungalow
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1926.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

P3a. Description (continued):

The detached garage/residence is roughly square, sheathed in horizontal clapboard siding with has corner boards. The garage portion of the building has two wood tilt-up doors. Access is gained to the second-floor residence by an external staircase on the western periphery of the façade that leads to a projecting porch with wood railing and lattice board. The main entry is located on the façade and consists of a multi-light wood glazed door that is protected by a shed roof porch, supported by square wood posts. Fenestration consists of single-light windows with wide wood surrounds and sills. A small, metal pole framed carport with a low-pitched gable roof is located in the driveway, south of the garage and residence building.

B10. Significance (continued):

quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed. Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[3]

It appears that this property was developed by mechanic Rogers M. Douglass who lived in the secondary residence and used the larger residence as a rental property into the 1940s. In 1942, both residences were listed as rental properties in the newspaper. The renters up to this point held an array of jobs including a traffic officer, butcher union secretary and

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

treasurer, an insurance agent, and carpenter. By 1946, the main residence was owned by insurance adjuster I. Bruce Murray and his wife Florence who sold the property to engineer John L. Lambert by 1951 who used the secondary residence as a rental property. The property continued to have a high turnover rate in both residences into the 1960s. The property is currently bank-owned.[4]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the property documented on this form.

The main residence has been altered by replacement windows and a recent rock knee wall which have compromised its integrity of design and materials. Similarly, the garage/residence has been modified by a replacement porch. The construction of the highway immediately south of the property in the mid-1970s and the commercial nature of the north half of the block has compromised this property's overall integrity of feeling and setting.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C or CRHR Criterion 3, neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical example of a small Bungalow. The Bungalow was a type of small residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. Some of the elements on this house are influenced by Craftsman architecture, including the broad window casing and multiple gable roofs; however, the house is not an important example of a single architectural style, and is no important for its modestly executed blend of different styles. Additionally, while the house exhibits some features of the Bungalow residence, including the compact footprint, it is

[4] Ancestry.com, *1930 United States Federal Census* [database on-line], Year: *1930*; Census Place: *Bakersfield, Kern, California*; Roll: *121*; Page: *19B*; Enumeration District: *25*; Image: *1090.0*. (Provo, UT, USA: Ancestry.com Operations Inc, 2002); Ancestry.com, *1930 United States Federal Census* [database on-line], Year: *1930*; Census Place: *Bakersfield, Kern, California*; Roll: *121*; Page: *11B*; Enumeration District: *25*; Image: *1074.0*. (Provo, UT, USA: Ancestry.com Operations Inc, 2002); "For Rent – Houses," *Bakersfield Californian*, 15 June 1927, pg. 12 (col. 3); "For Rent – Houses," *Bakersfield Californian*, 21 November 1933, pg. 12 (col. 2); "For Rent – Houses," *Bakersfield Californian*, 18 September 1942, pg. 12 (col. 5); *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1938, 1942, 1944, 1946, 1951); "For Rent – Apartments," *Bakersfield Californian*, 4 June 1953, pg. 45 (col. 3); "For Rent – Apartments," *Bakersfield Californian*, 15 April 1955, pg. 39 (col. 6); "Obituary Notices – Katherine Temple Segrest," *Bakersfield Californian*, 7 February 1954, pg. 29 (col. 6); "They're Engaged: Freer-Schmieding," *Bakersfield Californian*, 7 January 1969, pg. 24 (col. 2).

not an important example of this type. Neither the house nor garage building appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Secondary residence on right, facing north.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-19

P1. Other Identifier: 208-214 Brink Drive

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 208-214 Brink Drive City Bakersfield, CA Zip 93304

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 Number: 011-121-31

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

This 0.24-acre parcel contains two Minimal Traditional-style duplexes. Both buildings have concrete foundations and stucco siding with main facades facing south. The single-story, L-shaped duplex is sited on the western corner of the parcel and encompasses 1,416 square feet of living space. It has a composition-shingle cross hip roof with narrow eaves and exposed rafter tails. The two main entrances (Photograph 2) are located on the south side of the building. The western entrance has a plain wood door accessed by concrete stairs with a metal railing, and protected by a shed roof extension while the eastern unit has a metal security door, low concrete stairs that lead to a partial-width porch protected by a shed roof extension supported by a square wood post. Secondary entrances to each apartment are located on the north and east sides. Fenestration on this building consists of 2/2 double-hung wood windows with narrow wood casings and sills with the exception of a three-part aluminum window located next to the eastern unit's main door. A small bay window with multi-light wood casement windows is located on the west side of the building closest to the street. Decorative wood shutters and metal awnings are affixed to the windows on the west and south sides of the building. The two-story, rectangular duplex is 1,136 square feet and has a composition-shingle hip roof with exposed rafter tails. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1946, Kern County Assessor Records

*P7. Owners and Addresses:
Roberto H. Gallegos
3617 Kathy Suzanne Way
Bakersfield, CA 93313

*P8. Recorded by: (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** 1946; partial replacement windows on 212 & 214 Brink at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. These duplexes were constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

P3a. Description (continued):

The main entries are located on the south side of the building and a second-story entrance is accessed by an external staircase and affixed to the east side. A full-width porch is located along the second-story façade with wood railing, supports, and is sheltered by a shed roof extension. The first-story entrance is located below the stairs and porch (Photographs 2 and 3). A secondary entry for the first-story apartment is located on the east side at the base of the stairs. Fenestration consists of 1/1 double-hung wood windows with narrow wood casings and sills on the second-story and replacement aluminum sliding windows that lack casings and sills on the first-story.

B10. Significance (continued):

To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

John M. Longway and his wife Rose Goldstein purchased the property in 1946 but it is unclear whether the houses were already constructed at the time of purchase. John and Rose lived in the unit addresses as 210 Brink Drive and used the other units as rental properties. John owned the Melody Café and Tejon Wholesale Grocers while Rose was self employed doing

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p 7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

stenography, notary, accounting work. The rental units had a high-turnover rate and were occupied by a number of retired people and newlyweds. The Longways sold the property in 1970 to Mary Sax who also managed a pawn shop.[5]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished, including those immediately adjacent to and across the street from the residences documented on this form.

While the buildings have been modified by replacement of a few original windows, overall they overall retain integrity of design, workmanship, materials, location and association. However, the construction of the highway in the mid 1970s next to the property has compromised both buildings integrity of setting and feeling.

Under NRHP Criterion A or CRHR Criterion 1, these residences do not appear individually significant, nor do they appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built as infill housing in already established neighborhoods. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residences documented on this form, therefore, do not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because they do not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither duplex nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this property made demonstrably important contributions to history on the local, state or national level. The duplexes are also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C or CRHR Criterion 3, neither duplex nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, these buildings are modest and ubiquitous examples of Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs that lacked elaborate details. While the houses exhibit some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, they are modestly executed examples of the style. The buildings do not appear to embody the distinctive characteristics of their type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR

[5] "Goldstein-Longway Rite," *Bakersfield Californian,* 27 August 1942, pg. 14 (col. 2); Kern County Recorder, 3 April 1946, Deed, Book 1272, Page 424; Polk's *Bakersfield California City Directory 1948, 1949, 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1948, 1949, 1951); "Newlyweds Travel to Santa Barbara," *Bakersfield Californian,* 23 September 1965, pg. 31 (col. 6); "Miss Williams Becomes Bride of John L. Clark," *Bakersfield Californian,* 18 December 1969, pg. 26 (col. 8); Kern County Recorder, 3 February 1970, Deed, Book 4363, Page 536; "Employment Opportunities," [classified advertisement], *Bakersfield Californian,* 26 November 1976, pg. 33 (col. 9); Kern County Recorder, 31 October 1980, Deed, Book 5327, Page 550; Kern County Recorder, 11 December 1998, Deed, Document No. 198176083; Kern County Assessor Record.

Criterion 4). This property 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.

Photographs (continued):

Photograph 2: One-story duplex (208-210 Brink) in foreground, showing two-story duplex (212 & 214 Brink) in background, camera facing northeast.

Photograph 3: Two-story duplex (foreground) with one-story duplex shown left background, camera facing west.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-20

P1. Other Identifier: 1324 Richland Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**___; **R** ___; ___ ¼ **of Sec** ___; _____ **B.M.**

c. Address 1324 Richland Street City Bakersfield, CA Zip 93304

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 Number: 011-102-11

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

This 0.20-acre parcel contains a 1,386-square foot Bungalow and a detached garage. The house has a roughly rectangular plan, sits on a concrete foundation, is clad in horizontal shiplap wood siding, and has a composition-shingle, complex cross gable roof with vents in the gable ends, narrow boxed eaves, and a simple cornice with returns. The mutli-light wood-frame main entry door is centrally located on the façade in a half-width recessed porch with two Doric columns. Fenestration consists of two-part, vinyl sliding replacement windows with false muntins. An exterior chimney is affixed to the east side of the house as well as a flat roof carport that also shelters a secondary entrance. The front-gable detached garage is located northeast of the residence and features wood siding and a single aluminum garage door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1925, *Bakersfield Californian*

***P7. Owners and Addresses:**
Maria I. Lopez
1324 Richland Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Bungalow
***B6. Construction History:** Built in 1925, replacement windows at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed. Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[3]

Upon completion in 1925, the residence documented on this formwas used as a rental property and had a high turn-over rate. The first known tenants of the house were railway route agents Hugh E. Scruggs and his family in 1930. The following decade saw the house occupied by a librarian, a coffee salesman, and unemployed persons. In 1942, long-time residents the Shelda I. Upshaw family, moved into the home and purchased it in 1944. Upshaw was employed as an equipment operator and he and his family resided at their home until its sale in 1990 after Shelda's death.[4]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[4] "Building Permit Value Increases," *Bakersfield Californian*, 28 March 1925, pg. 9 (col. 3); Ancestry.com, *1930 United States Federal Census* [database on-line], Year: *1930*; Census Place: *Bakersfield, Kern, California*; Roll: *121*; Page: *16B*; Enumeration District: *25*; Image: *1084.0*. (Provo, UT, USA: Ancestry.com Operations Inc, 2002); *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1938, 1942); Kern County Recorder, 2 February 1944; Deed, Book 1163, Page 190; "Missourians Hear Report," *Bakersfield Californian*, 3 April 1962, pg. 14 (col. 1); Ancestry.com, *Social Security Death Index* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2011; Kern County Recorder, 4 September 1985, Deed, Book 5793, Page 1871; Kern County Recorder, 9 October 1990, Deed, Book 6440, Page 1637; Kern County Assessor Record.

through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the property documented on this form.

The complete replacement of the original windows from this 1925 residence has affected the building's integrity of design, materials, and workmanship. Furthermore, the construction of the highway immediately south of the property in the mid-1970s and the commercial nature of the north half of the block has compromised this property's overall integrity of feeling and setting.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under Criterion 3 or C, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical example of a small Bungalow. The Bungalow was a type of small residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. Some of the elements on this house are influenced by Craftsman architecture, including the multiple gable roofs and partial-width porch. Other elements of the house, such as the boxed eaves and cornice returns, are reminiscent of Colonial Revival architecture. However, the house is not an important example of a single architectural style, and is no important for its modestly executed blend of different styles. Additionally, while the house exhibits some features of the Bungalow residence, including the compact footprint, it is not an important example of this type. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-21

P1. Other Identifier: 1330 Richland Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 1330 Richland Street City Bakersfield, CA Zip 93304

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 Number: 011-102-13

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

This 0.22-acre property contains a 1,462-square foot Bungalow and a detached garage (Photograph 1). The residence is rectangular in plan, rests on a raised concrete foundation, is sheathed in drop-lap wood siding, and has a composition-shingle, side-gable roof with two front gable projections on the rear (north) side of the building. The roof has wide eaves with exposed rafter tails, with fascia board and exposed roof beams at gable ends (Photographs 1 and 2). The main entrance, a 15-light wood door, flanked by five-light sidelights, is centered on the façade and sheltered by a front-gable roof supported by square wood columns atop of low brick walls (Photograph 2). The porch is accessed by concrete stairs. The porch is flanked by group of three, 10-light single casement windows. The remaining fenestration consists of similar windows in pairs and singles. A secondary entry is located on the east side and is accessed by concrete stairs. An external brick chimney and a shed-roof shelter for utilities are located on the east side. A carport is affixed to the east side of the residence and is supported by square wood columns, similar to those found on the porch. The detached garage is rectangular in plan, is sheathed in drop-lap wood siding, a composition-shingle front-gable roof with lattice and fascia board in the gable end. The original sliding double-doors with vertical wood panels are located on its façade.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1924, Kern County Assessor

***P7. Owners and Addresses:**
Elsa Moctezuma
1330 Richland Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow
***B6. Construction History:** 1924; small addition (north side) built by 1956; carport and rear patio awning added after 1981
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed. Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[3]

The residence documented on this form was manufactured by Pacific Ready-Cut Homes, a Los Angeles builder of prefabricated homes that constructed an entire house at its factory, then disassembled and shipped it via train for onsite re-assembly. Pacific Ready-Cut Homes grew tremendously in the post World War I economic and housing boom of Southern California as the company's small houses were well suited for a class of working Americans that had only recently found home ownership a real possibility. The company could build as many as 25 houses a day at its peak in the mid 1920s, and employed 1,000 workers. In 1924, it constructed 4,000 houses, up from only 1,500 just three years before. Behind Sears Roebuck and Alladin Company, Pacific Ready-Cut Homes was the third largest producer of prefabricated kit homes in the country. The popularity of the homes in the western US led Pacific Ready-City Homes to open local offices with sales staff to better inform customers. It contracted local home builders to complete the process by re-assembling the house onsite. E.R. Frey opened the Bakersfield office in September 1925, at the height of the Pacific Ready's success. By December, Frey

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

was constructing three new residences, including the house at 206 Haybert Court, and preparing to erect another five ready-cut homes.[4]

Construction on the house at 1330 Richland Street was completed in 1924 and was purchased the same year by automobile salesman Harry Mann and his wife Jeanette. The Manns lived in the house until 1935 when they sold the property to oilworker Thomas McCay and his wife Margaret. The property was sold eight years later in 1943 later to Aloysius and Kathryn Heller who resided at the property until the late 1970s.[5]

The residence has been altered by the construction of a modern carport, and small addition and patio awning on the rear of the building. This modification are minor and do not significantly detract from the original design of the building. Therefore, it, and the garage appears to retain integrity of location, design, materials, workmanship, and association. However, the construction of the highway immediately south of the property in the mid-1970s has compromised this property's overall integrity of feeling and setting.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this residence is a typical example of a small Bungalow with eclectic architectural details. The Bungalow was a type of small residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. Some of the elements on this house are influenced by Craftsman architecture, including the broad window casing, exposed rafter beams, and rafter tails as well as Colonial architectural details with the porch columns. However, the house is not an important example of a single architectural style, and is insignificant for its modestly executed blend of different styles. Furthermore, while the house exhibits some features of the Bungalow residence, including the compact

[4] "Announcing Opening of Pacific Ready-Cut Homes Office," Pacific Ready-Cut Homes advertisement, *Bakersfield Californian*, September 5, 1925; "Take the Gamble Out of Homebuilding," Pacific Ready-Cut Homes advertisement, *Bakersfield Californian*, December 11, 1925; "12,000 East Pieces: Was Your '20s House Built From A Kit? Many Local Gems Came Assembly Required," *Los Angeles Times*, July 16, 2006; Carolyn Patricia Flynn, "Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles, 1908-1942," M.A. Thesis, University of California, Los Angeles, 1986.

[5] Deed, Book 0019 Page 421, May 1, 1924; US Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 16B; Deed, Book 0570 Page 2011, March 6, 1935; Deed, Book 1151 Page 215, August 3, 1943; Deed, Book 5032 Page 835, June 7, 1977; Deed, Book 6886 Page 843, July 30, 1993.

footprint, it is not an important example of this type of house and it is a standard design with nearly exact copies located throughout the region. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or

method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Detail of main entry, camera facing north.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-22

P1. Other Identifier: 1416 Richland Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 1416 Richland Street City Bakersfield, CA Zip 93304

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 Number: 011-102-14

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

This 0.21-acre-propery contains a 1,327-square foot Spanish Eclectic-style house. The residence is roughly rectangular in form, rests on a raised concrete foundation, and is clad in stucco. The residence is topped by a complex roof with no eaves and covered in composition shingles. The main entrance is recessed within a tower topped by a pyramidal roof and is accessed by concrete steps that lead to a arched porch opening. The open porch extends half of the buildings width and has a enclosed balustrade on its eastern portion. Above the open porch is a three-part focal-window with a wood surround, a replacement one-over-one vinyl window, flanked by original fixed windows. An arched, multi-light wood casement window is located in the front-facing gable on the west end of the façade. The remaining fenestration consists of pairs of double-hung wood windows and multi-light wood casement windows. A secondary entrance is located on the east side of the building within a recessed concrete porch that is sheltered by a roof extension. An exterior, stucco-clad chimney is located on the east side, south of the recessed porch.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1930, Kern County Assessor Records

***P7. Owners and Addresses:**
Harolyn L. Johnson
P.O. Box 9724
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

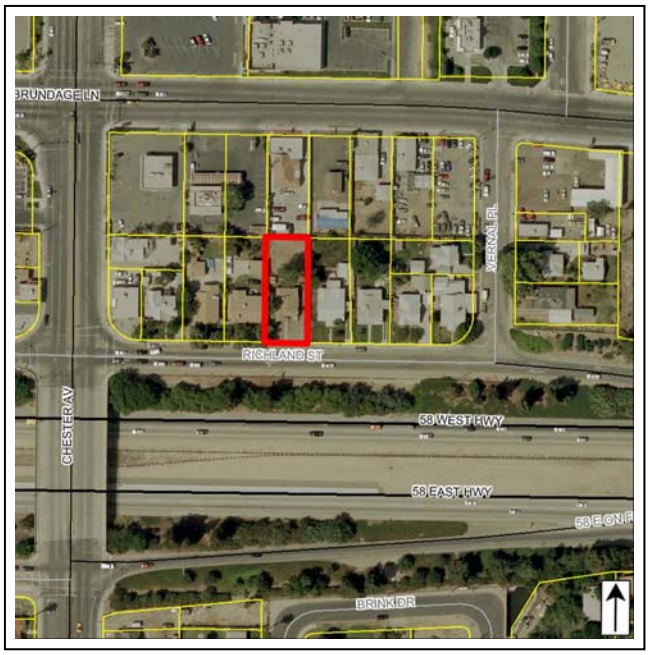
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Eclectic
***B6. Construction History:** 1930; detached garage behind house demolished after 1975.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed. Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[3]

Robert M. and Jane (Jean) Burnett were the original owners and residents of this property. Robert owned and managed his own gas station while Jane was a housewife. That same year their daughter, Florence Rogers, and her husband, Don, a retail clothier assistant manager, moved in to the residence. The two families are listed at the address throughout the 1930s and only the wives into the late 1940s. By the late 1950s, only Jane Burnett was living at the residence, but the property was still jointly owned with Florence Rogers. In 1959 the women sold the property to Roy James and Nadine Bryant. The property stayed in the Bryant family until the most recent sale in 2004 to the present owners.[4]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[4] Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 14B; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Kern County Recorder, 30 June 1959, Deed, Book 3155, Page 148; Kern County Recorder, 20 March 1979, Deed, Book 5183, Page 1452; Kern County Recorder, 30 April 1980, Deed, Book 5282, Page 487.

through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

Aside from the vinyl replacement window in the façade focal window, the residence appears unaltered since it was constructed in 1930; therefore, it appears to retain integrity of design, materials, workmanship, location and association. The demolition of the original garage, which was sited northeast of the house, has, however compromised integrity of design of the overall property. Furthermore, the construction of the highway immediately south of the property in the mid-1970s and the commercial nature of the north half of the block has compromised this property's overall integrity of feeling and setting.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, the residence is a typical example of the Spanish Eclectic house style built in large numbers in California and southwestern states from the 1910s through the 1940s. The architectural elements of this house that define it as Spanish Eclectic – the low pitched roof with little to no overhang, prominent arches, stucco exterior walls, and an asymmetrical facade – are modest in scale and execution. It does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-23

P1. Other Identifier: 209 Brink Drive

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 209 Brink Drive City Bakersfield, CA Zip 93304

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 Number: 011-122-09

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

This 0.18-acre parcel contains a 1,014-square foot Minimal Traditional-style house and a detached garage. The residence has a rectangular plan, a raised concrete foundation, and is clad in stucco. The composition-shingle hip roof has narrow eaves with fascia board. The main entry is centrally located on the façade, is accessed by low concrete stairs, and is sheltered by a hip roof with square wood support posts. The entry is flanked by pairs of three-over-one wood windows with wood trim and sills. Remaining fenestration consists of the same window types as well as a 12-light wood window located on the south side. The detached two-car garage is rectangular in plan, has a composition shingle hipped roof, is clad in stucco and has a modern overhead garage door.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939, Kern County Assessor

*P7. Owners and Addresses:
Louis E. Smith
209 Brink Drive
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-23

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1939
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

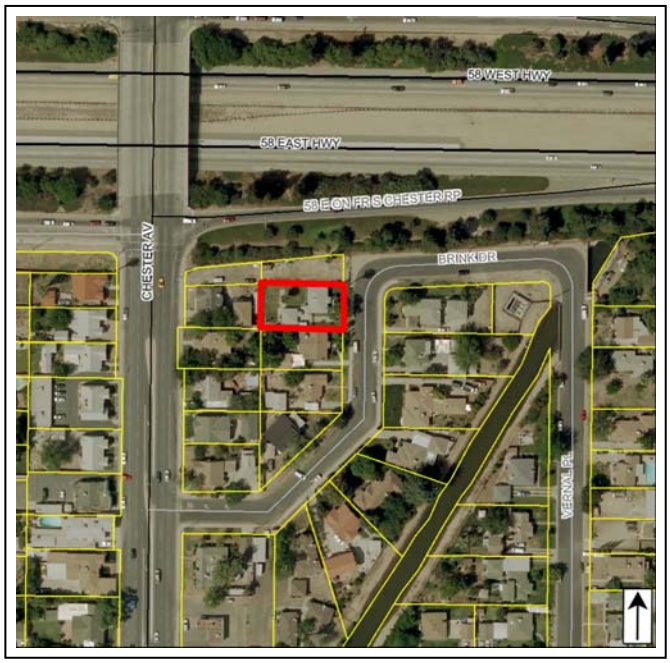
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; also see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** November 2011
(This space reserved for official comments.)



B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract.[1] To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[2]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[3]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[4] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[5]

In 1938, Bakersfield Police Officer Rufus Logan Barksdale and wife Barbara purchased a Lot 10 in Block 1 of the Virginia Tract from Freal A. Nighbert to build their home. By the following year their home was complete. In 1945 the Barksdales sold the property to real estate broker Richard Oster and his wife Dorothy who sold the property only two years later to wholesale tobacconist Walter Silliphant and his wife Winnifred. The Silliphants remained on the property for nearly a decade when the property was purchased in 1956 by Fred and Jessie Clark. The Clarks retained the property until 1972.[6]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296.

[2] Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[3] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[4] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[5] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[6] Kern County Recorder, 20 September 1938, Deed, Book 0825, Page 212; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1940); *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1948); Kern County Recorder, 2 November 1945, Deed, Book 1283, Page 474; Kern County Recorder, 22 January 1947, Deed, Book 1405, Page 341; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1951); Kern County Recorder, 20

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished, including those immediately adjacent to and across the street from the residence documented on this form.

This residence appears unaltered since its construction; therefore it retains integrity of location, association, design, workmanship, and materials. However, the construction of the highway in the mid-1970s immediately north of the property has compromised the building's integrity of setting and feeling.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C or CRHR Criterion 3, neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this building is a modest and ubiquitous example of Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs that lacked elaborate details. While the house exhibits some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, it is a modestly executed example of the style. The building does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

July 1956, Deed, Book 2639, Page 51; Kern County Recorder, 25 February 1972, Deed, Book 4638, Page 453; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-24

P1. Other Identifier: 308-314 South Chester Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 308-314 South Chester Avenue City Bakersfield, CA Zip 93301

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 Number: 011-122-14

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

This 0.12-acre parcel contains two duplexes: a 1,716-square-foot Minimal Traditional building (312-314 South Chester), and two-story 728-square foot building (308 South Chester) sited at the rear of the lot. The main duplex front South Chester and has a rectangular shape, concrete foundation and a cross gable roof with composition shingles and narrow closed eaves. A prominent gable projects westward from the main section. At the rear of the building is a second, larger cross-gable projection. The walls have smooth stucco siding. The front (west) façade features two entrances. The entrance at the north end is located within a small, partially enclosed porch located under the projecting gable and includes an arched opening and concrete stoop. The entrance on the south end of this wall is located under a small projection shed hood with stucco-clad knee braces. The flush door is situated atop concrete steps. Fenestration consists of 1/1 double-hung wood windows throughout, some with canvas awnings. The rear duplex includes an integrated garage. It is topped by a hip and gable roof with narrow closed eaves and clad with stucco. A single-car garage is located at the north end of the building, while a staircase leading to the second story is situated on the south end.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1939, Kern County Assessor Records

***P7. Owner and Address:**
Abel Orozco
312 South Chester Avenue
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Built in 1939.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

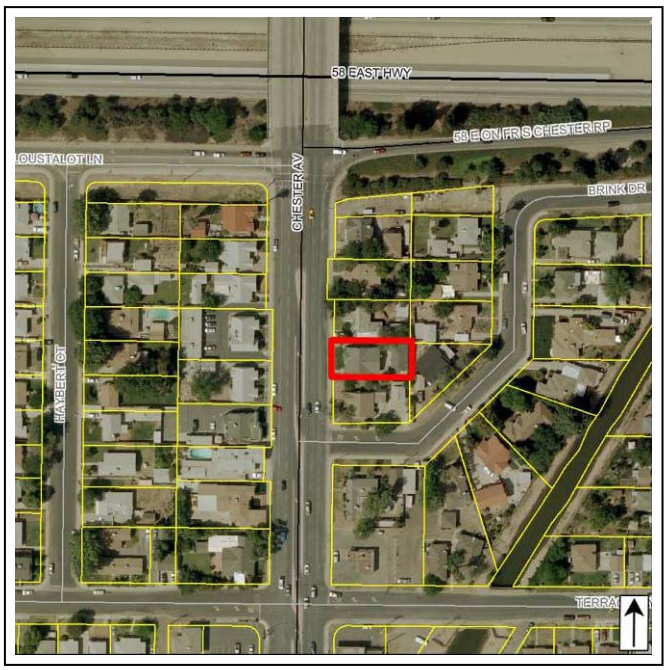
The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract.[1] To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[2]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[3]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[4] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[5]

The duplexes documented on this form were both constructed in 1939. Although city directories list a building at 308 South Chester as early as 1932, historic aerial photographs form 1937 show this lot as vacant.[6] The current property addresses are listed in a 1940 city directory, thus supporting the 1939 construction date. At that time, the tenants of this property were C.M. Gribble, Bernard Lowenstein and Charles Hahn. It appears these buildings were utilized as rental units for most of

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296.
[2] Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.
[3] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.
[4] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.
[5] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.
[6] In the 1939 city directory, 308 South Chester Avenue was listed as being the first house north of Brink Drive; today that house is 318 South Chester Avenue.

their history, occupied by a steady stream of working class individuals and families and most only rented for a few years. The residents worked a variety of jobs, including welder, salesman, mechanic, construction worker, driver, and oilworker.[7]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

While the buildings appear to be unaltered and retain integrity of design, materials, workmanship, location and association, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. These buildings are typical examples of Minimal Traditional-style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs that lacked elaborate details. While they exhibit some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, they are modest in execution. Neither building appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. . The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[7] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1932, 1934, 1936, 1937, 1941, 1945, 1948, 1952, 1955, 1958, 1960, 1963, 1965, 1970); US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, R-28E T-30S_0006, 1947;

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-25

P1. Other Identifier: 304 South Chester Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 304 South Chester Avenue City Bakersfield, CA Zip 93304

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 Number: 011-122-15

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

This 952-square foot Craftsman Bungalow is sited on a 0.16-acre parcel with a 252-square foot detached garage and an enclosed carport. The L-shaped residence sits on a raised concrete foundation and has a jerkinhead roof with composition shingle, open projecting eave, exposed rafters, wood fascia and projecting beams. The building is clad with horizontal replacement siding. The main entrance, a wood paneled door, is centered on the façade, accessed by the raised concrete porch which is sheltered beneath a jerkinhead roof supported by post. Windows appear to be 1/1 double hung with wood sashes. An exterior brick chimney is located on the south wall, adjacent an attached metal carport. A front-gable detached garage is located southeast of the residence, and features shiplap wood siding and hinged double wood doors. A 288-square foot shop addition was constructed on its east side by 1959 and a modern carport is attached to the west side of this building and the south side of the residence. A second carport was constructed at the northeast corner of the property by the late 1950s and has since been enlarged and enclosed. It includes a flat roof, wood siding and a three-light metal sash window on the west wall.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1926, Kern County Assessor Records

***P7. Owner and Address:**
J.M. and Gail D. Scott
3716 Azure Drive
Bakersfield, CA 93312

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-25

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow
***B6. Construction History:** Built in 1926; aluminum replacement siding added in 1965 and replaced with current siding at unknown date; garage shop addition by 1959 and carport attached likely within the last 30 years; carport built by 1959, enlarged and enclosed by the 1970s
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

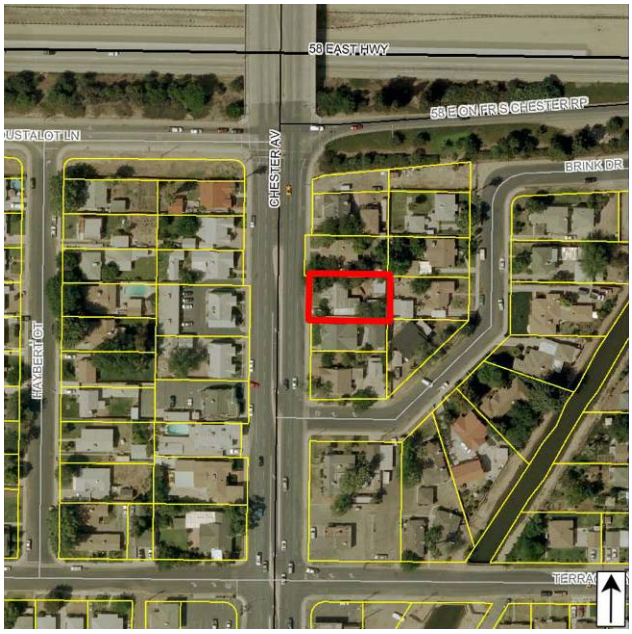
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract.[1] To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[2]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[3]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[4] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[5]

Research revealed little information about the early owners or residents of this property. State voting records and city directories do not list this address until 1936, when Mervin M. and Ida McBryde lived here with their son Mervin C. and his wife Winifred. The McBrydes were previously listed at 220 South Chester Avenue.[6] When the older Mervin McBryde died

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296.

[2] Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[3] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[4] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[5] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[6] Evidence suggests the house this property was originally assigned the address of 220 South Chester Avenue. This address appeared in directories and state voting records until at least 1932, while the current property address was not listed. Between 1928 and 1932 Ida and Mervin McBryde were listed at 220 So. Chester, but by 1936, both city directories and voting records showed the McBrydes living at 304 So. Chester, while there was no listing for the 220 address. In the newspaper article about Mervin McBryde's death, he was said to be living at 220 South Chester Avenue. The house at 220 South Chester Avenue was constructed in 1925 by J.C. Burke. The same year, the Ida and Mervin McBryde purchased a completed house from Burke. It is possible the family moved in the mid 1930s, and newspaper maintained an older address. See: *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1926, 1928,

in an accident at his job as a laundryman, his family moved out of the house. The McBrydes retained ownership of the house and rented it out to a variety of tenants until the late 1940s. Tenants included Cornelius Bos, a department manager at Malcom Brock Company, and his wife Cathleen L., a teacher and Leo B. Johnson, a mechanic who opened a J & L Auto Supply in 1947 with Jack J. Hackett Jr., and his wife Dolores. Mervin C. McBryde and his wife moved back into the family home by 1948, residing there until at least the 1970s. Mervin C. McBryde was employed with the Kern County Sheriff's Department during this period.[7]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished, including those in the vicinity of the residence documented on this form.

The property has been altered by the construction of a carport (since enclosed), garage shop addition, construction of modern carport connecting the residence to the garage, as well as replacement siding on the residence. These modifications have diminished the integrity of workmanship, materials and design of the overall property and the individual residence and garage. Additionally, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this residence nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical and modified example of a 1920s Craftsman Bungalow. The Bungalow was a type of compact residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. In more elaborate

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1930, 1932, 1936, 1937); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1928, 1936); "Building Permits: J.C. Burke," for 220 South Chester Avenue, *Bakersfield Californian*, February 4, 1925; Deed, Book 75, Page 76.

[7] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1926, 1928, 1930, 1932, 1936, 1937, 1941, 1945, 1949, 1951); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1928, 1936); "Local Man is Crushed to Death: Mervin McBryde of This city Caught in Laundry Machinery," *Bakersfield Californian*¸May 22, 1936; "Police Hold Suspect Following Accident," *Bakersfield Californian*, June 5, 1945; "Legal Notices: Certificate of Doing Business Under Fictitious Name," *Bakersfield Californian*, January 10, 1947; "Local Man Hangs Self With Wire," *Bakersfield Californian*, August 28, 1946.

and distinguished examples, Craftsman-style residences were frequently much larger than Bungalows, and often featured a refined combination of several important elements, including a low-pitch roof with wide eaves, exposed rafters and projecting beams with knee braces. The porch was a key feature of this style and often spanned at least half of the front façade. Stone and wood pedestals and columns supported the porch roof, and railing partially enclosed it. While the house exhibits several features of the style, including the cross-gable roof, wide eaves with exposed rafters and projecting beams, and front porch, it is modest in execution. The building does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-26

P1. Other Identifier: 234 South Chester Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 234 South Chester Avenue City Bakersfield, CA Zip 93304

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 Number: 011-122-16

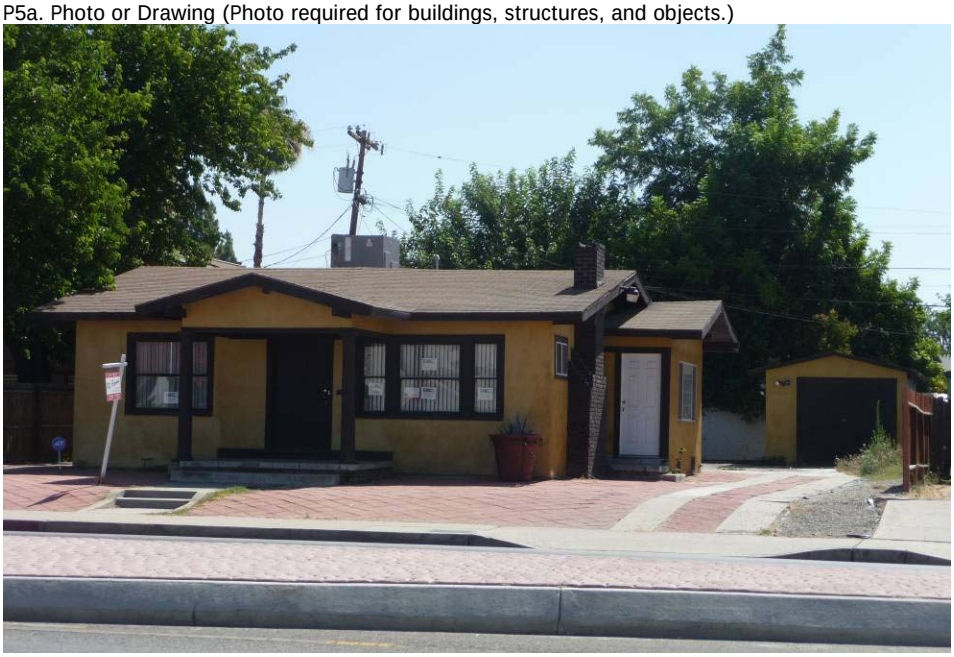
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1,295-square foot Craftsman Bungalow is situated on a 0.16-acre parcel with a detached garage (Photograph 1). The residence features a low-pitch cross-gable roof with composition shingles, projecting beams and wide, closed eaves. A secondary parallel gable projects from the south side, while a prominent cross-gable porch roof is located centrally on the west side. The porch is supported by battered round wood columns, and shelters the main entrance. The walls are clad with stucco. Fenestration consists of 1/1 double-hung wood windows and replacement vinyl windows. Some of the windows are surrounded by wide wood casing. A parallel gable projection on the south wall includes a secondary entrance. An exterior brick chimney is located adjacent this gable. The dwelling rests on a roughly rectangular-plan concrete foundation. The one-car detached garage features a low-pitch gable roof, stucco siding and double-wood hinged doors.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1925, Kern County Assessor Records

***P7. Owner and Address:**
Maria J. Davalos
PO Box 21386
Bakersfield, CA 93390

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-26

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1925
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
*B8. Related Features: _____
B9. Architect: unknown **b. Builder:** unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

Research revealed little information about the early owners or residents of this property. State voting records and city directories do not list this address until 1936, when Alfred B. McIntyre, a pharmacist at Padre Drug Store, and his wife Elizabeth G., occupied the house. It appears this residence was used as a rental over the next several years. Between 1938 and 1940, Raymond and Elsie Fitzpatrick lived in this house, followed by Gerald K. and Evelyn L. McCormac in 1941, and John E. and Dorothy Kilkenny by 1945. City directories list the earliest known owners as Forrest C. and Mildred Newburg, who resided on the property as early as 1948, but sold it in 1950 to Kern County Deputy District Attorney Clayton Cochran and his wife Mathilde. The Cochran's remained at the house into the 1960s.[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1944, 1946, 1951); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1928, 1932, 1952, 1954, 1958); US Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 16B.

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

The house has undergone minor alterations over time, including some replacement windows and doors. Together, these modifications have slightly diminished the integrity of workmanship, materials and design. Additionally, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this residence is a modest and typical example of a Craftsman Bungalow. The Bungalow was a type of compact residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. In more elaborate and distinguished examples, Craftsman-style residences were frequently much larger than Bungalows, and often featured a refined combination of several important elements, including a low-pitch roof with wide eaves, exposed rafters and projecting beams with knee braces. The porch was a key feature of this style and often spanned at least half of the front façade. Stone and wood pedestals and columns supported the porch roof, and railing partially enclosed it. While the house exhibits some features of the style, including the low-pitch roof, wide eaves and projecting beams, and front porch, it is modest in execution. The building does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-27

P1. Other Identifier: 313-317 South Chester Avenue

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 313-317 South Chester Avenue City Bakersfield, CA Zip 93301

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 Number: 011-111-13

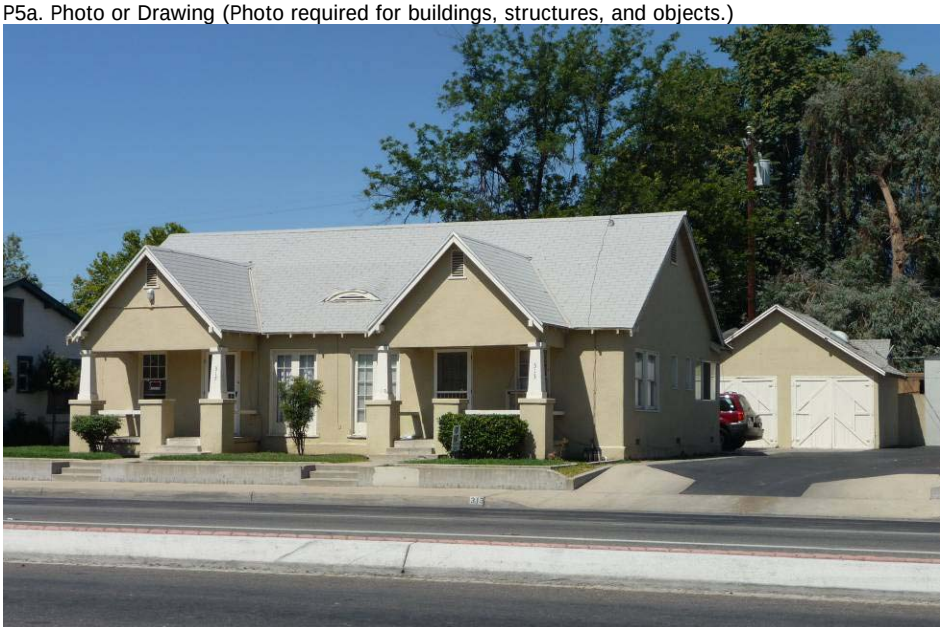
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1,396-square foot duplex is situated on a 0.20-acre parcel with two outbuildings. The duplex sits on a concrete foundation and has a steeply pitched side-gable roof with two prominent front gable roofs sheltering the front (east) two porches. The roof is covered with composition shingles, and includes narrow, open eaves, projecting beams and exposed rafters. Walls are clad with stucco. An eyebrow dormer is centered on the main facade. The porch roofs are supported by battered square wood columns that rest on square stucco-clad pedestals. A simple wood rail surrounds the raised concrete porches. The entrances are located behind screen doors. Fenestration includes a variety window configurations and sizes. The front façade includes two pairs of tall multi-light wood casement windows and two 6/1 double-hung wood windows. The north and south walls feature 1/1 double-hung wood windows, wood casement, fixed sashes, and wood louvered windows. Two buildings are located west of the duplex, and obscured from the public right of way. They include a detached, two-car garage with a composition-shingle front gable roof, stucco siding and two sets of hinged wood double garage doors. A second garage is behind that structure. It has a composition-shingle gable roof.

*P3b. Resource Attributes: (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Facing southwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1927, Kern County Assessor Records

*P7. Owner and Address:
Jim Malone
308 Garnsey Avenue
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow Duplex
***B6. Construction History:** Duplex built in 1927; one-car detached garage built in 1936 and moved to this parcel in 1969, two-car garage with attached laundry room added by 1959
***B7. Moved?** ☐No ☒ Yes ☐ Unknown **Date:** Garage moved in 1969 **Original Location:** APN 011-111-12 (305 South Chester Avenue)
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

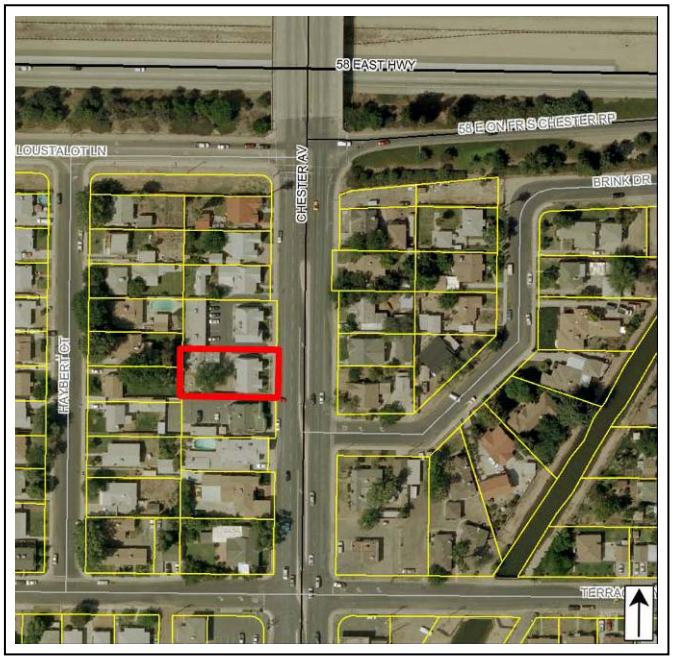
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes:
***B12. References:** US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

This duplex was original part of a larger parcel that also contained the former residence at 321 South Chester, which was constructed in 1926, a year before the duplex documented on this form. Originally assigned the address of 231-235 South Chester, the street numbers were changed in 1936. This appears to be the case with several houses along South Chester Avenue. The first known residents of this property were Albert M. and Elsie Doan (313 South Chester Avenue) and Dana W. and Anne Canfield (317 South Chester Avenue). The Doans remained residents of 313 South Chester until the late 1940s. The other unit was occupied by a steady stream of working-class individuals or families. In 1946, D. H. Landis was listed as the owner of the unit at 317 South Chester. Since then, it appears both units were primarily used by renters who

[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

lived at the duplex for only a short period. The residents included a manager at Safeway Stores, shoe salesman, rancher, custodian and meat cutter.[5]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the propery documented on this form.

While this duplex appears to be unaltered since it was constructed it and retains integrity of materials, design, workmanship, association, and location, the property has been altered by the replacement of the original one-car garage with a two-car garage, the addition of a second garage. These alterations somewhat damage the property's overall integrity of design, materials and workmanship. Furthermore, the construction of Highway 58 immediately north of the property in the mid-1970s has compromised the property's integrity of setting and feeling.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The duplex is a minor example of a Craftsman Bungalow. The Bungalow was a type of compact residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. In more elaborate and distinguished examples, Craftsman-style residences were frequently much larger than Bungalows, and often featured a refined combination of several important elements, including a low-pitch roof with wide eaves, exposed rafters and projecting beams with knee braces. The porch was a key feature of this style and often spanned at least half of the front façade. Stone and wood pedestals and columns supported the porch roof, and railing partially enclosed it. While the duplex exhibits several features of the style, including the covered porches with battered columns and pedestals, exposed rafter tails and projecting beams, it is simple and modest in execution. None of the buildings on this property appear to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the

[5] Kern County Assessor, Property Record for APN 011-111-13; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1944, 1946, 1951); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1928, 1932, 1952, 1954, 1958); "Officers Pay Honor to Albert M. Doan," *Bakersfield Californian*, November 30, 1939.

creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-28

P1. Other Identifier: 305-309 South Chester Avenue

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 305-309 South Chester Avenue City Bakersfield, CA Zip 93301

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 Number: 011-111-12

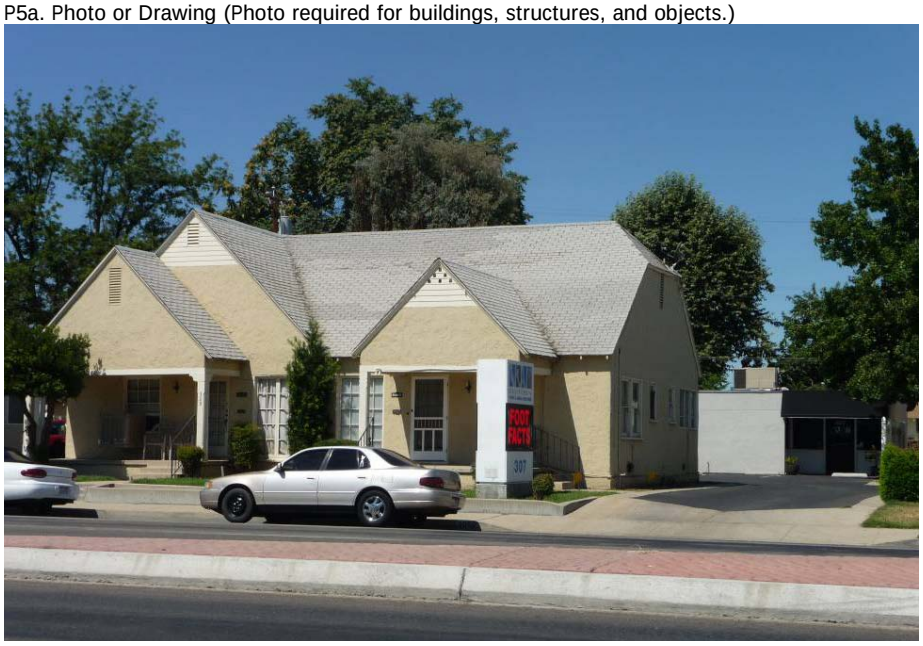
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.23-acre parcel contains a 1,536-square foot Tudor Revival-style duplex and a 2,016-square foot commercial building. The rectangular residential building fronts South Chester Avenue and sits on a concrete foundation. It is topped by a T-shaped cross-gable roof with two projecting gable porches (Photograph 1). The composition shingle roof is steeply pitch and features narrow eaves with exposed rafters. The gable end on the north side is clipped. The walls are clad with textured stucco, and some of the gable ends feature horizontal wood siding. Fenestration consists of a variety of window types and openings. The front façade includes tall multi-light wood casement windows and 6/1 double-hung wood windows. The north and south sides have four 1/1 double-hung wood windows along with a group of two fixed and one louvered windows. The two raised concrete porches shelter the main multi-light wood door entrances for the duplex units. While the north porch is slightly smaller, the two both feature square wood posts and iron railing. To the west of the residential building is a flat-roof stucco clad medical offices building with a recessed entrance at the north end of the east wall that is sheltered by an awning (Photograph 2). The aluminum-framed glass door is flanked by fixed windows.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property / HP6 – 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1935-36, Kern County Assessor Records

***P7. Owner and Address:**
Jim Malone
308 Garnsey Avenue
Bakersfield, CA 93009

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival / Mid Century Commercial
***B6. Construction History:** Duplex constructed, 1935-1936; commercial building constructed, 1969
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

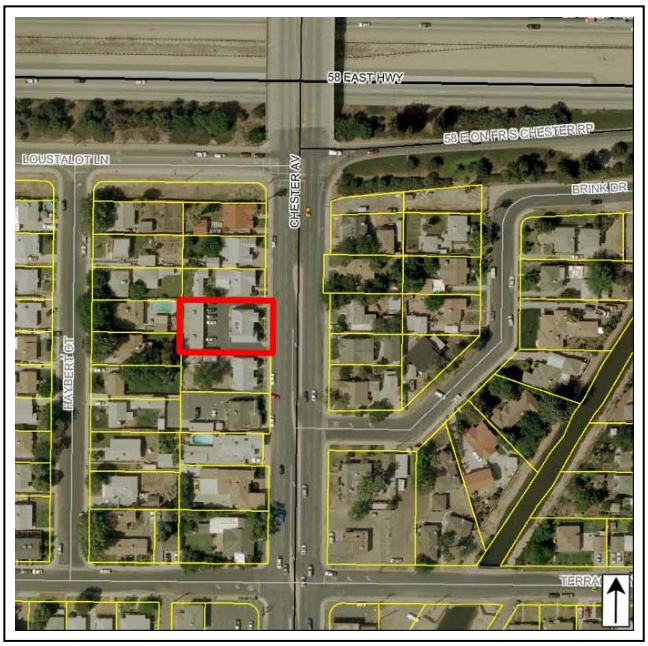
The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: __

***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract.[1] To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[2]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[3]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[4] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[5]

This property originally included the adjacent parcel at originally developed by C.W. Reed between 1935 and 1936 as a residential duplex. The first unit to be constructed (305 South Chester), was ready for occupancy in August 1935. Initially, the building was assigned the address of 227-229 South Chester Avenue. This appears to be the case with several houses along this street. Around 1936, new address numbers were assigned. The building originally included two detached garages located at the northwest and southwest corners of the parcel. Historically, the building was utilized as residences, occupied by a variety of working-class renters such as teachers, construction and oil field workers, and retail clerks. In the 1970s, the unit at 305 South Chester Avenue was used for Doctor Ann's Antique Shop, a store opened by Pat Johnson, who lived next

[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296.
[2] Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.
[3] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.
[4] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.
[5] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

door. In 1969, the two detached garages were moved off the property and a post-and-beam store and office building was constructed in their place.[6]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished, including those in the vicinity of the residence documented on this form.

The property has lost integrity because of the removal of the original detached garages and the construction of a large, modern commercial building in the late 1960s. This severely diminished the integrity of design, feeling, association, setting, and materials of the original property. Additionally, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a modest and typical example of Tudor Revival-style architecture. The earliest examples of Tudor residential architecture appeared in the US in the late nineteenth century but it became widely popular during the 1920s and 1930s in suburban communities throughout the country. The style was characterized by its steeply pitched side-gable roofs with one or more cross gable elements. Decorative half-timbering was used heavily on the walls, especially in gable ends and windows were often tall and narrow, and grouped. While this residential building exhibits some of these elements, including the tall pitched roof with prominent cross gable projections on the façade, and grouped windows, it is modest in execution. The commercial building is also not a significant example of mid-century commercial architecture. Neither building appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built

[6] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1932, 1934, 1936, 1937, 1941, 1945, 1948, 1952, 1955, 1958, 1960, 1963, 1965, 1970); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1932); "For Rent," 227 South Chester Avenue classified advertisement, *Bakersfield Californian*, August 13, 1935; "Building Figure for First Third of Year Gaining," *Bakersfield Californian*, May 1, 1936; "New Addresses – Morris, L.P.," *Bakersfield Californian*, August 28, 1940; "Loots Local Home, Gets Only 65 Cents," *Bakersfield Californian*, July 24, 1941; ."New October Classes Beginning at YWCA," *Bakersfield Californian*, October 5, 1971; One garage was relocated to the adjacent parcel (APN 011-111-12, 305 South Chester) in 1969.

in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Commercial building, facing northwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-29

P1. Other Identifier: 301 South Chester Avenue

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 301 South Chester Avenue City Bakersfield, CA Zip 93304

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 Number: 011-111-11

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

The 1,592-square foot Tudor Revival-style residence is located on a 0.15-acre parcel. The T-shaped house sits on a raised concrete foundation and is topped with a steeply pitched cross-gable roof that includes composition shingles and narrow eaves with exposed rafters. The building is dominated by a front-gable projection with a bellcast eave. The building is clad with smooth stucco, and tall arched louvered vents are located in the gable ends. Fenestration throughout the house consists of single-hung vinyl replacement windows with false muntins and wood trim and sills. The main entrance is a paneled wood door with metal screen situated on the inside wall of the projecting gable element. A secondary building is located east of the residence, and features a cross-gable roof with composition shingles, stucco siding, and an entrance on the east side.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1932, Kern County Assessor Records

***P7. Owner and Address:**
Michael and Jada Salamatian
13004 San Juan Avenue
Bakersfield, CA 93314

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-29

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:** Built in 1932; original garage demolished and replaced by larger building ca. 1956-1975; replacement of original windows likely in the last 10 years
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

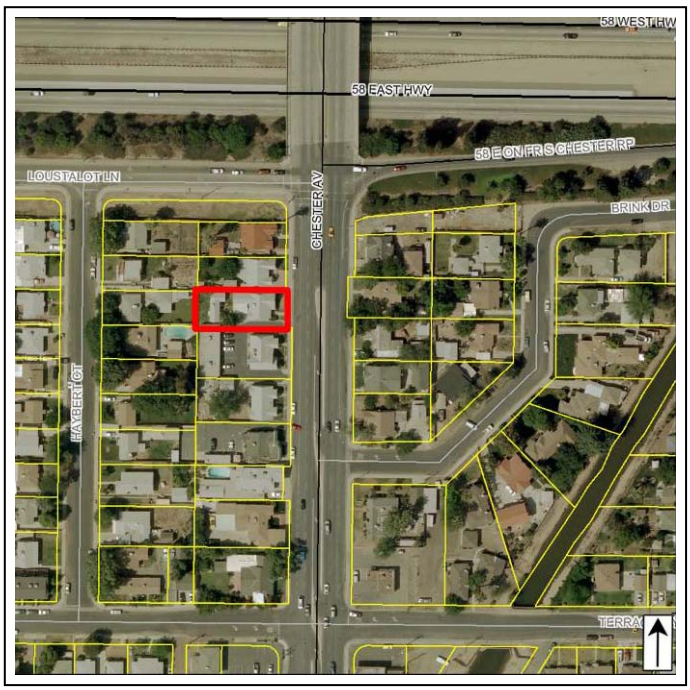
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

Research revealed little information about the early owners or residents of this property. While this house was constructed in 1932, it appears that it remained vacant until 1936, when William Kitchen was the first of at least three consecutive renters who occupied the house until 1939. According to newspaper accounts, Duncan C. and Eleanor Johnson purchased the house in early 1939 and moved in. During the 1930s and early 1940s, Duncan conducted his own orchestra band at the local Granada Ballroom as well as other venues. It appears Johnson dissolved his band in 1941. He worked for Pioneer Mercantile Company (as a clerk and assistant auto manager) from the late 1940s to the mid-1960s and Eleanor ran a small antique business out of their home. The Johnsons continued to live in their family home into the mid-1960s. Eleanor died in 1979; Duncan retained the residence until 1997. It was during the Johnson's ownership of this property that the original garage was demolished and a larger building constructed at the rear of the residence sometime between 1956 and 1975.[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] Deed, Document No. 197153662, November 21, 1997; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1932, 1934, 1936, 1937, 1938, 1940, 1941, 1945, 1949, 1951, 1952, 1955, 1960, 1965, 1970); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1932); "Half January Sales $47,666.25," *Bakersfield Californian*, February 25, 1939; "Antique

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

The replacement of original windows, demolition of the original garage, and the construction of a large outbuilding on this property has diminished the integrity of design, workmanship and materials. Additionally, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s. Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a modest and typical example of Tudor Revival-style architecture. The earliest examples of Tudor Revival residential architecture appeared in the US in the late nineteenth century and became widely popular during the 1920s and 1930s in suburban communities throughout the country. The style was characterized by its steeply pitched side-gable roofs with one or more cross gable elements. Decorative half-timbering was used heavily on the walls, especially in gable ends and windows were often tall and narrow, and grouped. While this house exhibits some of these elements, including the tall pitched roof and grouped windows including the tall pitched roof and grouped windows, it is modest in execution. The building does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Shop," *Bakersfield Californian*, November 3, 1949; "Closes Season," *Bakersfield Californian*, January 18, 1941; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 2944, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-30

P1. Other Identifier: 233 South Chester Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 233 South Chester Avenue City Bakersfield, CA Zip 93304

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 Number: 011-111-10

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

The 0.14-acre parcel contains a Tudor-style residence and a detached garage. The residence features a steep side-gable roof with two cross-gable projections on the front (east) side. The roof has open eaves with exposed rafters and composition-shingles rolled around the eaves to create the look of a false thatch roof. A curved roof is found between the two projecting cross gable sections. The building is sheathed in stucco. Arched louvered vent openings are located in the gable ends. Fenestration includes double-hung wood windows throughout; a three-sided bay window is located on the smaller projecting gable wall. A stucco medallion is located above a group of four windows on the larger gable projection. The main entrance is located on the inside wall of the larger projecting gable, and is situated atop a concrete patio. A secondary entrance is located on the south wall. A stucco-clad exterior chimney is located on the north wall. Two carports are located adjacent the south wall and in front of the steeply-pitched front gable garage. The one-car garage has stucco siding, two hinged garage doors with wood panel with upper glazing, and an entrance door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1932, Kern County Assessor Records

***P7. Owner and Address:**
Gregory Louis Daisa Jr
233 South Chester Avenue
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed, 1932
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

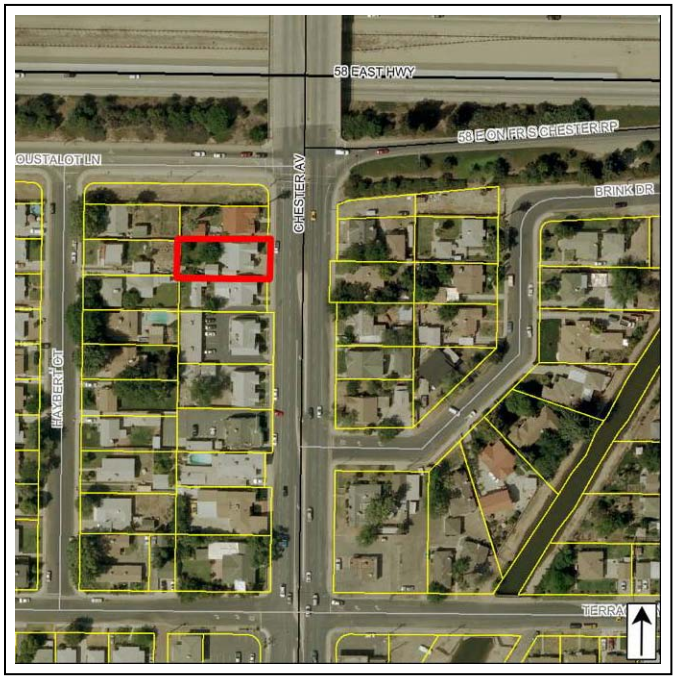
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

According the Kern County Assessor records, the house was constructed in 1932, but city directories and state voting records do not show an occupant at this address until 1936 when Earl and Jesslyn Shaw Jr. rented the house. It appears that at that time Jesslyn's sister and brother-in-law, Oran B. and Ann Sholar, owned the residence. Oran co-owned the grocery store Sholars with his father William Sholar. By 1937, the father-son team owned two Sholars branches. The Sholar's sold their residence within a few years to Georgia Greenleaf, who lived in this house until the late 1940s. Walter E. and Mabel C. Noble acquired the property from Greenleaf. Walter listed his occupation as a carpenter in 1948, and was working for Southern California Edison, a utilities company, in 1952. The Nobles remained at this address for nearly a decade before they sold it to Glenn E. and Esther Pinnell in 1956 who resided on the property into the 1960s.[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] Advertisements, *Bakersfield Californian*, April 4, 1924 & November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1932, 1934, 1936, 1937, 1941, 1945, 1948, 1949, 1951, 1952, 1955, 1958, 1960, 1965, 1970); State of California, US, *Great Register of Voters* (Sacramento, CA: California State Library, 1932); "Sholar-Shaw Wedding," *Bakersfield Californian*, January 9, 1930; "For Miss Consani," *Bakersfield Californian*, May

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished, including those immediately adjacent to and across the street from the residence documented on this form.

This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, materials, and association. However, the construction of the highway in the mid 1970s next to the property has compromised the buildings integrity of setting and feeling.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a modest and typical example of Tudor Revival-style architecture. The earliest examples of Tudor Revival residential architecture appeared in the US in the late nineteenth century and became widely popular during the 1920s and 1930s in suburban communities throughout the country. The style was characterized by its steeply pitched side-gable roofs with one or more cross gable elements. Decorative half-timbering was used heavily on the walls, especially in gable ends and windows were often tall and narrow, and grouped. While this house exhibits some of these elements, including the tall pitched roof and grouped windows, it is modest in execution. The building does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Lastly, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

12, 1931; "Official 'House Warming' Will Mark Sholar & Sholar Opening," *Bakersfield Californian*, August 11, 1933; Advertisement, *Bakersfield Californian*, March 13, 1936; "Return To Home," *Bakersfield Californian*, January 30, 1945; "Police Hold Suspect Following Accident," *Bakersfield Californian*, June 5, 1945; "Thieves Loot Two New Homes," *Bakersfield Californian*, October 31, 1960.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-31

P1. Other Identifier: 229 Chester Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 229 Chester Ave. City Bakersfield, CA Zip 93304

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 Number: 011-111-09

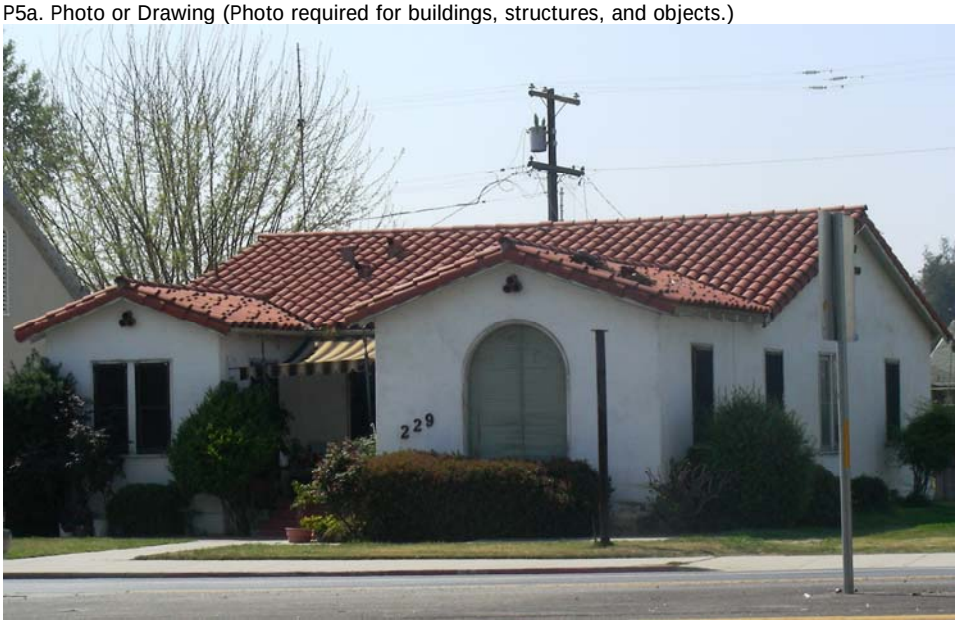
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.14-acre parcel contains two buildings: a 1,476-square foot Spanish Eclectic-style house and a 360-square foot detached garage. The U-shaped residence sits on a concrete foundation, and is topped by primarily by a side gable with clay mission tiles and narrow projecting eaves. The building is dominated by two, asymmetrical front-gable sections that create a central recessed area encompassing the main entrance. The main entrance is accessed by concrete steps and sheltered beneath a canvas awning. The Windows consist of 1/1 double-hung wood sashes, wood casements, and an large fixed arch window, which is found on its façade. The rectangular garage is sited just southwest of the residence, concealed behind a wood gate. It has stucco siding and a front gable roof covered with tile

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1936, Kern County Assessor

***P7. Owner and Address:**
Tommy L. and Velma Boozer
P.O. Box 70759
Bakersfield, CA 93387

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman & Polly Allen
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Eclectic
***B6. Construction History:** Built in 1936.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924; see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Norby
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract.[1] To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[2]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[3]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[4]

Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[5]

Charles W. Reed, a police officer for the Bakersfield Police Department, and his wife Sarah had this house constructed in Virginia Tract in 1936 to serve as their primary residence.[6] The Reeds chose to build their house in the Spanish Eclectic style that had gained popularity during the 1920s and remained popular until World War II. It was particularly stylish in California and the southwestern states where Spanish Colonial architecture occurred from the seventeenth century into the nineteenth century. The Spanish Eclectic architectural style is characterized by asymmetrical façades, low-pitched roofs with little or no overhang, red tile roofing material, and prominent arches at door or window openings. Although there are

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296;
[2] Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.
[3] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.
[4] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.
[5] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.
[6] "Building Figure for First Third of Year Gaining," *Bakersfield Californian*, 5 May 1936: pg. 1 (col. 1); *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1937).

many grand examples of the style, it was also well suited to smaller, more modest bungalows where the style could be easily articulated. This house captured the aesthetic with its asymmetrical front façade, clay mission tile roofing material, and a prominent arched window on one of the projecting front gables.[7]

The Reeds lived in the house until 1945 when they sold it to Irving and Maude Olsen. Irving Olsen, a veteran of the Spanish-American War, owned his own insurance adjusting business in Bakersfield and maintained an office downtown until 1951 when he moved the office to his home on South Chester Avenue. Olsen died in 1953 and his widow, Maude, continued living in the house into the mid-1950s. By the early 1960s, the house had been converted to a commercial property and Wayne Reeder Realty occupied the building followed by another realty company, Reddy Realty, in late 1970s. Although there is no signage currently in front of the house, the Kern County Assessor considers it an office building.[8]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty houses were demolished, including those immediately adjacent to and across the street from the residence documented on this form.

While the residence appears to retain integrity of design, workmanship, materials, location and association, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence/business made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Although the residence house embodies some of the architectural elements of the Spanish Eclectic style, such as the red-tile roofing material, asymmetrical façade and red clay mission tile roofing, it is a modestly executed example of the style and many similar examples are located throughout the region. It does not appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern.

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[7] McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Knopf, 2002) pgs. 417-418.

[8] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1945, 1946, 1948, 1949, 1951); "I.C. Olsen Takes Over Partnership," *Bakersfield Californian*, 31 December 1935: pg. 7 (col. 1); "Special Service Planned for Irvin C. Olsen," *Bakersfield Californian*, 9 September 1953: pg. 23 (col. 6); "Past Presidents to Meet," *Bakersfield Californian*, 12 April 1955: pg. 10 (col. 1); "We Need Trades," *Bakersfield Californian*, 15 August 1962: pg. 41 (col. 5); "For Sale – Reddy Realty," *Bakersfield Californian*, 9 March 1977; Kern County Assessor Records.

The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-32

P1. Other Identifier: 230 Haybert Court

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 230 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-111-24

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

The 0.16-acre parcel contains a 1,478-square foot Bungalow and a detached garage. The rectangular residence sits on a concrete foundation, is clad in horizontal shiplap wood siding, and has a composition-shingle, complex cross gable roof, narrow boxed eaves with a simple cornice with returns. Fenestration includes tall, multi-light wood-sash casement windows and 1/1 double-hung wood windows; all windows are set with wide wood casing and wood sills. The main entrance, sheltered beneath the front-gable projection, consists of a 15-light wood door accessed by concrete steps. A secondary entrance, which consists of multi-light wood French doors, is found on the north side, accessed by concrete steps. Just east is an exterior brick chimney. The residence includes a modern, wood-frame carport attached to the north side, and a similar awning attached to the rear (west) of the residence. The front-gable detached garage is located east of the residence, and features horizontal shiplap wood siding and a single aluminum garage door.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1926, Bakersfield City Directory

*P7. Owner and Address:
Elias Zendejas
230 Haybert Court
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-32

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Bungalow
***B6. Construction History:** Constructed in 1926; carport and rear awning added after 1966
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed. Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[3]

Harry F. and Gertrude E. Brown are the earliest known tenants, living in the residence between 1926 and 1929. Harry Brown was an accountant and office manager working for Brown-Boyd Motors. By 1929, Harry M. and Claire E. Gill purchased and moved into the house. Harry Gill operated an oil machinery and equipment store on North Chester Avenue known as Gill Warehouse and Service Company. The store housed several distribution companies that supplied the oil industry and was considered an "oil field department store" when it opened in 1927. The Gills had two children, Audrey and Bill Gill. In 1933, Harry Gill ran an unsuccessful campaign to fill the Sixth Ward seat on the Bakersfield City Council. After Harry Gill's death in 1960, Claire remained at their Haybert Court house until at least 1970.[4]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[4] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1926, 1928, 1930, 1932, 1934, 1936, 1939, 1946, 1948, 1951, 1952, 1955, 1960, 1965, 1970); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1926); US Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 16B; "For Sale," Classified Advertisement, *Bakersfield Californian*, June 28, 1926, p11; "Oil Equipment Under One Roof," *Bakersfield Californian*, December 19, 1927, p4; "Back From Santa Maria," *Bakersfield Californian*, July 13, 1929; "City Council Nominations Close Today," *Bakersfield Californian*, February 23, 1933, p10; "2 New City Councilmen

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

While this property has been altered by the addition of a carport and rear porch awning, these modification are minor and do not significantly detract from the overall design of the residence. The property appears to retain integrity of design, workmanship, materials, setting, location, feeling and association.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under Criterion 3 or C, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical example of a small Bungalow. The Bungalow was a type of small residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. Some of the elements on this house are influenced by Craftsman architecture, including the broad window casing and multiple gable roofs. Other elements of the house, such as the boxed eaves and cornice returns, are reminiscent of Colonial Revival architecture. However, the house is not an important example of a single architectural style, and is no important for its modestly executed blend of different styles. Additionally, while the house exhibits some features of the Bungalow residence, including the compact footprint, it is not an important example of this type. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Elected," *Bakersfield Californian*, March 22, 1933, p1; "Final Rites Announced for Harry M. Gill," *Bakersfield Californian*, September 21, 1960, p34.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-33

P1. Other Identifier: 228 Haybert Court

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 228 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-111-25

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

This 0.15-acre parcel contains a 1,478-square-foot Craftsman Bungalow and a detached garage. The rectangular residence sits on a concrete foundation, is clad in horizontal shiplap wood siding, and has a complex cross gable roof with wide eaves, exposed rafters tails, and projecting beams. The roof is covered composition shingles. Gable ends include wood louvered or lattice vents. Fenestration throughout the house consists of single-hung vinyl replacement windows with false muntins, set with original wood trim and sills. The main entrance consists of the 15-light wood door. An exterior brick chimney is located on its south side. A front-gable detached garage is located east of the residence, and features wide eaves with exposed rafters, horizontal shiplap wood siding, and a single-car aluminum garage door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1926, Bakersfield City Directory

***P7. Owner and Address:**
Deborah A. Lopez
230 Haybert Court
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-33

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed 1926
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed. Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[3]

While Kern County Assessor records date the construction on this house to 1930, city directories and voting records reveal a house at this location as early as 1926. This construction date corresponds with the architectural style and materials of this residence and with the construction date of the adjacent residence (230 Haybert Court), which is nearly identical to this building. The property appears to have been utilized as a rental for much of its history. Virgil D. and Freda M. SoRelle are the earliest known tenants of this property, residing in the house in 1926. Freda worked as a salesperson, while Virgil was employed as a floor superintendent at a local business. R. M. Dutton purchased the property sometime between 1929 and 1930, but only occupied the residence for a short time. Subsequent tenants were H. O. Young (1932) and John J Campbell (1934-1939). Campbell is noted as owner of the property in 1939. By 1948, Mrs. Vada Smith had purchased the residence,

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

followed by W. H. Hewicker in 1952 and Harry H. and Beverly Lackey by 1955. Lackey, a division manager for Sears, resided there until at least the 1970s.[4]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

The integrity of materials, design and workmanship has been diminished with the addition of original wood casement windows with single-hung vinyl windows. These windows are not compatible with the original design of the buildings. The property still retains integrity of setting, location, feeling and association.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical example of a small Craftsman Bungalow. The Bungalow was a type of compact residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. In more elaborate and distinguished examples, Craftsman-style residences were frequently much larger than Bungalows, and often featured a refined combination of several important elements, including a low-pitch roof with wide eaves, exposed rafters and projecting beams with knee braces. The porch was a key feature of this style and often spanned at least half of the front façade. Stone and wood pedestals and columns supported the porch roof, and railing partially enclosed it. While the house at 228 Haybert Court exhibits some of these features, including the wide eaves with exposed rafters and beams, it is a modest in execution. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications

[4] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1926, 1928, 1930, 1932, 1934, 1936, 1939, 1946, 1952, 1955, 1960, 1965, 1970); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1926, 1928).

have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-34

P1. Other Identifier: 206 Haybert Court

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 206 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-111-27

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

This 819-square-foot Spanish Eclectic Bungalow is located on a 0.16-acre parcel with a detached garage. The residence features a flat roof surrounded by parapet walls topped with red clay tiles. The tile roofing is also located on a shed-roof projection sheltering the front entrance, and an adjacent shallow gable projection. The walls are clad with smooth stucco, and fenestration includes a variety of 6/1 and 4/1 double-hung wood windows that arranged singly or grouped in twos or threes. A small entry porch is located within the shed-roof projection, and features segmental arch openings with wood screens. The west wall of this porch includes a narrow vertical fixed window. The gable projection features an arched wing wall that extends beyond the north wall of the residence. South of the porch is a concrete landing sheltered by a metal awning addition and partially enclosed by iron railing. The north and south walls include round drainage spouts near the roof line. The detached one-car garage is also styled in Spanish Eclectic architecture, with red clay tile topping a parapet wall that surrounds a flat roof. The walls feature smooth stucco and the one-car aluminum door is surrounded by wood casing.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1925, *Bakersfield Californian*

***P7. Owner and Address:**
Johnie V. Mathews
206 Haybert Court
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 26, 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Eclectic Bungalow
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1925.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Pacific Ready-Cut Homes; E.R. Frey and Staff
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

the tract. Brundage came from the local wealthy Stark family, and was the namesake of the tract.[1] To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[2]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[3]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[4]

Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[5]

While Kern County Assessor records date the construction of this building to 1927, it was actually constructed in 1925, manufactured by Pacific Ready-Cut Homes, a Los Angeles builder of prefabricated homes that constructed an entire house at its factory, disassembled the home and shipped it via train for onsite re-assembly. This house, known as Style No. 388, was one of the company's most popular designs. During the 1920s, Spanish Eclectic architecture became highly fashionable. With the trend toward small, economical houses that were quick and relatively easy to build, it is easy to understand the prevalence of Style No. 388. Pacific Ready-Cut Homes grew tremendously in the post World War I economic and housing boom of Southern California. The company's small houses were well suited for a class of working Americans that had only recently found home ownership a real possibility. The company could build up to 25 houses a day at its peak in the mid

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296;

[2] Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[3] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[4] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[5] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

1920s, and employed 1,000 workers. In 1924, the it constructed 4,000 houses, up from only 1,500 just three years before. Behind Sears Roebuck and Alladin Company, Pacific Ready-Cut Homes was the third largest producer of prefabricated kit homes in the country. The popularity of the homes in the western US led the company to open local offices with sales staff to better inform customers, and contracted local home builders to complete the process by re-assembling the house onsite. E.R. Frey opened the Bakersfield office in September 1925, at the height of the Pacific Ready's success. By December, Frey was constructing three new residences, including the house at 206 Haybert Court, and preparing to erect another five ready-cut homes.[6]

The process of erecting a Pacific Ready-Cut house by a professional construction company took about a month to complete. And even though Frey started construction on the house at 206 Haybert Court in December 1925, it appears the house was not occupied until 1928. The earliest known occupants were owners Clifford F. and Gladys Baughman, who resided elsewhere in 1926, and purchased the house by 1928. Clifford Baughman worked as a merchant, and held a variety of positions including restaurant manager and real estate broker. After the Baughmans left their Haybert Court house in the early 1930s, Clifford took a position as the county health officer. The next occupant, a renter, was Catherine Barron, who lived here briefly in 1932. When she moved out, James Olsen Marshall occupied the house. In 1936, two tenants, Hyla King and Alpha Riden, claimed residency at 206 Haybert Court in the city directory. A year later, the James and Mary Marshall and Stanley and Leda Morrish were listed as occupants. James Marshall operated movies at the Fox Theatre while Stanley Morrish was the district manager for Axelson Manufacturing Company. Two years later, Morrish is listed as the owner of the house, but in subsequent years the house was occupied by renters. In the early 1950s, Georgia Greenleaf, who was in her 80s at the time, purchased the house, living here for a couple years before moving next door and renting out this house. Greenleaf died in 1959. The 1960s and 1970s brought additional renters, although the owners at the time are unknown.[7]

While the residence appears to retain integrity of location, design, workmanship, materials, and association, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The residence does not have significant associations with residential development in Bakersfield during early twentieth century. It was built in 1925, during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. It is also not important for associations with Pacific Ready-Cut Homes or the pre-fabricated home industry, which was exceedingly successfully in the 1920s due to the widespread housing shortage and desire for small, economical houses that were affordable to working-class Americans. Rather, the home is one of the most popular offered by the Los Angeles ready-cut company, and is among thousands built each during this period. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet

[6] "Announcing Opening of Pacific Ready-Cut Homes Office," Pacific Ready-Cut Homes advertisement, *Bakersfield Californian*, September 5, 1925; "Take the Gamble Out of Homebuilding," Pacific Ready-Cut Homes advertisement, *Bakersfield Californian*, December 11, 1925; "12,000 East Pieces: Was Your '20s House Built From A Kit? Many Local Gems Came Assembly Required," *Los Angeles Times*, July 16, 2006; Carolyn Patricia Flynn, "Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles, 1908-1942," M.A. Thesis, University of California, Los Angeles, 1986.

[7] Kern County Assessor, Property Record for 011-111-27; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1926, 1928, 1930, 1932, 1934, 1936, 1937, 1939, 1946, 1952, 1955, 1958, 1960, 1965, 1968, 1970); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1926, 1928, 1932, 1942); US Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 14B; "Relative of County Folk Dies in South," *Bakersfield Californian*, October 21, 1952; "Deaths: Georgia E. Greenleaf," *Bakersfield Californian*, July 10, 1959.

NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C or CRHR Criterion 3, neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a modest example of a Spanish Eclectic Bungalow. The Bungalow became the dominant house type in Bakersfield as well as California during the early part of the twentieth century because of it was economical yet flexible enough to maintain variety and individuality. Many Bungalows, especially in Southern California, were designed in the Spanish Eclectic style of architecture, which became popular in the early twentieth century for its romanticized Spanish Colonial and Mission appearance. Even though this house embodies some of the architectural elements of the Spanish Eclectic style, such as the red-tile roofing material, arched wing wall, asymmetrical façade and stucco siding, it is a standard design with nearly exact copies located throughout the region. Moreover, the house is a modestly executed example of the style, which featured several decorative elements with sophisticated details that completed the Spanish Colonial and Mission romanticism in many of its more elaborate examples. Neither building on this parcel appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-35

P1. Other Identifier: 204 Haybert Court

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 204 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-111-28

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

This 0.16-acre property contains a 980-square foot Craftsman Bungalow and a detached garage. The residence has a rectangular footprint, sits on a concrete foundation and is topped by a composition-shingle, side-gable roof with broad eaves, exposed rafter tails, and projecting structural beams. The main entrance is centered on the symmetrical façade, accessed by a concrete porch sheltered by a front-gable roof extension that is supported by round wood columns. Vertical wood slat vents are found on each of the building's gable ends. The residence is clad with horizontal shiplap wood siding with cornerboards. Windows consists of 1/1 double-hung wood windows with broad wood casing throughout. The garage is sited southwest of the residence. It has a composition-shingle gable roof shiplap wood siding and double-hung wood windows.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1927 *Bakersfield Californian*

***P7. Owner and Address:**
Marshall Glenn Boozer
P.O. Box 70759
Bakersfield, CA 93387

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow
***B6. Construction History:** Constructed in 1927.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

While Kern County Assessor records date this building to 1928, newspaper accounts from July 1927 reveal that the building was constructed by this time. At that date, Ben Williams, a machinist with Standard Oil Company was resided at this address. Over the subsequent years this residence was utilized as rental property and was occupied by a variety of working-class residents. Occupants included Felix Riley Davis, a clerk, and his wife Melba Davis, a stenographer, in 1928, who were joined in 1930, by Melba's sister, Mignon Smith, a seamstress. Between 1932 and 1936 William N. and Mina Shuster lived on the property. Their stay was also short, and in 1936 a local salesman, Daniel G. (D.G.) Bayne and his wife Mary P. occupied the residence. In an unsuccessful bid for Bakersfield City Council, D.G. campaigned in 1941 for a municipal water and energy company. He and Mary remained at their Haybert Court home until the mid-1940s, when it appears Joseph J. and Ruth Consani purchased the house. Joseph co-owned the firm of Consani-White Real Estate and Insurance, and the couple

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

lived here until the end of the decade, when they moved to their new home on 20th Street. Historical records show that over the next two decades several people occupied the house, including a program director with KERO Broadcasting, Warren Mead and his wife Mary A Mead (1951, 1952), Charles W. and Virginia Carey (1954), Hervey C., James S. and Helen K. Smith (1958), and Michael Vernon Richards (1968).[5]

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

While the residence appears to retain integrity of design, workmanship, materials, location, and association this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this residence is a modest and typical example of a Craftsman Bungalow. The Bungalow was a type of compact residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. In more elaborate and distinguished examples, Craftsman-style residences were frequently much larger than Bungalows, and often featured a refined combination of several important elements, including a low-pitch roof with wide eaves, exposed rafters and projecting beams with knee braces. The porch was a key feature of this style and often spanned at least half of the front façade. Stone and wood pedestals and columns supported the porch roof, and railing partially enclosed it. While the house exhibits several features of the style, including the broad open eaves with exposed rafter tails and projecting beams, gable-

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1944, 1946, 1951); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1928, 1932, 1952, 1954, 1958); US Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 16B; "Victim of Mountain Accident Improving," *Bakersfield Californian*, July 7, 1927; "Bayne Wants New Franchise Election," *Bakersfield Californian*, February 4, 1941; "Bayne Will Run for Sixth Ward Position," *Bakersfield Californian*, February 20, 1941; "Sixth Ward: Bayne Favors Municipal Ownership," *Bakersfield Californian*, February 22, 1941; "New Home," *Bakersfield Californian*, July 6, 1949; "Happy Birthday Kathe," *Bakersfield Californian*, May 29, 1950; "Oil Worker Dies in Taft Road Crash," *Bakersfield Californian*, November 18, 1968.

end vents and wide porch, it is simple and modest in execution. Neither building on this parcel appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: View of residence and garage, camera facing southwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-36

P1. Other Identifier: 301 Haybert Court

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 301 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-112-14

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

This .16-acre property contains a 1,017-sqaure foot Minimal Traditional-style house and a detached garage. The residence has an L-shaped plan, a raised concrete foundation, narrow vinyl replacement siding with cornerboards, and a composition-shingle, cross-gable roof narrow eave. The main entrance is centered on the façade, accessed by concrete stairs with metal railing and sheltered by roof extension, supported by square wood post. Windows consists of 2/2, double-hung wood sashes (some with decorative shutters), with the exception of a small vinyl sliding window near the west corner of the building's south side. An external chimney with a stacked brick course is located on the west side and a wood-framed patio cover with a corrugated metal roof is attached to the rear (west side) of the house. The detached garage has a rectangular plan, horizontal wood siding, and a front-gable roof. The garage doors on the east side have been covered with plywood boards.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1947, Kern County Assessor

***P7. Owners and Addresses:**
Bert Pruitt
C/O Bert Pruitt Trustee
301 Haybert Court
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Built in 1947; vinyl replacement siding installed in 2002.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, (See Continuation Sheet)

B11. Additional Resource Attributes: _____

B12. References: "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

This house was completed in 1947 as infill construction in the Virginia Tract. Thomas and Roselyn Lightner owned and occupied the residence from 1947 until their deaths in 1990 and 1971, respectively. Thomas was employed as an agent for the American Bus Lines and Gas Station as well as a manager at a Padre Super Service Station.[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] Deed, Book 1434 Page 396, July 14, 1947; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Ancestry.com, *California Death Index, 1940-1997* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc., 2000), original data: State of California, *California Death Index, 1940-1997* (Sacramento, California: State of California Department of Health Services, Center for Health Statistics).

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

This building has been substantially altered by the recent replacement of its original wood siding with vinyl siding, which has compromised its integrity of materials, design and workmanship.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early or mid twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built as infill housing in already established neighborhoods. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, the residence is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs that lacked elaborate details. While the house exhibits some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, it is a modestly executed. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-37

P1. Other Identifier: 231 Haybert Court

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 231 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-112-13

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

The 0.15-acre parcel at 231 Haybert Court contains a side-gable Minimal Traditional residence and a front-gable detached garage. The 1,113-square-foot residence is topped with a two-part composition shingle roof with narrow, closed eaves. The taller section of the roof covers the majority of the house, while a short section to the north features a projecting shed extension over a small recessed porch, supported by square wood columns. The main entrance is located on the inside wall within the porch. The walls are clad in modern stucco, and fenestration throughout consists of replacement vinyl windows. The house rests on an L-plan, raised concrete foundation. The detached garage, situated behind the house to the west, also features modern stucco, and has a replacement two-car door.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1945, Kern County Assessor Records

*P7. Owner and Address:
Judy E. Mott
231 Haybert Court
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-37

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Constructed in 1945.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; "Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

This residence was originally constructed on a larger lot with the adjacent house at 231 Haybert Court. It appears the property was subdivided early on. The earliest known owners and residents of this house were oil worker Richard E. Millet, and his wife Vera, who lived here as early as 1946. Over the next two decades, the property had a high turnover with both owners and residents. Thomas N. Felkins, a manager at San Joaquin Music Company, owned the house by 1948 followed by John Johnson, a salesman, a year later. By 1951, Albert F. and Fern C. Johnson owned the house. Glenn Sharp owned the property at least from 1955 to 1958, and William McCain and his family resided here in the early 1960s, followed by Jeffrey Bender who rented the house in 1965 before Lucille Horne purchased the property by 1968.[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1945, 1946, 1948, 1949, 1951, 1952, 1955, 1960, 1965, 1968, 1970); "George Carson Claims Mary McCain as Bride," *Bakersfield Californian*, March 28, 1961; "Marriage

The integrity of design, workmanship and materials has been diminished with the addition of vinyl windows and modern stucco siding. Additionally, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical example of Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs lacking elaborate details. While the house exhibits some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, it is modestly executed. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Licenses: Vincent Keith Holden / Norma Jean McCain," *Bakersfield Californian*, September 27, 1962; "Four Generations," *Bakersfield Californian*, May 23, 1969.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-38

P1. Other Identifier: 225 Haybert Court

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 225 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-112-12

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

This 0.15-acre parcel contains a 1,113-square foot, Minimal Traditional-style residence and a detached garage. The house has a moderately pitched, hip roof covered in composition shingle with narrow eaves and exposed rafters tails. The walls are sided with stucco with a brick apron on the main façade. A recessed porch is located on the northeast corner of the house, and includes brick support columns. The main entrance is located within this porch and flanked by a glass-block opening. Fenestration includes vinyl sliding replacement windows with false muntins set in the original wood casing with sill and original 2/2 double-hung wood windows. The side-gable detached garage is located west of the house and has composition shingle roofing, stucco siding and two-car aluminum panel door.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1945, Kern County Assessor Records

*P7. Owner and Address:
Gloria A. Torres
225 Haybert Court
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-38

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Constructed in 1945; detached garage built 1951.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

This residence was originally constructed on a larger lot with the adjacent house at 231 Haybert Court. It appears the property was subdivided early on. The earliest known residents were Zona and Robert Spencer, who are listed in city directories at this address between 1946 and 1948. Robert was employed as a clerk at Republic Supply Company. By 1949 Saul Heslov, who was employed at Arthur's Footwear, and his wife Rose were living in the home. The Heslovs resided here until the early 1960s. They were followed by Harry Laubach (1963), Dee Roy Carson (1968), and Donald G. Tinnan and family (1970).[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1945, 1946, 1948, 1949, 1951, 1952, 1955, 1960, 1965, 1968, 1970); "Arrest Suspect," *Bakersfield Californian*, January 28, 1963; "Thief Enters Motel Rooms, Takes Wallets," *Bakersfield Californian*, September 14, 1970.

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

Some minor alterations, including the replacement windows and the addition of a detached garage, have slightly diminished the integrity of design, materials and workmanship of the house. Additionally, this property's overall integrity of setting and feeling has been compromised by the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early or mid twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built as infill housing in already established neighborhoods. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical example of Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs lacking elaborate details. While the house exhibits some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, it is modestly executed. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 04-39

P1. Other Identifier: 219 Haybert Court

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 219 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-112-11

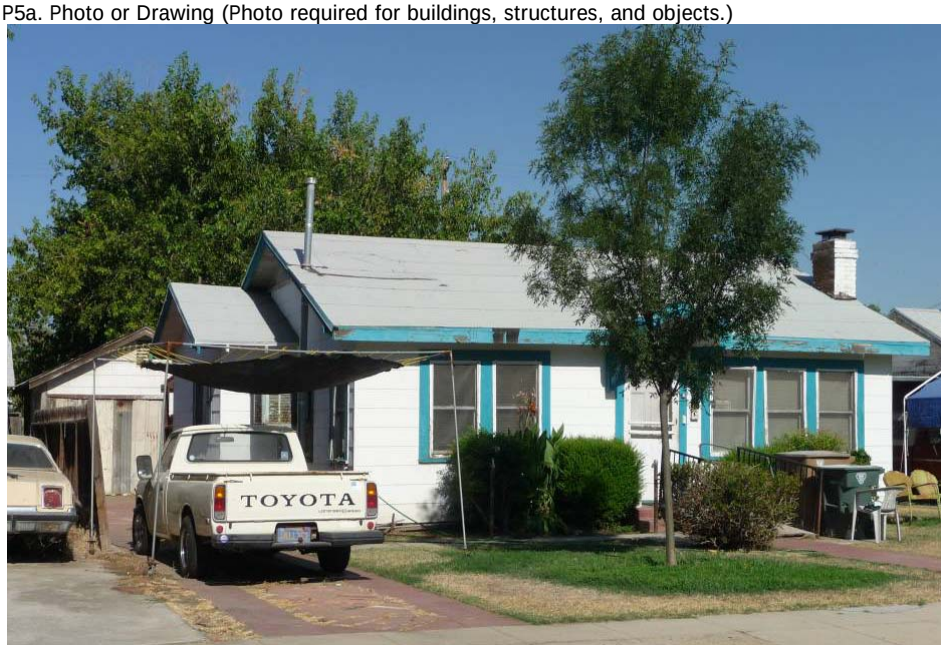
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.15-acre parcel contains a 983-square foot Bungalow with Craftsman elements and a detached garage. The L-shape residence sits on a concrete foundation and is clad with asbestos shingles. The side gable roof is covered with composition sheeting and has projecting closed eaves with exposed beams and knee braces on the gable ends. The building is clad with asbestos shingles; a small exposed section of the original lapped wood siding is located on a gable projection located on the south side of the residence. The main entrance, a modern paneled door, is centered on the main façade, sheltered by a small front gable roof with knee-brace supports and accessed by a concrete porch and steps. A ramp with metal railing covers the porch steps. Vertical wood slat vents are located within the gable ends on the north and south sides. Windows on the residence are 1/1 double-hung wood with wood sills and wide casing. The north side features an exterior brick chimney. The detached garage is located behind (southwest) the resident, and has asbestos shingle siding and a wood and corrugated metal door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1927, Kern County Assessor Records

***P7. Owner and Address:**
Timothy Jim & Louise M McCay
219 Haybert Court
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-39

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Bungalow with Craftsman elements
***B6. Construction History:** Constructed in 1927, replacement siding on residence and garage by 1959
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

Research revealed little information about the early owners or residents of this property. While constructed in 1927, there is not listing for this address in city directories until 1930, when Homer C. and Eva M. Fike resided in the home. Homer Fike owned and managed a Fike & Tilly Gas Station on Chester Avenue, and the Fikes lived in the house through 1936. By 1938, A. Verne Turner, a manager at a local store called W.P. Fuller & Co., and his wife Helen Turner lived at this address. By 1941 the Turners were listed in city directories as the owners of this residence. They sold the residence to Bessie G. Turner in 1944, who sold it two years later to Charlotte Ruth Lasky, a nurse at Mercy Hospital. Lasky raised two daughters in the house, and resided there until the late 1960s. Donald Tinnin's family lived here briefly between 1968 and 1970, before moving next door to the house at 225 Haybert Court.[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1926, 1928, 1930, 1932, 1934, 1936, 1939, 1946, 1948, 1951, 1952, 1955, 1960, 1965, 1970); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, (1932); US Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 10B; Classified Advertisement, *Bakersfield Californian*, July 11, 1929, p14; "Laskey-Murphy Rite Is Solemnized in Mission,"

The integrity of materials, workmanship and design of the house and garage is diminished because of the addition of asbestos shingle siding that replaced the original wood siding. Furthermore, the construction of Highway 58 immediately north of the property in the mid-1970s has damaged the integrity of setting and feeling of the overall property.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context. Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is an unimportant example of a small Bungalow with Craftsman elements. The Bungalow was a type of compact residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. In more elaborate and distinguished examples, Craftsman-style residences were frequently much larger than Bungalows, and often featured a refined combination of several important elements, including a low-pitch roof with wide eaves, exposed rafters and projecting beams with knee braces. The porch was a key feature of this style and often spanned at least half of the front façade. Stone and wood pedestals and columns supported the porch roof, and railing partially enclosed it. While the house at 219 Haybert Court exhibits some features of the Craftsman style, including the broad eaves with slightly projecting beams, knee braces, and gable-end vents, it is simple and modest in execution. Neither the residence or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Bakersfield Californian, March 7, 1957, p15; "Charlotte Lasky Claimed as Bride at Year-End Ceremony," *Bakersfield Californian*, January 9, 1962, p11; Deed, Book 1203 Page 71, July 6, 1944; Deed, Book 1328 Page 12, February 27, 1946.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-40

P1. Other Identifier: 215 Haybert Court

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 215 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-112-10

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

The 0.15-acre parcel contains a 952-square-foot Craftsman Bungalow-style residence and a detached garage. The house sits on a concrete foundation, is clad with horizontal shiplap wood siding, and topped by a hip and gable roof with closed eaves and projecting beams. Vertical wood slat vents are located within gable ends. The residence includes a front-gable projection on the façade and a narrow side-gable projection on its south side, just west of the exterior brick chimney. A shed-roof porch awning was added to the façade in the mid 1960s, partially concealing a gable roof that sheltered the main entrance. The porch awning is supported by metal posts and has a decorative metal railing. Windows consists of 1/1 double-hung wood windows with wood trim and sills. The front-gable detached garage has composition shingle roofing, horizontal shiplap wood siding and a panel metal door. A metal-frame carport and a temporary plastic-frame carport are located in front (west) of the garage.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest, July 2011.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
ca. 1926, *Bakersfield Californian*

***P7. Owner and Address:**
Patricia Ann Mott
215 Haybert Court
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 26, 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman Bungalow
***B6. Construction History:** Constructed 1926; metal-frame carport and rear patio, 1964; front porch awning, 1966
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

While Kern County Assessor records date this house to 1927, V.A. Young took out a permit with the City Building Inspector in April 1926 to install electrical fixtures on the house. This suggests that the house was near completion. The house was listed for rent in the local newspaper in mid-1928. The first known occupant was E.J. Hoffman, a house painter who rented the house in 1930. Throughout the next several decades, a string of residents occupied the residence, including owners: V.J. Tolles (1939), Claude Hayden (1946), Elizabeth Morris (1955, 1960) and Kenneth T. Thompson (1965, 1968). In addition to Hoffman, renters included James Houston (1936), R.E. McKee (1951), and Victor Joseph Supertino (1970).[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1926, 1928, 1930, 1932, 1934, 1936, 1939, 1946, 1948, 1951, 1952, 1955, 1960, 1965, 1970); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1926, 1928); US Census Bureau, Fifteenth Census of the United States, 1930, Population Schedule, Kern County, Enumeration District 15-25, Sheet 14B; "Building Permits," *Bakersfield Californian*, April 27, 1926.

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

The house has been altered by the addition of a porch awning on the façade and on the back (west side) of the residence, as well as the addition to the west side of the garage in 1965. These alterations have compromised the integrity of design, materials, and workmanship of these buildings. Furthermore, the construction of Highway 58 immediately north of the property in the mid-1970s has damaged the integrity of setting and feeling of the overall property.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this residence is a typical example of a small Bungalow with Craftsman architectural details. The Bungalow was a type of small residence that became widely popular in the early twentieth century, especially for lower-cost tract homes. This type of house often featured elements of Craftsman style architecture, one of the most popular architectural styles in the country during the early twentieth century. Some of the elements on this house are influenced by Craftsman architecture, including the broad window casing, wide eaves and vertical slat vents in the gable ends. The hip-roof element, however, is not usually a detail of the style, which eschewed hip roofs in favor of broad, low-pitch gable roofs. While the house at 215 Haybert Court exhibits some features of the Craftsman residence, including the compact footprint, it is modest example of this type of house. Neither building on this parcel appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-41

P1. Other Identifier: 207 Haybert Court

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 207 Haybert Court City Bakersfield, CA Zip 93304

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 Number: 011-112-09

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

This 0.15-acre parcel contains three buildings: a 889-square foot Minimal Traditional-style house, detached garage and a shed. The residence a square footprint, horizontal wood siding, and a composition-shingle Dutch-hip roof (Photograph 1). The raised front entry porch is recessed within the building's southeast corner, enclosed by a picket rail and supported by square wood posts. There is a small shed roof extension centered on the front façade shading a three grouped 1/1 double-hung wood windows. A pair of similar windows is on this wall as well, near the opposite corner as the entry. Single and paired wood double hung windows of various configurations are located throughout. The square shed is site immediately northeast of the residence. It has composition-shingle pyramidal roof and horizontal wood siding (Photograph 2). Windows on its north side appear to be wood frame construction. The rectangular garage is sited southwest of the residence and has a composition-shingle gable roof, and horizontal wood siding (Photograph 2). A modern metal-roofed carport is immediately east of the garage.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1939, Kern County Assessor

***P7. Owner and Address:**
Billie White
207 Haybert Court
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** House and detached garage constructed in 1939; pyramid-roof shed likely built in mid 1950s.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in a residential subdivision in south Bakersfield known as the Virginia Tract. The Virginia Tract was subdivided during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The Virginia Tract was originally subdivided in 1923 on 43 acres of vacant, unincorporated county land. As platted, the tract was generally bounded by Brundage Lane to the north, Kern Island Boulevard (present-day H Street) to the west, Terrace Way to the south, and Vernal Place to the lots east and included 94 lots ranging in size between 0.20 and 1.76 acres. The smallest lots, 0.20-acre in size, were located between Brundage Lane and Richland Street while lots between Kern Island Boulevard and South Chester Avenue (including those fronting Haybert Court) were 0.31-acre lots. The remaining 20 lots fronting Vernal Place and the west side South Chester generally measured a half-acre or more. The tract appears to have been partially financed by Virginia Brundage, who, along with Freal A. Nighbert and Melvin Hay, signed the original subdivision maps as owners. Brundage came from the local wealthy Stark family, and was (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35;; Kern County Recorder, "Virginia Tract" [map], January 25, 1923; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; "Model Home Opens," Virginia Tract advertisement, *Bakersfield Californian*, September 20, 1924; See Footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

the namesake of the tract. To market their new residential tract, Nighbert and Hay established a new firm (Hay & Nighbert) and quickly began promoting their new venture. Newspaper articles and advertisements touted it as the most exclusive tract; it would have one of the best water systems in the state with sewer and water connections for every lot, graded and oiled streets with concrete sidewalks and curbs, and fire hydrants on every block. Hay and Nighbert constructed this necessary infrastructure as planned, and sold vacant lots to buyers who could then erect the home of their choice.[1]

While initial sales may have been brisk — approximately 50 lots sold within the first two months — it appears that many were purchased on speculation by realtors and builders who likely anticipated the City of Bakersfield annexing the tract. Even before maps were filed with the county, Hay and Nighbert had started campaigning annexation of their new subdivision. They encountered much opposition, which likely influenced construction in the tract; by late 1923 only a few homes had been built. To spur sales and development, Hay and Nighbert initiated a new promotional drive in late 1923, advertising that they could build a house to the seller's plans with "the purchaser being at all times the boss of the job." They also commissioned the construction of a residence on Brundage Lane, offering to finish it, and others built by them, to a buyer's specifications.[2]

Bakersfield finally annexed the nascent neighborhood in mid 1924. Around the same time, Nighbert and Hay teamed up with a separate development consortium to re-subdivide the southeastern Block E (bordered by Chester, Vernal, Richland and Terrace) of Virginia Tract, making new, smaller lots available for sale. In October, Hay and Nighbert opened a model home at Chester and Richland. These measures appear to have kick-started new construction; nevertheless, it would take twenty more years before this tract was fully developed. By the end of the 1930s, most of the third-acre lots had been split but only about half the subdivision contained houses. Ten years later the majority of properties east of Vernal were developed.[3] Because the homes in this neighborhood were developed over a 30 year period by a variety of groups and individuals who used their own plans and contractors, the Virginia tract has a wide variety of single-family and multi-family residences featuring a high level of individuality in architecture and size. Architectural style represented in this subdivision includes Craftsman, Bungalow, Spanish Eclectic, Tudor Revival, Minimal Traditional and Ranch style buildings.[4]

The residence and garage documented on this form were completed in May 1939 and offered for sale by Price Stanley. Shortly thereafter, George C. and Lena Walters, purchased the property, moving from their home on C Street. George worked as a clerk for the local department store Malcolm Brock Company until his retirement, and the Walters remained at the house until at least 1960, where they raised two sons, William and Ralph Walters, in their home.[5]

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[1] Wallace M. Morgan, *History of Kern County, California* (Los Angeles: Historic Record Company, 1914), 1245-1246, 1295-1296; Kern County Recorder, "Virginia Tract" [map], January 25, 1923, p4; "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisement, *Bakersfield Californian*, February 3, 1923, p6.

[2] "New Realty Firm Placing Beautiful New Virginia Tract on the Market," *Bakersfield Californian*, February 17, 1923, p7; Advertisements, *Bakersfield Californian*, March 3, 1923, p13, October 27, 1923, p7, October 27, 1923, and November 3, 1923, p25.

[3] Advertisement, *Bakersfield Californian*, September 20, 1924, p6; "South Bakersfield Today is Officially within City Limits," *Bakersfield Californian*, May 13, 1924, p1; Kern County Recorder, "Re-Subdivision of Block E, Virginia Tract"[map], March 29, 1924; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937.

[4] "Real Estate Opportunities Offered by W.F. Bray," Virginia Tract advertisement, *Bakersfield Californian*, April 4, 1924; "New Homes in Virginia Tract," advertisement, *Bakersfield Californian*, November 22, 1924; "Freal A. Nighbert, Prominent Realtor," *Bakersfield Californian*, April 15, 1926.

[5] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1940, 1945, 1951); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1960); "Electrical Permits: C.B. Keltner," *Bakersfield Californian*, March 30, 1939; "For Sale," 207 Haybert Court classified advertisement, *Bakersfield Californian*, May 10, 1939; "New Addresses: Walters, George C.," *Bakersfield Californian*, June 2, 1939; "Obituary Notices: Walters, George Cavin," *Bakersfield Californian*, June 30, 1958; "3 Elderly Men Succumb to Heart Attacks," *Bakersfield Californian*, June 30, 1958; "'Big Tent' Silently Steals Away: Brock Business to Return to Downtown Home," *Bakersfield Californian*, May 23, 1953.

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence, bisecting the Virginia Tract. As a result, nearly fifty residences were demolished in the vicinity of the residence documented on this form.

While the residence appears to retain integrity of location, design, workmanship, materials, and association, this property's overall integrity of setting and feeling has been compromised by the addition of a carport and detached shed and the construction of Highway 58 immediately north of the property in the mid-1970s.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Virginia Tract. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries during the 1920s. Instead it was a slow developing residential subdivision and was one of many housing developments established on agricultural land that was converted to residential tracts in the 1920s. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor the Virginia Tract appears to be eligible for its associations with significant persons. It does not appear that any member of the Walters family associated with this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Virginia Tract. Any association this tract has with those people, including Virginia Brundage, Freal Nighbert and Melvin Hay, is minor because the subdividers did not participate in the development of individual residences within the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Virginia Tract appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this residence is a typical example of Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs that lacked elaborate details. While the house exhibits some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, it is a modestly executed. Neither building on this parcel appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. The Virginia Tract was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1920s and 1950s. The tract has been altered by modifications to or removal of many of the original houses in the north half of the subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, the portion of Virginia surveyed for the present project does not appear eligible under this criterion.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Secondary structures, camera facing southeast.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-42

P1. Other Identifier: 310 Houchin Road

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 310 Houchin Road City Bakersfield, CA Zip 93304

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 Number: 147-310-18

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

This .65-acre parcel contains a 2,963-square foot Ranch style house with an integrated garage. Aerial photography reveals that the house has a roughly U-shaped plan with cross-gable roof with open eaves, exposed rafter tails, and a hipped roof over the garage. The exterior is a combination of vertical wood siding with a low brick apron. The façade is dominated by a full-width porch sheltered by a shed roof that is supported by square wood posts. The recessed main entry is centrally located on the façade and is accessed by red concrete steps. Fenestration consists of pairs of multi-light wood casement windows, flanked by green decorative shutters. The two-car garage on the north end of the façade has a metal overhead door.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing east.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1937, Kern County Assessor Records

*P7. Owners and Addresses:
Taber Family
C/O Dorothy L. Taber Trust
1421 Brighton Street
La Habra, CA 90631-3201

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-42

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1937
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Johnson & Isaacs
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Bakersfield Optometrist Dr. Alva C. Jones commissioned this house in 1936 during the final years of the Great Depression. Like most of the nation, Bakersfield experienced economic and social hardships during the Depression. The San Joaquin Valley was flooded with Dust Bowl migrants; and with little construction during these lean years, a housing shortage ensued. However, by the mid to late-1930s, the city's economy was beginning to show growth as construction activity rose and the city issued an increasing number of building permits. At the time of its construction, the area around this house constituted the southern tip of Bakersfield's city limits and residential tracts had only recently been developed in the area south of Brundage Lane. Unlike some of the nearby tract with consisted of small urban-size lots (generally under 0.25-acres), a handful of lots on the east side of Houchin Road, where this residence is located, retained larger residential lots where modern custom homes were built.

Bakersfield expanded its borders southward over the next twenty years, as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of this residence and required the demolition of several houses in the direct vicinity. (See Continuation Sheet.)

B11. Additional Resource Attributes: _____
***B12. References:** Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2011 at http://www.dof.ca.gov /research/demographic/state_census_data_center/historical_census_1850-2010/ view.php; Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; Sanborn Fire Insurance Maps, "Bakersfield," 1912-1951; see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, materials and association. However, the construction of the highway immediately north of the property has compromised its integrity of setting and feeling.

This residence does not appear to be significant within the context of residential development in Bakersfield or Kern County (NRHP Criterion A or CRHR Criterion 1). The house is one of hundreds constructed on the outskirts of Bakersfield during a period of resurging development for the city and the country in the final years of the Depression. This property has been owned by only two families since it was completed in 1937. The original owners of the house were optometrist Alva C. Jones and his wife Cassie. The couple remained in the house until 1943 when they sold the property to Harold C. Taber and his wife Dorothy. Taber was the already the manager at the Bakersfield Coca-Cola Bottling Corp. in for five years when he married the owner's daughter Dorothy Lynn. When Taber retired in 1975 he had served not only as the General Manager of the plant, but was promoted to president. Taber died in 2004 and Dorothy followed in 2011. The home is currently owned by the family trust.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C (CRHR Criterion 3), this house is not significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a modest example of the Ranch style, which dates from 1932, when San Diego architect Cliff May took inspiration from the Spanish "rancho" and created a building type that he called the "early California Ranch house." These low-slung, ground-hugging vernacular buildings were designed to follow the contours of the land, much like the Midwest's Prairie School architectural style. The Ranch house became immensely popular in the 1940s and 1950s once May's idea became widely known and published, and were built nationwide in suburban communities, including throughout Bakersfield. A traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. The design for the house at 310 Houchin Road includes many of these elements, but is modest in execution, and does not represent an important example of the style. The residence is also not the work of a master architect or builder. The Bakersfield contracting team of Johnson & Isaacs was a short-lived custom home builder partnership. Draftsman Oscar Johnson and building contractor John Isaac began designing and building houses in Bakersfield in 1936. Near the end of their first year, they had completed nearly 25 new homes in the Bakersfield area as well as a few commercial buildings. It appears that neither Stoner nor Pedersen were masters or prolific in their field. By 1938 the partnership had dissolved.[2]

Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4). This property 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.

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[1] *Polk's Bakersfield California City Directory 1937* (Los Angeles: R.L. Polk and Co. Publishers, *1937*); Kern County Recorder, 21 July 1943, Deed, Book 1150, Page 82; "Lynn-Taber Wedding," *Bakersfield Californian*, 10 June 1935, Pg. 10 (col. 5); "Last Rites Set for Mrs. Sam Lynn, 84." *Bakersfield Californian*, 27 September 1971, Pg. 10 (col. 5); "Harold Calvin Chub Taber," *Bakersfield Californian*, 9 May 2004; "Dorothy Lynn Taber, 1912-2011," *Bakersfield Californian*, 3 April 2011; Kern County Assessor Record.

[2] "$12,000 Residence to be Constructed for Dr. Jones in Suburb," *Bakersfield Californian*, 3 October 1936, Pg. 8 (col. 3-4); "Contractors and Builders," [advertisement], *Bakersfield Californian*, 30 January 1936, Pg. 16 (col. 1); "Johnson & Isaacs Busy," *Bakersfield Californian*, 31 October 1936, Pg. 8 (col. 6); *Polk's Bakersfield California City Directory 193, 1937, 1938* (Los Angeles: R.L. Polk and Co. Publishers, *1936, 1937, 1938*).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 04-43

P1. Other Identifier: 1819 Brundage Lane

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; __ ¼ of Sec ____; _____ B.M.

c. Address 1819 Brundage Lane City Bakersfield, CA Zip 93304

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 Number: 147-290-03

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

This 0.70-acre parcel includes a one-story commercial building sited on the southern half of the property. The building is accessed by a Y-shape concrete path surrounded by lawn. A large asphalt parking lot encompasses the northern half of the property. This 6,800-square foot building sits on concrete foundation, is constructed of reinforce concrete block primarily clad in stucco, and has flat roofs of varying heights covered in composition sheathing. The storefront is recessed, divided into three bays by two square pilasters and sheltered by a narrow awning. Each bay has a stone veneer skirt and raised stone flower bed. The two east bays have wood board and batten siding and aluminum-frame glass doors with transoms (the center entrance includes a sidelight). The west bay consists of an aluminum-frame glass door with transom and aluminum fixed windows.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. View of main façade, camera facing south.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

*P7. Owner and Address:
Society for Disabled Children
1819 Brundage Ln.
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: Hotel & Restaurant Employees Union Hall

B2. Common Name: Society for Disabled Children and Adults

B3. Original Use: Commercial B4. Present Use: Commercial

***B5. Architectural Style:** Mid Century Commercial

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1953; additions in 1962 & 2002

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Like most of California, Bakersfield experienced a postwar economic resurgence. The economy benefited from veterans entering the workforce and a general population boom. Specifically, the postwar period marked an increase in the hospitality industry, which profited off of increased automobile use. It also helped that one of California's major highways, Highway 99, traversed through Bakersfield along Union Avenue and provided the ideal setting for a motel row. The three-mile "Union Avenue strip" thrived for over three decades and scores of chic motels, elegant restaurants, and famous nightspots lined both sides of the highway. By 1952, the "Broadway of Bakersfield" had 23 motels, 29 restaurants and numerous nightclubs with live music and entertainment. The rise in businesses and increase in population was joined by significant growth in jobs.

The Hotel Employees and Restaurant Employees International Union Local 550 erected the building at 1819 Brundage Lane in 1952, during this period of growing employment in the city. The property consisted of a 6,150-square foot building set at the south end of the parcel with a large parking lot (approximately 24,000 square feet). At that time, the Local 550 was the fourth largest union within the American Federation of Labor (AFL). A decade after its original construction, Local 550 added a 1,350-square foot addition to the east end of the building, thus increasing the width of building by one third. The additional space was used as a conference room and office. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern County Building Activity Spiraling Up," Los Angeles Times, 25 April 1954; Bailey, 96-100; "New City Rises After 52 Quake," Bakersfield Californian; "Bakersfield Street Map," Rand McNally & Company, 1960; USGS, Gosford, 1954; Marylee Shrider, "And then there were 7," *Bakersfield Californian*, 7 June 2001; George Gilbert Lynch, "Bakersfield's entertainment hot spots of the 1950s," 12 Feb. 2009; John A. Jakle, Keith A. Sculle and Jefferson S. Rogers, *The Motel in America*, (Baltimore: The Johns Hopkins University Press, 1996), 23-56; Warren James Belasco, *Americans on the Road: From Autocamp to Motel, 1910-1945* (Baltimore: The Johns Hopkins University Press, 1979); Department of Housing and Urban Development, Federal Housing Administration, "Analysis of the Bakersfield, California Housing Market as of May 1, 1967," Washington, D.C., February 1968; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** September 2009

(This space reserved for official comments.)

B10. Significance (continued):

In the 1970s, Local 550 reorganized to incorporate all separate local chapters into collected regions. Local 550 sold this building in 1993 to the Society for Disabled Children and Adults of Kern County and this organization constructed a 644-square foot storage addition on the south side of the 1962 addition in 2002 and likely added the stone skirt wall and planters.[1] While the 1962 addition has altered the building's original appearance, it was completed within the historic period and appears to have been constructed in a manner consistent with the building's original design. Similarly, the smaller addition is located on the rear (south) side of the building and does not significantly affect the building's integrity of design, workmanship, or materials. Thus, the building appears to retain sufficient integrity.

While the building was constructed and used by Local 550 for 40 years as its headquarters and a meeting hall, within the context of labor unions, this building does not appear to be significant under NRHP Criterion A (CRHR Criterion 1). Similarly, it does not have significant associations with the development of the hospitality industry or with commercial development in Bakersfield during the post World War II era. Under NRHP Criterion B (CRHR Criterion 2), this building does not appear to be associated with any known significant people. As an unremarkable example mid twentieth century commercial building, it does not appear to embody distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] "Union Urges Labor to Give U.N. Its Aid; Hotel and Restaurant Group Votes Resolution Against the Bricker Amendment," *The New York Times*, 24 April 1953; "Guide to the Hotel & Restaurant Employees and Bartenders International Union Records, 1974-1985," Hotel & Restaurant Employees and Bartenders International Union Records, MS 102, Special Collections and Archives, University Library, University of California, Santa Cruz, accessed online at http://oac.cdlib.org/finaid/ark:/13030/kt4580131s on 9 September 2009; "Unite Here Historical Timeline," Unite Here website, accessed online at www.unitehere.org/about/history.php on 9 September 2009; Kern County Assessor Records, "Commercial Property Appraisal Record; APN 147-290-03," 2003; *Polk's Bakersfield California City Directory 1960, 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1960, 1964).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-44

P1. Other Identifier: 1825 Brundage Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 1825 Brundage Lane City Bakersfield, CA Zip 93304

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 Number: 147-290-02

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

This 0.43-acre property contains two buildings: a Craftsman-style building and a garage/residence. The main building, a former single-family residence that currently functions as a commercial business. This Craftsman-style building sits on a concrete foundation and is topped with a cross-gable roof covered in composite shingles with wide projecting eaves, exposed rafter tails and beams. The beams, which include both decorative and structural, are often vertically paired with a decorative beam. The east and west sides of the building include small shed-roof projections. Horizontal shiplap wood siding clads the building and the gable ends have latticed vents. Windows are a mixture of fixed and double-hung wood sashes with wide wood casing. The main entrance, located on the main (north) façade, consists of glazed wood double doors. Two brick pedestals located on the north side are remnants of an original porch, which wrapped around the northeast corner and has since been fully enclosed. The building includes an interior brick chimney. To the south is the garage/residence. The north one-story section has a front gable roof, horizontal wood and stucco siding, a metal garage door, and multi-light door. The south half is two stories with a front-gable roof and horizontal wood and stucco siding.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1926, *Bakersfield Californian*

***P7. Owner and Address:**
Merline and Alexander Lark
3516 Chadsford Ct.
Bakersfield, CA 93313

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____

B2. Common Name: Sequoia Landmark Home

B3. Original Use: Residential B4. Present Use: Commercial

***B5. Architectural Style:** Craftsman Bungalow

***B6. Construction History:** Built 1926; porch enclosed / replaced windows prior to 1962; commercial conversion ca. 1969

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

***B8. Related Features:** _____

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The former residence was built in 1926 for Everett J. (Jess) and Rebecca S. Haberkern, during a period of great residential expansion in Bakersfield. The turn of the twentieth century was a period of tremendous growth in Bakersfield, spurred by the arrival of the railroad, the discovery of recoverable oil in the Kern River, and the unremitting agricultural prosperity of California's Central Valley. The increased interest and capital flowing into the city led to more intensive urban and suburban development. Between 1905 and 1915, more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years, with nearly 500 new residences built in 1910 alone. The city was spreading southward along arterial routes such as H Street and Chester Avenue to Brundage Lane, which marked the city's southern boundary.

Jess Haberkern was the son of successful oilman, rancher and landowner Charles Haberkern (and Theodosia), who had gained a reputation as a skillful businessman in Kern County and frequently hosted social events at his Truxtun Avenue home. Born in 1895, Jess spent a very brief period in the Army and was working as a clerk at a local bank by 1920. At the age of 25, the young Haberkern purchased L.E. Nelson's interests in a cigar business and joined his brother-in-law Sidney R. Metcalf in launching the firm Metcalf & Haberkern, which operated a United Cigar Store in downtown Bakersfield. In 1924, Jess married Mary Rebecca Salmons, who was later known as Rebecca S. Haberkern. A year later, the couple purchased a parcel of land at the south end of Bakersfield from Nelson, and began building their new home. The residence—a one-story Craftsman-influenced Bungalow with a front porch that wrapped around the northeast corner—was completed in 1926 just in time for the newlyweds to welcome home their first child, Richard, who was followed a year later by their daughter Mary L. In his business and personal life, Haberkern enjoyed success. (See Continuation Sheet.)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; Janet Wheeler, "Bakersfield Association of Realtors An Important Part of City's History," *Bakersfield Magazine*, Oct. 1995; *Insurance Maps of Bakersfield* (New York: Sanborn Map Company, 1912-1951); Kern County Aerial Photographs, flown by the USGS, 1937; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2009

(This space reserved for official comments.)

B10. Significance (continued):

In 1931, Metcalf & Haberkern, having established a satisfied customer base, opened a new branch of the United Cigar Store in a prime downtown corner store at the intersection of Chester Avenue and 19th Street. The Haberkerns resided in their home until 1968 when Richard O. and Mary R. Tigner purchased the property. Richard Tigner taught at Bakersfield College from 1941 until his retirement in 1972, during which time he taught business and real estate, served as the first president of the faculty club and was president of California Junior College Faculty Association from 1966 to 1967. He and Mary also operated an antique business after 1966. They used their home on Brundage Lane for their store. Currently, the property is used as a substance abuse treatment facility known as Sequoia Landmark Home, and owned by Merline and Alexander Lark.[1]

While this property retains integrity of location and setting, its overall integrity has been severely compromised by modification to both buildings. The residence has been heavily altered by the enclosure of the porch, replacement of various doors and windows, as well as its conversion to a commercial building. These alterations have substantially compromised the integrity of the design, materials, workmanship, feeling, and association. The garage/residence building has also been altered by modern doors and siding, which damages its integrity of design, materials, workmanship, and feeling. Furthermore, the building lacks significance under NRHP and CRHR criteria.

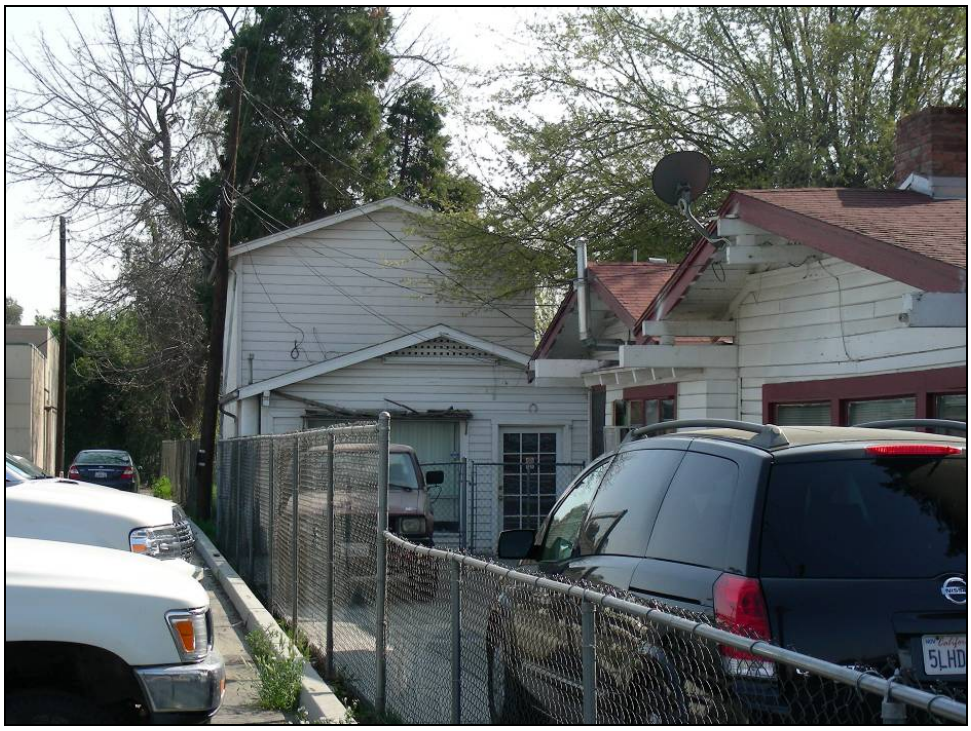
Under NRHP Criterion A (CRHR Criterion1), these buildings are not significant for their association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the early twentieth century. This former residence is one of many houses that were constructed during a widespread build-up of the city's housing stock. Under NRHP Criterion B (CRHR Criterion2), this building is not significant for its association with the lives of persons important to history. While the Haberkerns constructed and lived in this residence for more than forty years, it does not appear that they, or the Tigners, made demonstrable important contributions to history at the local, state, or national level.

Under NRHP Criterion C (CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is modest and modified example of a Craftsman Bungalow, a style used commonly for houses throughout the first decades of the twentieth century. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] "Eight Will Leave Tonight to Join Army Service," *Bakersfield Californian*, October 10, 1919, p7;"Pioneer Oil Man Dies in Lebec," *Bakersfield Californian*, July 7, 1944; "Haberkern & Metcalf is New Firm Name," *Bakersfield Californian*, May 7, 1920; "Here and There in Bakersfield's Social Whirl: New Home," *Bakersfield Californian*, April 1, 1926; "United Cigar Store to Open New Branch," *Bakersfield Californian*, January 10, 1931; "Richard Tigner to Retire as Teacher at BC," *Bakersfield Californian*, may 26, 1972; Deeds, Book 4149 Page 486, April 11, 1968; Deeds, Book 0105 Page 172, December, 22 1925; Kern County Office of County Surveyor, Proposed County Road No. 516, Book 101, Page 78, declared open February 21, 1921; *Insurance Map of Bakersfield California Vol. 2, 1949* (New York: Sanborn Fire Insurance Company) 45c; State of California, United States, *Great Register of Voters*, Bakersfield South, (Sacramento, California: California State Library, 1940, 1954, 1960); US Bureau of the Census, Fifteenth Census of the United States, 1930, Kern County, Bakersfield South Precinct, Enumeration District 15-64, Sheet 14A (Washington, D.C.: National Archives and Records Administration, 1930); Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; US Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, file number R-28E T-30S_0006, 1947.

Photographs (continued):

Photograph 2: Main building, camera facing southwest.



Photograph 3: Secondary building, camera facing south.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-45

P1. Other Identifier: 124 Houchin Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 124 Houchin Road City Bakersfield, CA Zip 93309

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 Number: 147-290-11

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

This 1,091-square foot Minimal Traditional residence with Spanish Eclectic characteristics is clad in stucco with a concrete foundation and a cross hip roof with narrow open eaves, exposed rafter tails, and Spanish tile. The building includes a dominant front gable (Photograph 1) on the main façade and two rear projecting gables on the rear (east side) of the building. The main entrance is located at the front interior corner atop a small concrete stoop and is flanked by a pair of four-light wood casement windows with a wood sill. Fenestration includes single and paired multi-light wood casement windows with wood sills throughout. A tile vent is located at the front gable end. The 324-square foot, two-car detached garage located to the east of the house has a shed roof, concrete foundation, stucco siding, and wood batten garage doors (Photograph 2).

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. West side of residence, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1937, Kern County Assessor Records

***P7. Owner and Address:**
Pilkington
5104 Stormy Ct.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 04-45

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional; Spanish Eclectic
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1937.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This house was constructed in the late 1930s as the Bakersfield region was beginning to emerge from the economic and social hardships brought on from the Great Depression. The San Joaquin Valley was flooded with Dust Bowl migrants during this period, and with little construction during these lean years, a housing shortage ensued. However by the mid to late 1930s, the city's economy was beginning to show growth as construction activity rose and the city issued and increasing number of building permits. When the house at 124 Houchin Road was constructed, it was located along South F Street (present-day Houchin Road). The area north of Brundage Lane was heavily developed with residential tracts; however only a few subdivisions existed south and east of this house and this area remained primarily agricultural land.

Over the next twenty years, Bakersfield expanded its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of this residence and required the demolition of several houses in the direct vicinity. This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, materials, and association. However, the construction of the highway next to the property has compromised the buildings integrity of setting and feeling. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; "Brite No. 2" Annexed April 13, 1961, Ordinance No. 1348 N.S.; Historic Population Census California Counties & Towns 1850-2000, online at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php, October 6, 2011; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** September 2009
(This space reserved for official comments.)

B10. Significance (continued):

This residence does not appear to be significant within the context of residential development in Bakersfield or Kern County (NRHP Criterion A or CRHR Criterion 1). The house is one of hundreds constructed on the outskirts of Bakersfield during a period of resurging development for the city and the country following the depression. It appears that this house was utilized as a rental unit by at least 1940. Over the next thirty years most tenants lived there less than a decade. While the residence is not listed in city directories between 1937 and 1939, the earliest known tenants were William B. and Frances K. Albertson who lived on this property between 1940 and 1948. William Albertson was a civil engineer who, with his wife Frances, lived in Carmel, California before moving to Kern County by 1938. During the 1950s tenants included Clara M. Footman and her husband George V., a district manager for Pacific Gas & Electric, and Homer Ambrosier, a supervisor for Union Oil Company (Standard, Kern County) and his wife Cora. By 1956, Grace and Dale Northrop, the first known owners of the house, lived here. Felix Arreola owned the house in 1965. During the 1970s an antique dealer named Tigner lived and worked out of the house.[1] It does not appear that any residents or owners of this property made demonstrably important contributions to history at the local, state, or national level under Criterion 2 or B. Under NRHP Criterion C (CRHR Criterion 3), this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. The residence is a typical example of Minimal Traditional style architecture with Spanish Eclectic characteristics. The Minimal Traditional style was used heavily among developers throughout Bakersfield during the 1930s and 1940s. The style reflected a continuation of small, economical houses stemming from early twentieth century Bungalows. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Detached garage, facing east.

[1] US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930), T626, 2,667 rolls; *Thirteenth Census of the United States, 1910* (Washington, D.C.: National Archives and Records Administration, 1910), T624, 1,178 rolls; *Polk's Bakersfield California City Directory 1936, 1937, 1938, 1939, 1940, 1945, 1952, 1960, 1965* (Los Angeles: R.L. Polk and Co. Publishers); *California Voter Registrations, 1900-1968,* accessed online at www.ancestry.com on October 20, 2009.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 04-46

P1. Other Identifier: 120 Houchin Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30; **R** 27; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 120 Houchin Road City Bakersfield, CA Zip 93304

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 Number: 147-290-12

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

This 0.14-acre parcel contains a wood-frame, Minimal Traditional-style residence built in 1938. The property includes mature landscaping with lawn and is surrounded by wood fence. The one-story, 1,317-square foot building sits on a concrete foundation and has an irregular shape. The medium-pitch, complex hip roof is covered with composition shingles. The exterior of the house and covered in drop wood siding. Concrete steps lead up to the main entrance, a wood door, which is sheltered by a small roof extension supported by square wood posts on the building's main (east) facade. Fenestration consists of original 4/1 double-hung wood windows with wood trim and lug sills, set singularly except for the main façade where there are two sets of triple windows. Metal awnings extend over one of these sets. A 117-square foot hip-roof addition constructed in 2000 is attached to the northeast corner of this building. A detached rectangular, wood-frame garage is sited at the southeast corner of the parcel. The 360-square foot garage has a concrete slab foundation, a simple hip roof, and an aluminum tilt-up, two-car garage door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5b. Description of Photo: Main (east) façade, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1938, Kern County Assessor Records

***P7. Owners and Addresses:**
Matthew C. Lynch
4512 Workman Mill Road #210C
Whittier, CA 90601

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby & Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

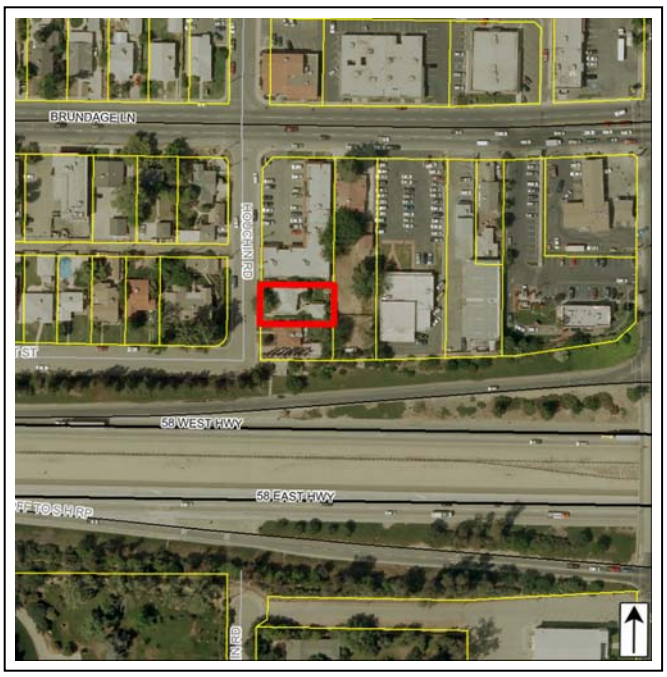
***Resource Name or #** (Assigned by recorder) Map Reference No. 04-46

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1938, addition constructed in 2000.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This house was constructed in the late 1930s as the Bakersfield region was beginning to emerge from the economic and social hardships brought on from the Great Depression. The San Joaquin Valley was flooded with Dust Bowl migrants during this period, and with little construction during these lean years, a housing shortage ensued. However by the mid to late 1930s, the city's economy was beginning to show growth as construction activity rose and the city issued and increasing number of building permits. When the house at 120 Houchin Road was built, it was located along South F Street (present-day Houchin Road). The area north of Brundage Lane was heavily developed with residential tracts; however only a few subdivisions existed south and east of this house and this area remained primarily agricultural land.

Over the next twenty years, Bakersfield expanded its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of this residence and required the demolition of several houses in the direct vicinity. This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, materials, and association. However, the construction of the highway next to the property has compromised the buildings integrity of setting and feeling. (See Continuation Sheet)

B11. Additional Resource Attributes: __
***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; City Manager Annual Report (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; See footnotes.
B13. Remarks:



***B14. Evaluator:** Garret Root/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence does not appear to be significant within the context of residential development in Bakersfield or Kern County (NRHP Criterion A or CRHR Criterion 1). The house is one of hundreds constructed on the outskirts of Bakersfield during a period of resurging development for the city and the country in the final years of the Depression. The earliest known occupants of the house were Walter S. and Elizabeth Olson, who were listed as owners of this property in 1940 city directories. Walter, a geologist for the oil company Texas Company (now known as Texaco) and his wife lived the house for only a brief period. By 1942, Robert W. and Julia A. Burger began living in the residence. While Robert, a division geologist for Texas Company, died in by 1945, his wife continued to occupy the house until about 1954. Throughout the remaining 1950s and into the 1960s, the property was rented by a variety of tenants. From 1954 to 1957 Carl S. Eller, a Department Manager and Fashion Floor Manager for JC Penny's lived at the property with his wife, Marie followed by Lester E. Stanley, an assistant district Manager for National Supply Company and his wife Kathleen, who resided on the property between 1958 and 1965. The property was purchased by Richard and Mary Tigner in 1971.[1] It does not appear that any of these residents or owners made demonstrably important contributions to history at the local, state, or national level under Criterion B (CRHR Criterion 2). Under NRHP Criterion C (CRHR Criterion 3), this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a typical example of Minimal Traditional-style of architecture. The Minimal Traditional style was used heavily among developers throughout Bakersfield and the state during the 1930s and 1940s. The style reflected a continuation of small, economical houses stemming from early twentieth century Bungalows. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4). This property 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.

[1] US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; *Polk's Bakersfield California City Directory 1939, 1940, 1941, 1942, 1943, 1951, 1952, 1955, 1958, 1960, 1965, 1970* (Los Angeles: R.L. Polk and Co. Publishers); *California Voter Registrations, 1900-1968,* accessed online at www.ancestry.com on August 5, 2011; "Funeral Riets Set for Oil Geologist," *Bakersfield Californian*, 26 Sept 1945; Carl Eller, "Continental is Newest in Fashions," *The Bakersfield Californian*, 8 March 1955, p 16; Kern County Assessor Records.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-01

P1. Other Identifier: 309 Houchin Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address 309 Houchin Road City Bakersfield, CA Zip 93304

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 Number: 147-280-01

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

This 4.5-acre parcel contains a 5,994-square foot Colonial Revival-style estate built in 1939 (Photograph 1). The estate includes a tennis court, pool, detached garage, tool shed, storage shed, and a detached carport. The house sits atop a knoll on the western half of the property and is roughly U-shaped in plan with a central courtyard and a longer northern wing. The roofline is a system of gable and hipped roofs sheathed in composition shingles, with narrow overhang, open eaves, and fascia board. The west end of the northern wing has an integrated two-car garage and a former Caretaker's apartment. All of the original windows have been replaced with vinyl sashes. The exterior is sheathed in stucco with a straight course brick veneer applied to the façade. The façade is flanked by gable ends with a three-part bay window and exterior chimney on the north and a square bay window on the south (Photograph 2). A partial-width arched porch with square wood columns is centered on the façade. The main entry is located under the porch and consists of a paneled door, flanked by pilasters and crowned with a simple entablature featuring dentils (Photograph 3). (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Main façade, camera facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1939, Kern County Assessor Records

***P7. Owner and Address:**
Caroline Wong and Patrick Paw
309 Houchin Rd.
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: C. Elmer Houchin Estate

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Colonial Revival

***B6. Construction History:** Built in 1939; Replacement windows throughout in 2003; Caretaker's apartment and dressing rooms converted to restrooms at unknown date and restrooms converted to entertainment room in 2004; Shutters applied in 2003; French doors on the southern wing added in 2003; French doors replaced with large window on north side of north wing between 1981 and 2002; Porch altered at an unknown date; Laundry room door sealed after 2002; Original slate roof replaced with composition shingles at unknown date; Pool replaced with smaller pool in 2004.

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

***B8. Related Features:** None.

B9. Architect: _____ b. Builder: Louis E. Stone

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

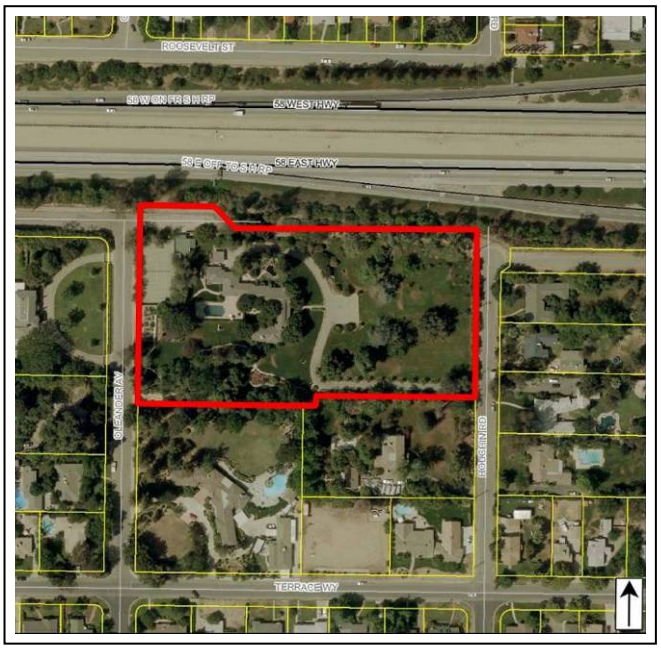
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. C. Elmer Houchin, a very successful merchant, farmer, land speculator, and investor in Kern County, built this estate in Bakersfield during the final years of the Great Depression. Like most of the nation, Bakersfield experienced economic and social hardships during the Depression. The San Joaquin Valley was flooded with Dust Bowl migrants; and with little construction during these lean years, a housing shortage ensued. However, by the mid to late-1930s, the city's economy was beginning to show growth as construction activity rose and the city issued an increasing number of building permits. At the time of its construction, the area around this house constituted the southern tip of Bakersfield's city limits and residential tracts had only recently been developed in the area south of Brundage Lane.

Between the time West Virignia native Elmer Houchin moved to Kern County in 1908 and his death in 1953, he amassed an estate worth nearly $10 million through real estate, oil development, and agriculture. After supervising a large slaughterhouse in Minnesota around the turn of the century, he worked for the federal government as a meat inspector but left his government position in 1908 and arrived in the Buttonwillow area to run a beef cattle operation for Miller & Lux, a large cattle and land holding company. After five years, Houchin left Miller & Lux to open the Pioneer Market in Taft. His market was very successful and he established a chain of stores in nearby oil field towns. (See Continuation Sheet.)

B11. Additional Resource Attributes: _____

***B12. References:** "Historic Population Census California Counties & Towns 1850-2000, accessed online October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; see footnotes.



***B14. Evaluator:** Heather Norby/Heather Miller

***Date of Evaluation:** August 2011

(This space reserved for official comments.)

P3a. Description (continued):

Continuing clock-wise around the exterior, the remainder of the southern wing opens into the central courtyard. This wing's foundation undulates with the topography of the rolling hill (Photograph 4). The courtyard is oriented around a central fountain and walkways to three separate entrances (Photographs 5, 6 and 7). A set of French doors added during a 2003 remodel enclosed the small outdoor living area located on the southern interior wall of the courtyard. A glazed single door with sidelights, a simple entablature with dentils, and a hip roof porch shelter is located on the eastern interior wall, and a single wood sash door with a metal screen is located on the northern interior wall. Directly west of the courtyard is a tall metal gate that separates the courtyard from the swimming pool and open patio area (Photograph 8).

The northern wing extension continues beyond the courtyard terminus. A hip-roof open patio with a large fireplace faces the patio area near the swimming pool (Photograph 9). The original caretaker's apartment is attached to the west side of the patio structure (Photograph 10). The apartment was converted to restrooms at an unknown date and later converted to an entertainment room in 2003.[1] A French door entry is located on the south side of the old apartment. Two additional entries are located on the north side and are accessed by concrete stairs and metal railing (Photograph 11). The eastern entry is most likely an entry to the old dressing rooms. It appears that a pool-side entry was located on the opposite side of the building where a low stair remains, but the door has been replaced and filled in with a window (Photograph 10). An integrated two-car garage shares the same wall as the outdoor patio fireplace and links the house with the old caretaker's apartment (Photographs 11 & 12). The former laundry room is attached to the garage and patio area through a covered breezeway. The old entry to the laundry has been sealed over, but the stairs and railing remains (Photographs 12 & 13).

The remainder of the north side of the northern wing dominated by a series of large vinyl picture windows and an angled bay that replaced a set of French doors (Photograph 14). Just north of this section of the house is a fish pond with a small footbridge. The detached carport is located northwest from the integrated garage and is accessed by the same driveway (Photograph 11).

A building group comprised of the old well house and laundry, tool shed, and garage is located in the far northwest corner of the parcel. The tool shed and garage components have a flat roof while the well and laundry component is a shed roof, and the entire roof is sheathed in composition shingles. The exterior is sheathed in horizontal shiplap siding and the doors and windows are modern vinyl replacements (Photograph 15).

A small peg board plywood shed is located southwest from the building group. It has a shed roof and a wood lattice door (Photograph 16). The below grade tennis court is located on the western periphery of the parcel, northwest from the swimming pool and is protected by a 12-foot metal chain-link fence (Photograph 17).

B10. Significance (continued):

With his stores thriving, Houchin began diversifying his wealth. In 1920 he sold the Taft market and later opened the Pioneer Chevrolet dealership in Taft, purchased an apartment complex, and began planting crops. Four years later he returned to his roots and purchased the Opera Market in Bakersfield. Houchin worked with Miller and Lux again and used the Opera Market to sell Miller and Lux meat at wholesale. Not long after the new market opened, Houchin delved back into real estate and furthered his business connections with Miller and Lux. In 1927 Miller and Lux hired Houchin, through his Pioneer Realty business, to act as the exclusive sales agent for the new Buttonwillow townsite. Within a few short years, Houchin managed to sell all 175,000 acres of their Kern County land holdings.[2]

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[1] Interview with Patrick Paw by Heather Norby, July 2011, Bakersfield; Kern County Assessor file APN: 147-280-01.

[2] "C.E. Houchin, Kern Leader, Dies," *Bakersfield Californian*, November 23, 1953; "Houchin Buys Opera Market," *Bakersfield Californian*, June 27, 1924; "To Sell Retail Market," *Bakersfield Californian*, April 27, 1920; "Houchin Purchases Apartments in Taft," *Bakersfield Californian*, March 8, 1922; "Plant Big Acreage by Modern Methods," *Bakersfield Californian*, June 28, 1924; Advertisement, *Bakersfield Californian*, June 27, 1924; "Garnett E. Adams, 'Cash and Carry' Pioneer," *Bakersfield Californian*, February 7, 1925; "Buttonwillow Townsite to be Formally Opened June 26," *Bakersfield Californian*, June 16, 1927; "Houchin,

By 1929, Elmer Houchin's success enabled him to purchase a five-acre parcel on South F Street (later named Houchin Road), complete with a "fine residence," from the J. Lindsay Hanna family. It was likely during that sale that he also purchased 10 additional acres surrounding his new property. Aerial photographs and historic mapping indicates that the house was located at the rear, or western end, of the parcel. After Houchin married Kathryn Vlasnik in 1931, the couple moved into the house and remained there until commissioning the construction of their new house (the house recorded on this form) in the late-1930s. During the 1930s, the Houchins, through Pioneer Realty, purchased tracts of land immediately north and south of his estate. The Houchins developed the residential tracts under the name Oleander Terrace (Tract 1010) and Oleander Terrace Extension (Tract 1113). Houchin originally just sold lots, but later hired architects and builders to construct homes for sale. Because of Houchin's steadfast development of the area, his neighbors approved a petition in 1937 to change the name of the street he lived on, South F Street, to Houchin Road. In the late 1930s, Elmer had sold the western part of his estate to his brother Lester, and both commissioned construction of their own houses. Although legally separate parcels when constructed, the residences shared a large central yard with extensive landscaping. The construction of Oleander Avenue in the early 1940s between the two residences visually separated the two properties. Both houses were constructed by Beverly Hills contractor Louis E. Stoner and may have been designed by Los Angeles architect John P. Pedersen. Stoner and Pedersen had collaborated with Elmer on residences in his adjacent Oleander Terrace Extension subdivision around this time, and the builder and architect had recently completed a Beverly Hills estate for screen star Mary Boland, which was designed in a similar Colonial Revival style to both Houchin residences. Rather than the stately two-story houses built for Mary Boland and for Lester Houchin, Elmer and Kathryn's house was a one-story estate with a rambling u-shaped footprint (Figure 1). In the course of constructing the new house, the old residence on the parcel was demolished. The new complex of buildings, completed in 1939, included the main residence, a well house, garage, and swimming pool. The Oleander Terrace tracts slowly developed into the 1940s and Houchin bought an additional neighboring tract in 1945. Elmer's continued success included community development throughout the Bakersfield area, such as the Westchester development in north Bakersfield. The 300-acre site built in 1945 consisted primarily of residences but also included commercial properties.[3]

Elmer and Kathryn Houchin's house was designed in the Colonial Revival style popular in residential construction during the first half of the twentieth century. In the closing decades of the nineteenth century architects began drawing on historic precedents to design houses, particularly the houses of the wealthy. The widely attended and publicized Columbian Exposition in Chicago in 1893 piqued public interest in historic building forms by prominently featuring classically styled buildings. Revival styles mushroomed in popularity during the interwar period after World War I. Colonial Revival architecture modeled itself upon Adam and Georgian prototypes of the eighteenth and early nineteenth centuries, featuring

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Bradford End Real Estate Partnership Here," *Bakersfield Californian*, May 31, 1946; Camille Gavin & Kathy Leverett, *Kern's Movers & Shakers* (Bakersfield, CA: Kern View Foundation) 25-26.

[3] "J.L. Hanna Home is Bought by Houchin," *Bakersfield Californian*, Apr. 16, 1929; "J.L. Hannah to Leave Monday," *Bakersfield Californian*, Jan. 18, 1928; "Married this Morning," *Bakersfield Californian*, Apr. 25, 1916; "C.E. Houchin Founder of Westchester," *Bakersfield Californian*, June 13, 1951; *1920 United States Federal Census, Bakersfield Ward 5, Kern, California*; Roll: *T625_100*; Page: *15A*; Enumeration District: *95*; Image: *393*; "Houchin Estate Homes Offer a Glimpse of Bakersfield's Past," *Bakersfield Californian*, May 26, 1990; Kern County Tract Maps, Tract No. 1010, September. 4, 1934; Kern County Tract Maps, Tract No. 1113, September. 11, 1939; "For Sale-City Lots," *Bakersfield Californian*, October 15, 1935; "Activity in Home Building," *Bakersfield Californian*, September 26, 1938; "Oleander Terrace Home of Distinction, *Bakersfield Californian*, October 11, 1941; "City Personals," *Bakersfield Californian*, July 23, 1937; "Attractive Homes in Oleander Terrace Near Unsold Building Sites," *Bakersfield Californian*, March 26, 1938; "Woman Designs 'Dream' House," *Bakersfield Californian*, January 18, 1941; Kern County Tract Maps, Tract No. 1235, February 14, 1945; "Vlasnik-Houchin Wedding is Told," *Bakersfield Californian*, February 27, 1931; USGS, *Gosford* Quadrangle, 1932; Kern County Assessor Records; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Kern County Office of County Surveyor, "Proposed County Road No. 1119," July 1939, http://psbweb.co.kern.ca.us/UtilityPages/PublicVIDARMaps/County_Roads/PDF_Format/1100-1199/CR1119_M1.pdf, accessed on October 28, 2011; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, , August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; "C.E. Houchin, Kern Leader, Dies," *Bakersfield Californian*, November 23, 1953; Ancestry.com, *Social Security Death Index* [database on-line], Provo, UT: Ancestry.com Operations Inc., 2011; "Mary Boland Residence," Los Angeles Public Library Images, http://photos.lapl.org/carlweb/jsp/FullRecord?databaseID=968&record=4&controlNumber=65741, accessed on August 16, 2011.

prominent front entries often with pediments, double-hung rectangular windows, and most commonly, symmetrical front façades. Although the design of Elmer and Kathryn Houchin's house eschewed the symmetrical façade, the house featured many other elements of the style: a heavily accentuated front door, pairs of glazed windows, narrow overhang, slate roof, and painted brick veneer on the front façade (Figure 1). Reflective of their position of wealth and socio-economic norms of the time, the estate included a caretaker's apartment located in the west end of the north wing.[4]

Figure 1: Houchin Residence, 1941. Note painted brick façade. Courtesy of the Kern County Museum.

The Houchins lived in the house together until Elmer died in 1953. Near the end of his life, he established the Houchin Community Blood Bank in honor of his mother and the philanthropic Houchin Foundation that bestowed scholarships on deserving high school graduates. At the time of his death, he had accumulated 100,000 acres of farmland, large oil holdings in Paloma, a string of car dealerships, five cotton gins that he co-owned with this brother Lester and five grain warehouses to supply his ranches.[5]

After Houchin's death, his widow Kathryn continued to live at the residence until her death in 1981. Two years later, the executors of her estate sold the property to Bernard A. and Eunice M. Sacco. The Saccos converted the caretaker's apartment in the west end of the north wing to three public restrooms for visitors using their pool and reconfigured a series of windows on the north side of the north wing. The current owners have made many changes to the residence including converting that wing into guest quarters and an entertainment room, replacing all original windows with vinyl windows, adding shutters to most of the windows, enclosing open porches in the courtyard, eliminating a secondary entry on the south side of the house, resizing windows along the south wing, eliminating the original swimming pool and building a new, smaller pool, and converting the eastern end of the south wing into an entertainment room. Other changes to the house since original construction include removing paint from the brick veneer on the front façade, and replacing the original slate tile roof with composition shingles.[6]

This residence has lost substantial integrity that precludes it from consideration for eligibility for either the NRHP or CRHR. The building has retained integrity of location, remaining in the same location where it was originally constructed in 1939.

[4] McAlester, Virginia & Lee, *A Field Guide to American Houses* (New York: Knopf, 1984), pgs. 319-341; Kern County Assessor files, APN: 147-280-01.
[5] "C.E. Houchin, Kern Leader, Dies," *Bakersfield Californian*, November 23, 1953.
[6] Deed, Book 5588,Page 708, September 14, 1983,; "Recycling advocate, cultural ambassador dies," *Bakersfield Californian*, June 24, 2009; "Ben Sacco (1922-2009), *Bakersfield Californian*, June 25, 2009; Kern County Assessor Records; Interview with Patrick Paw by Heather Norby, July 2011, 309 Houchin Road, Bakersfield.

The setting was altered in the mid-1970s when Highway 58 was constructed immediately north of the property. This represents a modest loss of integrity of setting because heavy landscaping obscures visual obstruction caused by the highway; however the highway introduced noise that was not historically present. The original design, workmanship, and materials have been heavily compromised by modifications made to windows and doors, and by two rounds of conversion of the south wing of the house. These changes substantially diminish the historic character of the house as a late-1930s example of a Colonial Revival estate. Additional changes to the original design include walling off the patio access door to the dressing room, walling off the laundry room door on the north side of the northern wing, and replacement of the original slate roof with composition shingles.

Under NRHP Criterion A or CRHR Criterion 1, these buildings have no significant associations with important historic events or trends. This estate is not significant within the context of residential development in Bakersfield during the Great Depression because it does not represent the prevailing trend of developing dense subdivisions of affordable housing on the outskirts of the city limits.

Under NRHP Criterion B or CRHR Criterion 2, these buildings have direct associations with C. Elmer Houchin who made significant contributions to the development of Kern County during the first half of the twentieth century. After succeeding in his commercial ventures, Houchin began investing in Kern County real estate in the 1920s and over the next couple of decades developed many subdivisions in Bakersfield. His heavy investments in oil and farming also contributed importantly to the economic vitality of the Bakersfield area. He and his wife, Kathryn, built their home in 1930 during the prime of his productive life and it is a good representation of his position in the community as a prominent, wealthy business leader and investor. The house, however, has been substantially altered and no longer has the ability to convey its association with the period when Elmer Houchin lived there, 1939 – 1953. The estate does not appear to be eligible under these criteria for its direct association with Kathryn Houchin. Although she signed subdivision documents after her marriage to Elmer, her contribution the development of Kern County appear to have been tied directly to Elmer's success prior to their marriage. Research did not reveal that Kathryn made any other significant contributions to local history.

Under Criterion NRHP Criterion C or CRHR Criterion 3, this estate is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor is it a representative work of a master architect or builder. The residence was built in the Colonial Revival architectural style. Originally, the house was a nice example of a single-story Colonial Revival residence with a symmetrical façade, however, it has been substantially altered to the point that it is no longer a good example of this architectural style. Door surrounds and windows are critical defining elements of the Colonial Revival style and most of these have been heavily altered on this house (see integrity discussion below). Because of the modifications to most of the doors and windows, the remaining main entry entablature appears like a remnant rather than a contributing feature of a unified style. The residence is also not the work of a master architect or builder. Builder Louis E. Stoner and architect John P. Pedersen appear to have worked together as a home building team. Their largest confirmed joint commission was a ten-room, French Provincial-style estate in Beverly Hills for screen actress Mary Boland in 1937 and bears a striking resemblance to Lester Houchin's residence (not the house recorded on this form). It appears that neither Stoner nor Pedersen were masters or prolific in their field. Louis E. Stoner's portfolio appears to be small and dominated by the Mary Boland and Houchin residences. Assuming John P. Pedersen was the architect of Houchin's residence; his portfolio is also limited to a few apartment and office buildings and the Boland residence.[7]

Lastly, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[7] McAlester, *A Field Guide to American Houses*, 319-341; "Spanish Design Specified for Business Unit," *Los Angeles Times*, March 13, 1927; "Twenty-four New Structure to Cost About $321,300," *Los Angeles Times*, January 24, 1937.

Photographs (continued):

Photograph 1: Front façade, facing southwest.

Photograph 2: Front entry, facing west. Note door surround with pilasters and entablature, and pattern of brick work above windows.

Photographs (continued):

Photograph 3: Southern wing, facing north.

Photograph 4: West end of southern wing and courtyard, facing northeast.

Photographs (continued):

Photograph 5: Courtyard, facing northeast.

Photograph 6: Courtyard and pool, facing west.

Photographs (continued):

Photograph 7: Pool, facing west.

Photograph 8: Open patio with fireplace, facing northwest.

Photographs (continued):

Photograph 9: Converted Caretaker's apartment, facing northeast.

Photograph 10: North side caretaker's apartment, garage, and carport, facing southwest.

Photographs (continued):

Photograph 11: Garage and north side of house, facing south.

Photograph 12: Former laundry, east of attached garage, facing southeast.

Photographs (continued):

Photograph 13: East end of north wing and fish pond, facing southeast.

Photograph 14: Well house and tool shed, facing northwest.

Photographs (continued):

Photograph 15: Storage shed, facing northwest

Photograph 16: Tennis court, facing southwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-02

P1. Other Identifier: Tract No. 1010

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

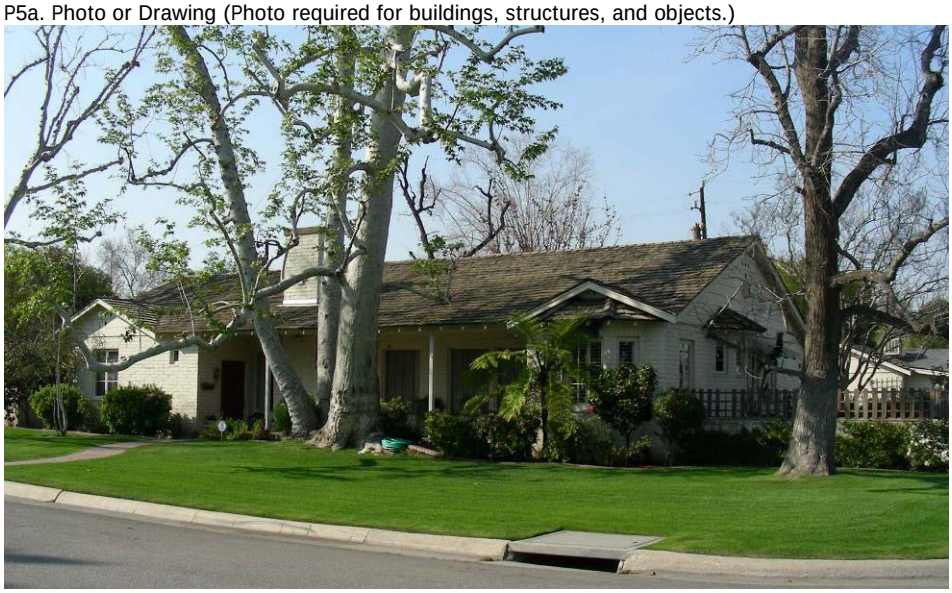
Tract 1010 (Oleander Terrace) was subdivided in 1934. It included two blocks of forty-seven 0.14-acre lots bordered by Brundage Lane to the north, Brite Street to the south, F Street (present-day Houchin Road) to the east, and Oleander Avenue to the west, and containing Roosevelt Street. The ten properties located within the survey area of this project were mostly built in the late 1930s, while two were built after World War II. The buildings constructed in the late 1930s represent Minimal Traditional architecture, and exhibit similar characteristics to one another. The postwar houses represent Ranch-style architecture.

The tract has a rectilinear pattern with asphalt streets and concrete gutters and squared curbs. The tract does not include sidewalks. Each individual property features a lawn in the front yard with a concrete walkway to the front door. Only a couple houses have driveways located in the front of the property. This tract features a paved alleyway behind the properties, and most of the lots have detached garages in the backyard. Most of the houses feature mature trees. Utility lines stretch along wood poles located in the alley behind the properties. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. 1900 Roosevelt St., facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1934, Kern County Assessor

***P7. Owners and Addresses:**
(see continuation sheet)

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-02

B1. Historic Name: Oleander Terrace

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Minimal Traditional/Ranch

***B6. Construction History:** (Construction date, alteration, and date of alterations) Tract subdivided in 1934; buildings constructed between 1936 and 1952 (see P3a continuation sheet for details on alterations).

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

None of the buildings documented on this form appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA as individual properties or as contributors to a potential historic district. Tract 1010, hereafter known as Oleander Terrace, was developed in Bakersfield during the final years of the Great Depression. Like most of the nation, Bakersfield experienced economic and social hardships during the Depression. The San Joaquin Valley was flooded with Dust Bowl migrants; and with little construction during these lean years, a housing shortage ensued. However, by the mid to late-1930s, the city's economy was beginning to show growth as construction activity rose and the city issued an increasing number of building permits. At the time of this tract's subdivision, the surrounding area constituted the southern tip of Bakersfield's city limits and residential tracts had only recently been developed in the area south of Brundage Lane. This tract was the second such subdivision, following the Virginia Tract which was subdivided in 1923 just east of Oleander Terrace.

When subdivided in 1934, Oleander Terrace encompasses nearly 10 acres of mostly vacant land owned by C. Elmer Houchin, a very successful merchant, farmer, land speculator, and investor in Kern County. Between the time West Virignia native Elmer Houchin moved to Kern County in 1908 and his death in 1953, he amassed an estate worth nearly $10 million through real estate, oil development, and agriculture. After supervising a large slaughterhouse in Minnesota around the turn of the century, he worked for the federal government as a meat inspector but left his government position in 1908 and arrived in the Buttonwillow area to run a beef cattle operation for Miller & Lux, a large cattle and land holding company. After five years, Houchin left Miller & Lux to open the Pioneer Market in Taft. His market was very successful and he established a chain of stores in nearby oil field towns. With his stores thriving, Houchin began to (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Kern County Tract Maps, Book 4 of Maps, Page 44-45, Tract No. 1010, 15 September 1934; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2011

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

The following text provides descriptions of each individual parcel of Tract 1010 that is located within the survey area of this project.

The 2,984-square foot Ranch-style residence at 1900 Roosevelt Street is located on a corner lot and has a side-gable wood-shake roof with exposed rafter tails and a front brick chimney (Photograph 1). The wide front entry porch is recessed beneath the roof's overhang and between front-projecting end gabled bays, which project in the rear as well, giving the house an H-shaped plan. Walls are clad in brick with wood siding in the side gable ends. Fenestration includes three-sided bay windows and multi-pane casement and fixed windows. A detached garage with side gable roof and front shed extension is located north of the house, accessed via Houchin Road

The 1,660-square foot Minimal Traditional-style house at 1906 Roosevelt Street is located mid-block and has Spanish Eclectic details including a side-gable tile roof, stucco cladding, and a round arch porch/arcade (Photograph 2). A gable-roof extension on the west end projects toward the street and has a large centered replacement window. Fenestration includes replacement windows throughout. The recessed entry porch has round arch openings and spans the length of the setback section of house. It extends into the driveway as a carport, which leads to a detached flat roof garage at the northeast corner of the lot.

The 1,831-square foot Minimal Traditional-style residence at 1914 Roosevelt Street is located mid-block and has a side-gable composite-shingle roof with exposed rafter tails (Photograph 3). The front entry porch is recessed within the west half of the house with the section of roof overhang supported by square wood posts. The entry door is located at the interior corner, facing west. The porch wall has vertical wood board siding and a pair of 6/6 double-hung wood windows. The east half of the building is clad in brick and has a small octagonal window and a 6/6 double-hung wood window. There is an exterior brick chimney on the west side of the house. A detached gable-roof garage is located at the northeast corner of the lot. One-story additions have been made to the rear of the residence.

The 1,082-square foot Minimal Traditional-style house at 1916 Roosevelt Street is located mid-block and has a side-gable composite-shingle roof with exposed rafter tails and a stucco-clad exterior (Photograph 4). A front-gable extension of the west end projects toward the street and has a three-sided bay window with a brick base. A shed extension of the projecting gable's roof shelters the raised front entry walkway along its interior wall. Fenestration includes 6/6 and 8/8 double-hung, multi-pane fixed, and multi-pane casement windows. A raised brick flower bed wraps the entire front. There is an exterior chimney located on the west wall and a detached gabled garage behind the house.

The 1,303-square foot Ranch-style house at 1918 Roosevelt Street is located mid-block and has a widely overhanging composite-shingle hip roof and prominent stacked brick chimney centered on its front (south) wall (Photograph 5). The chimney is located on a setback center wall and is flanked by the entry door and sidelight on its left and a multi-pane casement window on its right. This wall sits between two hip-roof extensions that project toward the street from each end of the house. The west end extension is slightly larger and has a wide eight-light combination casement/fixed window; the east end extension has a wide six-light window. The walls are clad in textured stucco. A detached garage with a pyramidal roof is located behind the house. A short brick planter wraps the west half of the front façade.

The 1,533-square foot Minimal Traditional-style house at 1920 Roosevelt Street is located mid-block and has an L-shaped footprint, cross-gable tile roof, and a textured stucco-clad exterior (Photograph 6). The front-projecting gable end has a 1/1 replacement single-hung window with wood board shutters. The entry porch spans the width of the ell and is sheltered by the roof's overhang. This wall has three 1/1 double-hung windows and the front entry door is located at the interior corner. There is shed roof extension in the rear that is the entire width of the building. An exterior chimney is located on the west wall and a detached garage behind the house.

The 1,073-square foot Ranch-style house at 2000 Roosevelt Street is located mid-block and has an overhanging composite-shingle hip roof and a textured stucco siding (Photograph 7). A half-width, hip-roof extension projects toward the street at one end and has a pair of single-hung replacement windows and a glass block opening, which likely replaced a third window. The front entry is located at the interior corner and does not face the street. There is picture window on the

setback front wall and paired single-hung replacement windows on the side walls. A detached hip-roof garage is located behind the residence.

The 1,219-square foot Ranch-style residence at 2008 Roosevelt Street is located mid-block and has a U-shaped footprint, multi-gable roof and a stucco-clad exterior (Photograph 8). The entry porch is located along a setback wall between front-projecting ends and is sheltered by a section of roof overhang supported by two square columns. The front door is located at the east interior corner and has a triplet of multi-light double-hung windows on its right. The east projecting end has a side gable roof and a centered exterior chimney flanked by a 4/4 double-hung window on each side. The west projecting end is a two-car garage with a front gable roof and a shed roof extension. The panel garage door is a replacement. The rear (north) half of the building has a parapeted flat roof.

The 953-square foot Minimal Traditional-style house at 2026 Roosevelt Street is located mid-block and has an L-shaped footprint, cross-gable, composite-shingle roof, and a horizontal wood siding (Photograph 9). The front-projecting gable end has a 2/2 double-hung window with a wood board surround. The raised entry porch spans the width of the ell and is sheltered by a shed-roof extension supported by wood trellises. This wall has two 2/2 double-hung windows and the front entry door is located at the interior corner. A detached one-car gable-roof garage is located at the northeast corner of the lot.

The 946-square foot Minimal Traditional-style residence at 2030 Roosevelt Street is located on a corner lot and has a cross-hip, composite-shingle roof and a stucco-clad exterior above a wood-sided base (Photograph 10). The front entry door is centered on the front (south) façade, sheltered by a metal awning and raised atop a concrete stoop. A pair of 1/1 double-hung wood windows with metal awnings are at each end. There is a detached garage with a pyramidal roof behind the house and a small gable shed to the west.

The table below lists the individual parcels documented on this form, including any documented alterations.

APN	Address	Date	Alterations and/or Additions	Photo #
147-271-11	1900 Roosevelt St	1936		1
147-271-12	1906 Roosevelt St	1936	replacement windows	2
147-271-13	1914 Roosevelt St	1936	one-story rear additions	3
147-271-14	1916 Roosevelt St	1937	altered front extension	4
147-271-15	1918 Roosevelt St	1952		5
147-271-16	1920 Roosevelt St	1936	added shutters, full-width rear addition, replacement windows	6
147-271-17	2000 Roosevelt St	1949	window opening filled with glass block	7
147-271-18	2008 Roosevelt St	1936	replacement garage door	8
147-271-19	2026 Roosevelt St	1938	wood siding, porch supports	9
147-271-20	2030 Roosevelt St	1938	metal awnings	10

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
1900 Roosevelt St	Elizabeth C. Waggoner	1900 Roosevelt St. / Bakersfield, CA 93304
1906 Roosevelt St	Shelbi Lee Eudy	PO Box 12556 / Bakersfield, CA 93389
1914 Roosevelt St	David Ray Hulsey	1914 Roosevelt St. / Bakersfield, CA 93304
1916 Roosevelt St	Cherie D. Giltner	1916 Roosevelt St. / Bakersfield, CA 93304
1918 Roosevelt St	Elsie M. Garrison Trust	1918 Roosevelt St. / Bakersfield, CA 93304
1920 Roosevelt St	Anna M. Lynch	1920 Roosevelt St. / Bakersfield, CA 93304
2000 Roosevelt St	Jamie Swidecki	3518 Soranno Ave. / Bakersfield, CA 93309
2008 Roosevelt St	David Tourney	13341 Conservatory Ct. / Bakersfield, CA 93314
2026 Roosevelt St	Ruben and Maria Medrano	2026 Roosevelt St. / Bakersfield, CA 93304
2030 Roosevelt St	Kim Charles Mosley	2030 Roosevelt St. / Bakersfield, CA 93304

B10. Significance (continued):

diversify his wealth. In 1920 he sold the Taft market and later opened the Pioneer Chevrolet dealership in Taft, purchased an apartment complex, and began planting crops. Four years later he returned to his roots and purchased the Opera Market in Bakersfield. Houchin worked with Miller and Lux again and used the Opera Market to sell Miller and Lux meat at wholesale. Not long after the new market opened, Houchin delved back into real estate and furthered his business connections with Miller and Lux. In 1927 Miller and Lux hired Houchin, through his Pioneer Realty business, to act as the exclusive sales agent for the new Buttonwillow townsite. Within a few short years, Houchin managed to sell all 175,000 acres of their Kern County land holdings.[1]

By 1929, Elmer Houchin's success enabled him to purchase home on a five-acre parcel on South F Street, which he moved in to in 1931. During the 1930s, the Houchins, through Pioneer Realty, purchased tracts of land immediately north and south of his estate. He established Oleander Terrace on the land north of his home and Oleander Terrace Extension (Tract 1113) in 1939 on his southern land. By 1937 approximately 25 new homes had been constructed in Oleander Terrace and newspaper account note that only five lots were available by September 1938. Eight of the ten houses recorded on this form were built during this period between 1936 and 1938. It appears that Houchin originally just sold lots, but later hired architects and builders, like Beverly Hills contractor Louis E. Stoner and Los Angeles architect John P. Pedersen, to construct homes for sale in Oleander Terrace Extension. Because of Houchin's steadfast development of the area, his neighbors approved a petition in 1937 to change the name of the street he lived on, South F Street, to Houchin Road. The Oleander Terrace tracts slowly developed into the 1940s and Houchin bought an additional neighboring tract in 1945. Elmer's continued success included community development throughout the Bakersfield area, such as the Westchester development in north Bakersfield. The 300-acre site built in 1945 consisted primarily of residences but also included commercial properties.[2]

In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. By 1947, ninety percent of lots in Oleander were developed; the remaining two houses documented on this form were constructed during this postwar period as infill construction. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway

[1] "C.E. Houchin, Kern Leader, Dies," *Bakersfield Californian*, November 23, 1953; "Houchin Buys Opera Market," *Bakersfield Californian*, June 27, 1924; "To Sell Retail Market," *Bakersfield Californian*, April 27, 1920; "Houchin Purchases Apartments in Taft," *Bakersfield Californian*, March 8, 1922; "Plant Big Acreage by Modern Methods," *Bakersfield Californian*, June 28, 1924; Advertisement, *Bakersfield Californian*, June 27, 1924; "Garnett E. Adams, 'Cash and Carry' Pioneer," *Bakersfield Californian*, February 7, 1925; "Buttonwillow Townsite to be Formally Opened June 26," *Bakersfield Californian*, June 16, 1927; "Houchin, Bradford End Real Estate Partnership Here," *Bakersfield Californian*, May 31, 1946; Camille Gavin & Kathy Leverett, *Kern's Movers & Shakers* (Bakersfield, CA: Kern View Foundation) 25-26.

[2] "J.L. Hanna Home is Bought by Houchin," *Bakersfield Californian*, Apr. 16, 1929; "C.E. Houchin Founder of Westchester," *Bakersfield Californian*, June 13, 1951; Kern County Tract Maps, Tract No. 1010, September. 4, 1934; Kern County Tract Maps, Tract No. 1113, September. 11, 1939; "For Sale-City Lots," *Bakersfield Californian*, October 15, 1935; "Activity in Home Building," *Bakersfield Californian*, September 26, 1938; "Oleander Terrace Home of Distinction, *Bakersfield Californian*, October 11, 1941; "City Personals," *Bakersfield Californian*, July 23, 1937; "Attractive Homes in Oleander Terrace Near Unsold Building Sites," *Bakersfield Californian*, March 26, 1938; "Woman Designs 'Dream' House," *Bakersfield Californian*, Jananuary 18, 1941; Kern County Tract Maps, Tract No. 1235, February 14, 1945; USGS, *Gosford* Quadrangle, 1932; Kern County Assessor Records; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Kern County Office of County Surveyor, "Proposed County Road No. 1119," July 1939, http://psbweb.co.kern.ca.us/UtilityPages/PublicVIDARMaps/County_Roads/PDF_Format/1100-1199/CR1119_M1.pdf, accessed on October 28, 2011; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, , August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956.

was aligned immediately south of this residence, bisecting Oleander Terrace and resulting in the demolition of more than a dozen houses located in the south half of this tract.[3]

The practice of subdividing land to construct a collection of similar "tract" houses did not become widespread until after World War II. Prior to the war, developers instead sold lots to individual buyers who then built their own "custom" home. This appears to have been the case with Tract 1010, which was subdivided by the land owner and developed over the period of more than 15 years. This tract incorporates the rectilinear street configuration common in the prewar era of housing development, and does exhibit some architectural homogeny. With the construction of the freeway through the southern half of the tract, it has undergone significant changes to its layout. Additionally some of the individual components (that is, the homes themselves) have been altered. These modifications have compromised the historical integrity of both the individual structures and the subdivision as a whole. Alterations include replacement windows (often of a different material or a modified configuration), new doors, and replacement siding and roofing material. More drastic changes to the buildings include room additions, converted spaces, the construction of carports and the addition of outbuildings.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Not only does the tract as a whole lacks significance, it does not retain sufficient integrity of its components. Most of the houses have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement windows (of a different material or a modified configuration), altered entrance, and additions. Furthermore, the integrity of the tract as a whole has suffered tremendously with the construction of Highway 58, which led to the demolition of half of the tract. The buildings along Brundage Lane, north of the recorded houses, have been replaced or substantially altered. These various alterations to the individual components and the tract as a whole have substantially diminished the overall integrity of the tract.

Under NRHP Criterion A or CRHR Criterion 1, none of the residences documented on this form appear individually significant, nor do they appear to contribute to a potential historic district consisting of all or part of the Oleander Terrace. Neither Oleander Terrace nor any of the individual residences documented on this form have significant associations with residential development in Bakersfield during early twentieth century. The residences were built during a period of general expansion throughout the greater Bakersfield area, and are just ten of hundreds of houses built on agricultural land that was converted to residential tracts in the 1920s and 1930s. The tract is a modestly sized example of a subdivision that developed gradually over time. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend.

Under NRHP Criterion B or CRHR Criterion 2, none of the individual residences or the Oleander Terrace tract appears to be eligible for their associations with significant persons. These residences were owned or rented by a range of individuals. None of the known tenants or owners directly associated with these residences appears to have made demonstrably important contributions to history at the local, state, or national level.[4] Any association this tract has with Houchin is minor because he merely subdivided and sold the land and did not participate in the development of individual residences within the tract.

Under NRHP Criterion C and CRHR Criterion 3, neither the tract nor the individual buildings appear to be significant for possessing distinctive characteristics of a type, period, or method of construction or are they the work of a master. The tract does not include important characteristics of a prewar subdivision design. Instead, it is a typical residential tract with modest design characteristics. Eight of the residences are typical examples of Minimal Traditional style architecture. The Minimal

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[3] "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955.

[4] Polk's Bakersfield California City Directory 1938, 1945 (Los Angeles: R.L. Polk and Co. Publishers, 1938, 1945); *California Voter Registrations, 1900-1968*, accessed online at www.ancestry.com on 17 December 2009.

Traditional-style was used heavily among developers throughout Bakersfield in the 1930s and 1940s. The style reflected a continuation of small, economical houses stemming from early twentieth century Bungalow designs. Two of the residences exhibit Ranch-style architecture, which became immensely popular in suburban communities nationwide during the late 1940s and 1950s when houses were built in the style nationwide in suburban communities, including throughout Bakersfield. Oleander Terrace was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during between the 1930s and 1950s.

The tract has been altered by modifications to or removal of many of the original houses subdivision and infill construction which continued in the in the second half of the twentieth century. These modifications have severely compromised its historical integrity. Lacking architectural significance and suffering from diminished integrity, Oleander Terrace does not appear eligible under this criterion. Furthermore, the tract or any of the individual residences do not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4).

The tract and individual residences have 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.

Photographs (continued):

Photograph 2. 1906 Roosevelt St., facing north.

Photographs (continued):

Photograph 3. 1914 Roosevelt St., facing northeast.

Photograph 4. 1916 Roosevelt St., facing north.

Photographs (continued):

Photograph 5. 1918 Roosevelt St., facing north.

Photograph 6. 1920 Roosevelt St., facing north.

Photographs (continued):

Photograph 7. 2000 Roosevelt St., facing northwest.

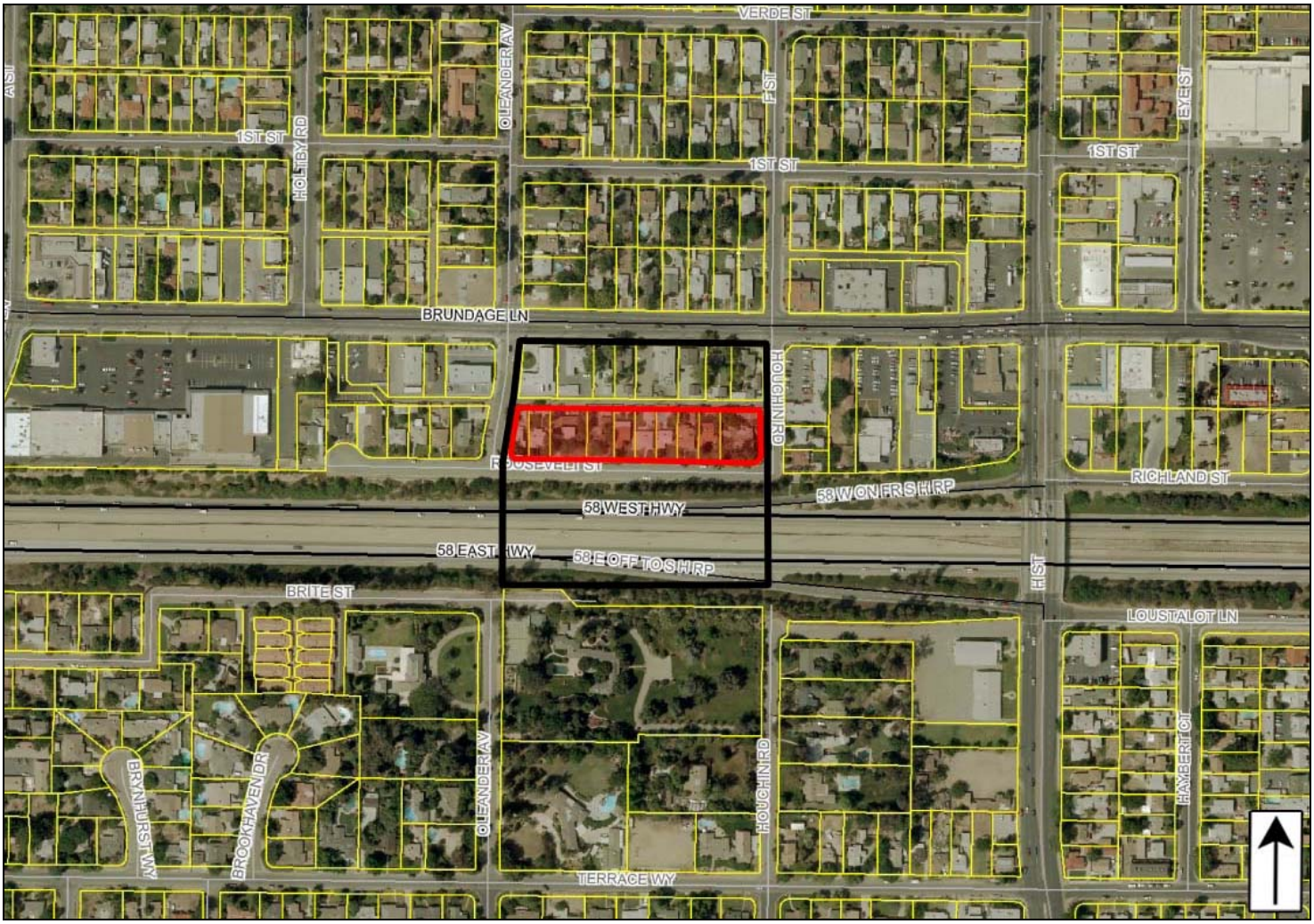
Photograph 8. 2008 Roosevelt St., facing northwest.

Photographs (continued):

Photograph 9. 2026 Roosevelt St., facing north.

Photograph 10. 2030 Roosevelt St., facing northwest.

Sketch Map:



NOTE: Boundaries of Tract 1010 outlined in BLACK; Parcels shaded RED are documented on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 05-03

P1. Other Identifier: Tract No. 1235

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; __ ¼ of Sec ____; _____ B.M.

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract No. 1235 was subdivided in 1945 within unincorporated Kern County. The original 20 lots were developed between 1945 and 1950 in an area bounded to the north by Brundage Lane, to the south by Brite Street, and to the east by Oleander Avenue. Construction of Highway 58 eliminated 14 of the original parcels. Additionally, the two parcels fronting Brundage Lane have been combined and contain a two-story commercial building (not recorded on this form). The remaining four parcels in Tract 1235 are addressed on this form and contain Minimal Traditional-style residences constructed between 1946 and 1950 and ranging in size from 1,167 to 1,521 square feet. The residence at 2104 Roosevelt Street (Photograph 1) has a mostly-square footprint, a composition-shingle hip roof, and a stucco-clad exterior. The concrete front entry stoop is centered on the façade and sheltered by a hip roof supported by metal posts. The front-facing gable is decorated with vertical boards with dog ears. All original double-hung wood windows have been replaced by vinyl sashes. An exterior brick chimney is located on the east side wall and there is detached garage with a hip roof behind the house.

The residence at 2108 Roosevelt Street (Photograph 2) has a square footprint, a composite-shingle hip roof and stucco siding The west half of its front is slightly recessed with the front entry site at the interior corner beneath (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. View of 2104 Roosevelt St. facing north.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1945-1950, Kern County Assessor Records

*P7. Owners and Addresses:
(see Table 2 on continuation sheet)

*P8. Recorded by:
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-03

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Tract subdivided in 1945; homes built between 1946 and 1950 (see Table 1 details on alterations).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Tract 1235 does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. Furthermore, none of the residences within this subdivision appear to be individually eligible for either the NRHP or CRHR, and none appear to be historical resources under CEQA. This tract was developed during a period of great growth in Bakersfield and Kern County. Following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region quickly experienced a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the demand for housing and also resulted in increased development. Over twenty square miles of new housing and 23 new tract developments was constructed in the greater Bakersfield area in the first decade after the war. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts.

Brothers Lester and C. Elmer Houchin subdivided Tract 1235 in 1945 on mostly vacant land just north of Lester Houchin's residence. As they were building their own residences south of Brite Street, they began subdividing the property in the surrounding area. It appears Tract 1235 was one of several residential developments the brothers initiated, including Oleander Terrace and the Houchin Tract. Both brothers were successful businessmen and landowners Kern County and along with real estate, their wealth was also attributed to their other business ventures such cotton farming and ginning, and the automobile business. Elmer, the more successful of the two, owned more than 100,000 acres of local farmland, laid out the town of Buttonwillow, and helped developed the Bakersfield neighborhood of Westchester (north of downtown).

The practice of subdividing land to build a collection of similar "tract" houses, as seen in this tract, became widespread after World War II. Before 1945, subdivisions predominately had rectilinear street configurations and lots were sold to individual buyers who then built their own "custom" homes. After the war, subdivision layouts incorporated (See Continuation Sheet.)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Tract Maps, Tract No. 1235, February 14, 1945; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Denise Papsergia, "Houchin Estate Homes Offer a Glimpse of Bakersfield's Past," *Bakersfield Californian*, 26 May 1990; "Beautiful Modern Homes Distinguish Oleander Terrace," *Bakersfield Californian*, 16 April 1938, 4; "Oleander Terrace Home of Distinction," *Bakersfield Californian*, 11 October 1941, 4; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 9-31, 1937; Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945, 1952, 1960, 1965). See footnotes.
B13. Remarks:

***B14. Evaluator:** Joseph Freeman and Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

a shed-roof extension supported by a turned wood post. A three-side bay window makes up the east end of front façade. Windows consist of vinyl siding and fixed replacement sashes. A stucco-clad, detached garage with a pyramidal roof and modern roll-up garage door is behind the house.

Next door (east) to this property is 2112 Roosevelt Street, a square footprint residence with a composite-shingle pyramidal roof, and stucco siding (Photograph 3). The main façade includes prominent exterior brick chimney, centered main entrance with tiled. Fenestration includes sliding vinyl replacement windows throughout. A stucco-clad detached garage with a pyramidal roof and metal garage door is located behind the house.

29 South Oleander Avenue (Photograph 4) has a T-shaped footprint and composite-shingle cross gable roof. The front projection is slightly off-center and includes a three-sided oriel bay and vinyl replacement window. The front entry is located at the interior corner south of the projecting gable beneath a shed-roof canopy supported by a square wood post. A shed-roof extension spans the entire width of the front wall north of the projecting gable. Fenestration includes vinyl replacement windows throughout. A front-gable, detached garage with a side-gable extension and wood siding is located north of the house.

The tract has a rectilinear pattern with asphalt streets. Part of the tract has concrete gutters with curved curbs. One lot includes a patterned brick sidewalk; the remaining three properties do not have sidewalks. Each individual property features a lawn in the front yard with a concrete walkway to the front door. Only a small number of trees in the tract appear mature. Detached garages are accessed from the alley at the rear of the properties or on South Oleander Avenue. Utility lines stretch along wood poles located in the alley behind the properties.

The following table lists individual parcels in Tract 1235 that are documented on this form, including alterations.

Table 1.

APN	Address	Date	Type	Alterations and/or Additions	Photo
147-261-03	2104 Roosevelt St	1947	Minimal Traditional	vinyl replacement windows	1
147-261-04	2108 Roosevelt St	1950	Minimal Traditional	vinyl replacement windows, glass block	2
147-261-05	2112 Roosevelt St	1950	Minimal Traditional	vinyl replacement windows	3
147-261-02	29 S Oleander Ave	1946	Minimal Traditional	replacement windows, addition on north side, garage resided	4

P7. Owners and Addresses (continued):

Table 2.

Property Address	Owner	Owner Address
2104 Roosevelt St	Dorita and Phillip Iacopetti	2509 Sutton Pl. / Bakersfield, CA 93309
2108 Roosevelt St	Juan M. Bastida	PO Box 8031 / Van Nuys, CA 91409
2112 Roosevelt St	Fannie Mae [sic]	PO Box 4045 / Kalamazoo, MI 49003
29 S Oleander Ave	Ryan and Lila Suniga	29 S. Oleander Ave. / Bakersfield, CA 93304

B10. Significance (continued):

curvilinear streets and cul-de-sacs; lot sizes decreased; and an urgent demand for housing led to more rapid building construction through the mass production of building materials and uniformity in building designs. Tract 1235 incorporated the rectilinear street pattern common in the pre-war era of housing development but follows the post-war trend toward smaller lot sizes and architectural homogeny.

The majority of the twenty lots in this subdivision contained modest residences with detached garages by the mid 1950s. It was around the same time that Bakersfield began planning street and highway improvements to alleviate congestion along main thoroughfares caused by the unprecedented postwar growth period which put definite strains on Bakersfield's road and

highway system. As a result, the State constructed the Highway 99 bypass (located west of this tract) in 1963, and in the mid-1970s completed Highway 58 directly south of the residences documented on this form. The alignment of this new highway bisected Tract 1235 and resulted in the elimination of fourteen homes in this development between Roosevelt and Brite streets. The effect of construction of Highway 58 can be seen on the map inserted on page 8.

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[1] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[2]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[3] Tract 1235 is an example of a relatively small residential subdivision featuring houses with similar architectural styles but different designs. This tract does not appear significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under this criterion. Instead, the development is one of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[4] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. The residences were owned or rented by a range of individuals, such as Archie Friedman, an office equipment and supplies dealer (29 South Oleander Avenue), Simpson and Constance Phillips (2108 Roosevelt Street), Louie Iacopetti (carpenter) and his wife Dorita, the original owners and occupants of 2104 Roosevelt Street, and Elmer J. Peery (supervisor in the Bakersfield public school system), the original owner and occupant of 2112 Roosevelt Street. It does not appear that anyone related to the use of these resources made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[5] Research indicated that no individuals significant to history had important associations with the tract.[6]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. While it does not

[1] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[2] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[3] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[6] *Polk's Bakersfield California City Directory 1936-1952* (Los Angeles: R.L. Polk and Co. Publishers, 1936-1942); State of California, United States, *Great Register of Voters 1946, 1958*, (Sacramento, California: California State Library); Kern County Deed, Book 1477 Page 4, November 17, 1947 and Book 1726 Page 320, September 21, 1950; Kern County Notice of Completion, Book 1511 Page 56, February 25, 1948; "Houchin Rites Will Be Held in Bakersfield," *The Fresno Bee*, November 24, 1953.

incorporate a curvilinear street pattern, its lot sizes, landscaping features and house designs are modest representations of a common postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess important characteristics of an architectural style that would make it significant, because each individual house is similar to or the same as many others in the same tract and elsewhere in the region and country.[7] None of the individual residences in this tract represent important examples of a general architectural style. The houses are ordinary examples of the Minimal Traditional style. This type of house was more affordable and built extensively throughout the country in the years immediately before and after World War II.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[8] Furthermore, while the Houchins were prominent and successful businessmen, research indicates that Tract 1235 was not a significant undertaking for them. Additionally, even though they appear to have helped develop a few residential tracts in Bakersfield, especially near their own residences, they were not generally recognized for their importance or contributions in housing development. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[9] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[10] Instead, as noted, the houses are modest examples of Minimal Traditional-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under Criterion C or 3 as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[11] Even though Tract 1235 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), these properties are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. Each of the properties surveyed on this form has undergone alterations since original construction that have compromised the integrity of the individual properties as well as the tract as a whole. These alterations (shown in the table in P3a above) include replacement windows, replacement siding and additions. Moreover, the integrity of the tract as a whole has suffered tremendously with the construction of Highway 58, which led to the demolition of 70 percent of the tract. In addition, the two original parcels fronting Brundage Lane no longer contain residences. Only 20 percent of the original tract remains. These various alterations to the individual components and the tract as a whole have substantially diminished the overall integrity of the tract.

This subdivision and its individual properties have 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.

[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[8] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.

Photographs (continued):

Photograph 2. 2108 Roosevelt St., facing north.

Photograph 3. 2112 Roosevelt St., facing north.

Photographs (continued):

Photograph 4. 29 S. Oleander Ave., facing west.

Sketch Map:

NOTE: Original boundaries of Tract 1235 outlined in BLACK. Parcels shaded RED are inventoried on this form.

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 _____

*Resource Name or # (Assigned by recorder) Map Reference No. 05-04

P1. Other Identifier: 307 South Oleander Avenue

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; __ ¼ of Sec ____; _____ B.M.

c. Address 307 South Oleander Avenue City Bakersfield, CA Zip 93304

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 Number: 147-240-14

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

This two-story 5,252-square foot Colonial Revival house is situated on a 1.79-acre parcel with a semi-circular asphalt driveway, mature and well-maintained landscaping, a pool with a cabana, and a two-story garage and apartment building attached to the house via a covered veranda that wraps around the west side of the residence. The property is surrounded by a privacy fence and a white metal fence with two gates at the driveways borders the east side of the property. The hip-roof residence has a flat deck on top and slate roofing with moderate eaves (Photograph 1). The asymmetrical front (east) façade features a hip-roof projection on the south end. Both floors of this projection, as well as the first floor of the setback wall, are clad with brick veneer. Stucco covers the second story of the setback wall and is separated from the brick siding by a dentilled molding, which continues around the prominent curved entrance portico. The portico is centered on the wall and supported by four round Tuscan columns that rest on a raised brick porch (Photograph 2). The glazed, wood door is sheltered under the portico, and topped by a four-light transom.

The asymmetry created by the siding and hip projection on the front wall is somewhat balance by fenestration on this side. On the first floor, two identical three-sided bay windows flank the main entrance (Photograph 3). (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. East façade of residence, camera facing west.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939, Kern County Assessor

*P7. Owner and Address:
Leonard A. Bidart Family
307 S. Oleander Ave.
Bakersfield, CA 93304

*P8. Recorded by:
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 3S

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-04

B1. Historic Name: Lester H. Houchin Estate

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Colonial Revival

***B6. Construction History:** House and garage built in 1939; cabana, pool & veranda built in 1979; 1994 and 1999 rear additions; garage remodel in1993.

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

***B8. Related Features:** _____

B9. Architect: _____ b. Builder: Louis Stoner

***B10. Significance: Theme** Residential Architecture **Area** Bakersfield

Period of Significance 1939 **Property Type** Residential **Applicable Criteria** C (3)

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

This residence and associated detached garage appear to meet the criteria for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) at the local level under NRHP Criterion C and CRHR Criterion 3 as an important local example of Colonial Revival architecture. The period of significance is the date of construction, 1939. Contributing elements include the residence, two-story garage, circular driveway and landscaping on the north, south and east sides of the residence and garage. The pool, cabana, veranda and other hardscape west of the residence and garage are non-contributing elements. The historic property boundary is defined by the legal parcel.

Lester H. and Gertrude Houchin commissioned the construction of this residence in Bakersfield as the region emerged from the Great Depression. Like most of the nation, Bakersfield experienced economic and social hardships during the Depression. The San Joaquin Valley was flooded with Dust Bowl migrants during; and with little construction during these lean years, a housing shortage ensued. However, by the mid to late-1930s, the city's economy was beginning to show growth as construction activity rose and the city issued an increasing number of building permits. At the time of its construction, the area around this house constituted the southern tip of Bakersfield's city limits and residential tracts had only recently been developed in the area south of Brundage Lane. At the time of its construction, the area around this house constituted the southern tip of Bakersfield's city limits and residential tracts had only recently been developed in the area south of Brundage Lane.

Lester Houchin was born in 1899 in West Virginia and came to Kern County in 1922, following his older brother C. Elmer Houchin who arrived fourteen years earlier. Lester first settled in Taft, running an automobile dealership. During the next ten years, he also worked closely with his brother, helping to develop the town of Buttonwillow and (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Historic Population Census California Counties & Towns 1850-2000, online at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php, October 6, 2011; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2011

(This space reserved for official comments.)

P3a. Description (continued):

These bays have hip roofs with flared ends, and multi-light fixed wood windows. Two small 6/6 double-hung wood windows are located immediately north of the entrance. The second story continues the fenestration symmetry with two large 8/8 double-hung wood windows sited at either end of the wall. The interior windows are smaller 6/6 and 4/4 double-hung wood windows. These second-story windows have shutters.

The south side of the residence includes brick veneer at the east end and stucco at the west end (Photograph 4). A brick exterior chimney is integrated into the brick siding. The dentilled molding found on the front façade continues west of the brick veneer on the south wall. A one-story addition is located on the building's southwest corner. Fenestration includes multi-light, double-hung wood windows; some of the windows have retractable awnings. All but a few windows have shutters. A staircase with metal railing leads to the basement level. A veranda, with a flat roof shelter and Tuscan column supports, extends from the west side of the house and connects with the two-story, three-car garage and apartment (Photograph 5). This building has a slate tile hip roof with moderate eaves. The walls are stucco. Two black garage doors are located on the east side and feature a molding with dentils and faux columns. Fenestration consists of 2/2 double-hung wood sash windows located on the second story of the east and south walls, and include shutters. On the east wall, planter boxes are sited under the windows.

The north wall of the main residence and the cabana and pool were almost completely obscured from the public right-of-way at the time of this survey. The veranda wraps around part of the north wall, which features a continuation of the dentilled molding located on the front façade, and double-hung wood windows on both floors (Photograph 6). The windows on this wall also appear to have shutters. The molding separates brick veneer on the first floor from stucco siding on the second floor. An interior brick chimney is located near this end of the residence. The in ground rectangular pool was added to the property in 1979. The same year, the cabana was added just west of the pool. It has a slate-tile hip roof, stucco siding and multi-light wood windows with shutters. In 1999, the cabana was expanded to the north and south, more than doubling the square footage. A veranda is located on the east side of the cabana.

B10. Significance (continued):

establish the Buttonwillow Ginning Company in the early 1930s, which helped finance local cotton growers. While it appears Elmer was the more financially successful sibling, Lester—who was nearly 15 years younger—helped build up the Houchin family name and wealth with his own successes in cotton farming and ginning, and the automobile industry. In 1932, two years after marrying, Lester and Gertrude moved to Bakersfield, where they resided on Jefferson Street for the next seven years while Lester continued his work in automobile sales. In 1929, brother Elmer Houchin purchased the former John Lindsay Hanna residence, which was situated on a 5-acre tract off South F Street (present-day Houchin Road) and just north of Terrace Way. It was likely during that sale that he also purchased 10 additional acres surrounding his new property. Elmer and his family occupied the Hanna residence into the late 1930s, when it appears he sold the east section of the property to Lester. The brothers then each built a new residence in 1939. Although legally separate parcels when constructed, the residences shared a large central yard with extensive landscaping. The construction of Oleander Avenue in the early 1940s between the two residences visually and physically separated the two properties.[1] Both houses were constructed by Beverly Hills contractor Louis E. Stoner and may have been designed by Los Angeles architect John P.

[1] Kern County Office of County Surveyor, "Proposed County Road No. 1119," July 1939, accessed on October 28, 2011 online at http://psbweb.co.kern.ca.us/UtilityPages/PublicVIDARMaps/County_Roads/PDF_Format/1100-1199/CR1119_M1.pdf; "Buttonwillow Alfalfa, Cotton Farm Sells for $171, 702," *Bakersfield Californian*, May 26, 1933; Denise Papsergia, "Houchin Estate Homes Offer a Glimpse of Bakersfield's Past," *Bakersfield Californian*, 26 May 1990; US Department of Agriculture, Kern County Aerial Photographs, 13ABL 9-31, 1937; Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945, 1952, 1960, 1965); US Bureau of the Census, *Fifteenth Census of the United States, 1930*, (Washington, D.C.: National Archives and Records Administration, 1930); State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Janet Wheeler, "Bakersfield Association of Realtors: An Important Part of City's History," *The Bakersfield Realtor Chronicles* October 1995; Camille Gavin and Kathy Leverett, *Kern's Movers & Shakers*, (Bakersfield, CA: Kern View Foundation, 1987), 25-26; Wilson and Peterson, comp., *Who's Who in Kern County* (Bakersfield, CA: Wilson and Peterson, 1941), 112-113.

Pedersen. Stoner and Pedersen had collaborated with Elmer on residences in his adjacent Oleander Terrace Extension subdivision around this time, and the builder and architect had recently completed a Beverly Hills estate for screen star Mary Boland, which was designed in a similar Colonial Revival style to both Houchin residences.[2]

After Lester Houchin died in 1961, his wife Gertrude Houchin continued to reside at their estate and lived here until her death in 1971. Hal and June Aaron bought the property in 1979 and immediately began updates such as constructing a pool, cabana and large veranda on to the rear of the property at an estimated cost of $75,000. The Aarons owned the property until Leonard A. and Susan M. Bidart purchased it in 1993. The Bidarts constructed a 312-square foot, single-story addition at the southwest corner of the residence the following year and, in 1999, added 700 square feet to the cabana.[3]

Under NRHP Criterion A and CRHR Criterion 1, this property is not demonstrably significant within the context of residential development in Bakersfield during the 1930s. This property is one of numerous houses constructed in and around Bakersfield at this time to meet the growing housing need following the Great Depression including those of the city's wealthy citizens. While it is one of the largest houses build in this area during the period, it does not appear to have been significant in encouraging future development in this area and did not have an individually important role within this context. Under NRHP Criterion B and CRHR Criterion 2, this property is not significant for its association with the lives of persons important to history. The property was home to Lester and Gertrude Houchin for more than thirty years. While, Lester Houchin was a well known and successful businessman who helped develop agriculture in western Kern County, he was not significant within his chosen field. The historic record did not reveal that either Lester or Gertrude achieved historical significance as individuals.

Under NRHP Criterion C and CRHR Criterion 3, this building is significant for possessing distinctive characteristics of a type, period, or method of construction. This is a finely executed local example of Colonial Revival architecture, a popular style used throughout the first half the twentieth century. Colonial Revival style architecture emerged in the late nineteenth century following the celebrations surrounding the nation's centennial. As the architectural tastes shifted away from the ornate decoration of what are now referred to as High Victorian styles, such as Queen Anne, architects began employing classical design elements that were more refined and reviving the architecture of America's colonial period. This style was based on the high-style and vernacular houses of eighteenth and early nineteenth century New England and the mid-Atlantic region, taking their architectural cues from mostly English sources of the late-Baroque, Georgian, Federalist, and Adamesque forms of Neo-classical architecture.

The revival of Colonial architecture was an attempt to create a truly American style and grew, in part, out of America's identity crisis during social and economic problems that grew out of mass immigration, the end of the nation's frontier-era, and the advent of industrialization. Colonial Revival, particularly the Georgian vernacular-inspired examples, represented a romantic notion of simpler times and an implied historical permanence. The influence of Colonial Revival seen throughout the rest of the country never reached the same popularity in California, which had become enamored with the Mission Revival and Spanish Colonial Revival styles that honored and romanticized the state's own colonial past, and signified the transition of California's architecture from its frontier period to one in which it developed its own regional styles.

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[2] "Oleander Terrace Home of Distinction," *Bakersfield Californian*, October 11, 1941; "Houchin Estate Homes Offer a Glimpse of Bakersfield's Past," *Bakersfield Californian*, May 26 1990; "Mary Boland Residence," Federal Writers' Project Collection, LAPL00061697, Los Angeles Public Library Images, online at http://photos.lapl.org/, accessed on Aug. 16, 2011.

[3] Kern County Assessor Records; "Lester Houchin, Developer of West Side, Dies," *Bakersfield Californian*, May 24, 1961; "C.E. Houchin, Kern Leader, Dies," *Bakersfield Californian*, November 23, 1953; Denise Papsergia, "Houchin Estate Homes Offer a Glimpse of Bakersfield's Past"; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1952, 1960, 1965); *Great Register of Voters*; Janet Wheeler, "Bakersfield Association of Realtors: An Important Part of City's History," *The Bakersfield Realtor Chronicles* October 1995; Camille Gavin and Kathy Leverett, *Kern's Movers & Shakers*, 25-26; *Who's Who in Kern County*, 112-113.

Nonetheless, many California architects applied the style to suburban residential communities, especially after World War I, when the style projected a sense of patriotism.[4]

Key features of Colonial Revival architecture include a symmetrical façade on a rectangular two-story residence. A front entrance was often centered on the front and accentuated with a porch, portico, pediment crown or simply an elaborate surround. The door was often topped with a fanlight or transom. Windows included in this style featured multi-pane double-hung sashes, and were situated to reinforce the symmetry of the house. Wall materials varied, but more elaborate examples before the 1920s often included masonry. After World War I, masonry veneer became more standard in home construction, and was featured on vernacular examples of the style.

The Houchin residence employs many of these key elements. Character-defining features for this residence include the near rectangular footprint, hip roof with flat deck, rounded portico entrance with paneled door and multi-light transom, multi-pane double-hung windows, and a near symmetrical façade. The use of brick veneer was a popular element among many houses of this style. Beyond the typical Colonial Revival elements, this house also exhibits a unique and interesting blend of characteristics. Brick veneer is used in combination with stucco siding. On most of the house, these two materials are separated by an elaborate molding with dentils that runs horizontally at a point halfway up the walls. This molding is only broken on a hip-roof projection at the southeast corner of the residence which is completely sided in brick. The front façade also includes two large bay windows with flared hip roofs. Most other windows on this wall, and on the south and north walls, have shutters. The detached garage demonstrates an intention to maintain the integrity of the style, a trend that developed prior to the widespread use of cars. While this house lacks the architectural distinction that might make it significant on the state or national level, in Bakersfield, where the style is largely underrepresented, this house is an important local example of Colonial Revival architecture.

Landscape elements, including the circular driveway, wide lawn areas to the east, south and north of the residence and garage, and trees and shrubs (including those that border the property to the north south and west) also character-defining features.

Under NRHP Criterion C and CRHR Criterion 3, neither the residence nor garage appears to be the work of a master architect or builder. Builder Louis E. Stoner and architect John P. Pedersen frequently worked together as a home building team. Their largest confirmed joint commission was a ten-room, Colonial Revival-style estate in Beverly Hills for screen actress Mary Boland in 1937, which is similar to the Houchin residence. Neither Stoner nor Pedersen appear to have been masters or prolific in their field. Louis E. Stoner's portfolio was small and dominated by the Mary Boland project, the Houchin residences, and other Bakersfield residences. Assuming John P. Pedersen was the architect of Houchin's residence, Pedersen's portfolio is also limited to a few apartment and office buildings and the Boland residence.

Since the residence and garage were originally constructed in 1939 this property has undergone some alterations. Originally, the Houchin Estate was a sprawling, undivided 15-acre site that included both this residence and Elmer and Katherine Houchin's residence to the east. It was isolated at the southern end of Bakersfield, surrounded on three sides by open agricultural land. In the 1940s, South Oleander Avenue was extended south of Brundage Lane which visually split the Houchin Estate. In 1979, the Aarons added an underground pool with concrete deck and a 552-square-foot cabana building with a large covered porch behind (west of) the residence. The Aarons also built a 1,342-square-foot covered veranda supported by columns that wrapped around the west and part of the north sides of the house and surrounded the parcel with a fence. In the 1990s, subsequent owners built a 312-square foot, one-story addition on the southwest corner of the residence and added 410 square feet of veranda and added 700 square feet to the north and south sides of the cabana. It appears the Houchin families subdivided and sold off some of their land in the 1940s and 1950s, and later owners, like the Aarons,

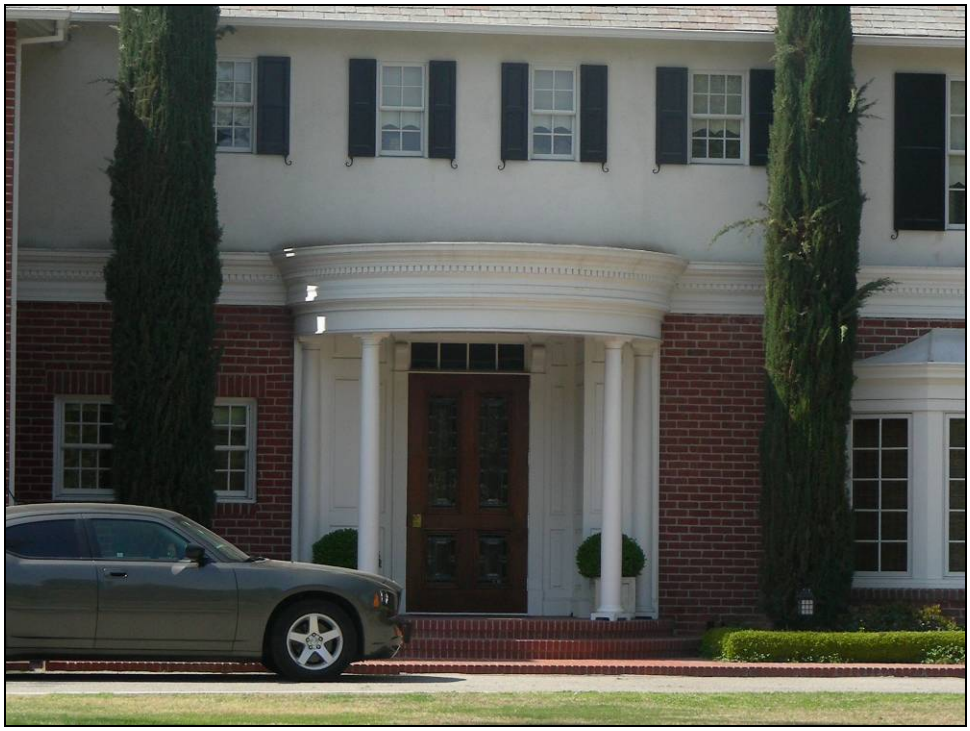
[4] Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930*, (Cambridge, MA: MIT Press, 1987), 144-152, and 158-165; Lee and Virginia McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, Inc., 1984), 321-341; Harvey Green, "Looking Backward to the Future: The Colonial Revival and American Culture," in *Creating a Dignified Past*, (Savage, MD: Rowman & Littlefield Publishers, Inc., 1991), 1-7; William B. Rhoads, "The Colonial Revival and American Nationalism" *Journal of the Society of Architectural Historians*, Vol. XXXV, 1976, 243-247; Robert Schweitzer and Michael W.R. Davis, *America's Favorite Homes*, (Detroit: Wayne State University Press, 1990), 45-46.

further sold off portions of the land. In the mid 1970s, the state constructed Highway 58 directly north of this property. Developed between the 1940s and 1980s in the immediate vicinity of this property consist of a densely built-up area with single- and multi-family residential buildings.

While the physical changes to the residence and garage have altered these buildings, the modifications (including materials used) are compatible with the original design and style of the residence and garage. Very little appears have changed on the front façade of the residence, and the only major alterations to the residence were the addition of a covered veranda and a one-story addition on the far southwest corner. The addition added 300 square feet to the more than 5,000 square feet of living space. From a visual and relative size standpoint, this addition is minor and does not substantially diminish the historical architectural integrity of the residence. The modern structures built in the 1970s and 1990s were added to the rear of the property and do not detract from the architectural prominence of the main façade of the residence or garage. The reduction in acreage of this property has diminished the overall property's integrity of design, setting, and association; however on the whole, the changes are relatively minor considering the main residence and detached garage remain nearly intact. Therefore, the property retains historical and architectural integrity to convey its significance under NRHP Criterion C (CRHR Criterion 3).

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):



Photograph 2. Entrance of residence, facing west.

Photographs (continued):

Photograph 3. Bay window, molding and upper windows on north end of façade, facing west.

Photograph 4. South wall of residence, facing northwest.

Photographs (continued):

Photograph 5. Three-car garage, facing northwest.

Photograph 6. Veranda on north side with cabana in background, facing west.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-05

P1. Other Identifier: 2200 Roosevelt Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 2200 Roosevelt Street City Bakersfield, CA Zip 93304

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 Number: 147-440-05

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

This 1,329-square-foot Ranch house has a widely-overhanging composite-shingle hipped roof with a south-projecting hipped roof bay at each end, forming a fattened U-shaped footprint. The boxed eaves include wood fascia board. Each bay consists of a three-panel multi-light steel-sash casement window with metal awning. The walls are clad in stucco above a horizontal-wood sided ground-to-sill base. The front entry is located on the setback wall of the U beneath a section of roof supported by decorative wrought iron framework. The building sits on raised concrete foundation. A shed-roof carport supported by decorative wrought iron framework is attached to the east of the house. There is a detached two-car garage with a pyramidal roof located north of this carport. Along the south end of the property is a shed-roof metal and wood frame carport.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1956, Kern County Assessor Records

***P7. Owner and Address:**
Willie G. and Roselma Johnson
2200 Roosevelt St.
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1956.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955.

The house recorded here was built in 1956 in a well-developed area of Bakersfield. Since the end of World War II, the city had increasingly annexed and built on land south of Brundage Lane. When the house was built, it still bordered a small open stretch of land; however, it quickly filled and by the late 1960s the house was surrounded by residences and, along Brundage Lane, commercial properties. In the 1960s and 1970s, the City of Bakersfield and the State of California worked to develop better freeways through the city. As a result, the state constructed Highway 58 through Berneta Park and directly south of the property documented on this form. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; City Manager Annual Report (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; July 3, 1931; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Recorder's Office, Tract No 1398 [map], Book 6 Page 84, 10 December 1947; of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context, and, specifically, the property does not have significant associations with residential development in Bakersfield during mid twentieth century. The house was among thousands of residences built in the 1950s to meet a growing demand for housing.

The original owners were Palludian Miller (P.M.) and Clara D. Pallesen. P.M. Pallesen was an oilworker for Petroline when he lived at 2200 Roosevelt. In 1964, the Pallesens sold the residence to Betty J. and Clyde C. David, who lived here until Henry J. and Roselma Crawford purchased it in 1983. Clyde David worked as a superintendent at William H. Shallock, Inc. while living here. The current owners are Willie G. and Roselma Johnson. The individuals related to the development and use of this resource did not make demonstrably important contributions to history at the local, state, or national level, and thus the building does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[1]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a modest example of Ranch style architecture, which became popular among developers of residential properties during the postwar period.

The building retains integrity of location, materials, workmanship, design, and association as it appears very little has changed from the original construction. However, this property's overall integrity of setting and feeling has diminished with the construction of Highway 58 in the mid-1970s to the south and large commercial properties directly north of the house. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4).This property 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.

[1] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); Ancestry.com, *U.S. City Directories* [database on-line]; *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Kern County Recorders Office Records, Grantor/Grantee online index, accessed online at http://recorderonline.co.kern.ca.us/ on 28 October 2009.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-06

P1. Other Identifier: 2293 Brite Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E; __ ¼ **of Sec** 36; _____ **B.M.**

c. Address 2293 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-240-03

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

This 0.31-acre parcel contains a 1,375-sqaure foot Ranch-style house with an integrated two-car garage. The building has a roughly L-shaped plan, a stucco exterior, a composition-shingle hip roof with narrow overhang with fascia board. The main entry is centrally located on the façade and is protected by a metal security door. Windows consists of 12-light, wood-frame sashes and fixed metal-frame sashes. An external stack course brick chimney is located on the façade and projects through the roofline. The garage is located on the north end of the façade and is accessed by a metal overhead door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1951, Kern County Assessor Records

***P7. Owners and Addresses:**
Claudette A. Smith
2293 Brite Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Steven Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** December 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-06

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1951
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Ken Mynatt
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tract being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses in the vicinity of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller & Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence appears unaltered since its construction; therefore it retains integrity of location, association, design, workmanship, and materials. However, the construction of Highway 58 north of this residence in the mid 1970s has compromised its integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The property is one of several lots previously owned by Benjamin H. and Dorothy E. Doan, who appear to have subdivided the properties along Brite Street in the late 1940s. Telephone repairman Earl L. Mills and his wife June hired local builder Ken Mynatt to construct their home in 1951. The Mills lived at the house until 1959 when they sold the property to Rex and Lorraine Zierott who sold the property only two years later to Roy and Evelyn Isle. The Isles lived in the house until 1977.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Additionally, while the house appears to have been built by local developer and builder Ken Mynatt, who built hundreds of homes in Bakersfield during the 1950s, it does not appear that Mynatt was a master builder or developer.[2] Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, 1949); Kern County Recorder, 4 June 1951, Building Contract–Filed Doc, Document No. 151024492; Kern County Recorder, 29 April 1959, Deed, Book 3123, Page 497; Kern County Recorder, 26 October 1961, Deed, Book 3428, Page 252; Kern County Recorder, 24 May 1977, Deed, Book 5029, Page 554; Kern County Recorder 7 July 1988, Deed, Book 6140, Page 901; Kern County Recorder, 24 June 1994, Deed, Book 7051, Page 2386.

[2] "Honeymoon Cottage," [advertisement], *Bakersfield Californian*, 13 June 1940, pg.18 (col. 7); "New Homes," [advertisement], *Bakersfield Californian*, 12 December 1951, pg. 41 (col. 1); "Funeral Services Tomorrow for Kenneth Mynatt, *Bakersfield Californian*, 7 June 1962, pg. 32 (col. 6).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-07

P1. Other Identifier: 2207 Brite Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 2207 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-240-02

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

This 0.19-acre parcel contains three buildings: Ranch-style residence, a detached garage and a guesthouse. The 2,290 square foot residence has an irregular footprint, sits on a raised concrete foundation, and has a composition-shingle complex hip roof with wide projecting closed eaves. The main entrance, a modern wood door, is located at an interior corner beneath the roof overhang. Fenestration throughout include metal multi-light fixed and casement windows. The detached garage measures 436 square feet and has a L-shape. It is topped by a composition-shingle pyramidal roof and has a two-car, modern panel roll-up door. The guest house, constructed in 1964, is attached to the south side of the residence by a patio awning, which was added the following year. This rectangular building has a composition-shingle hip roof.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing south.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1956, Kern County Assessor Records

***P7. Owner and Address:**
Jamke
1562 Tully Rd. #A
Modesto, CA 95350

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-07

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1956; guest house addition & patio awning in 1964 & 1965 respectively.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

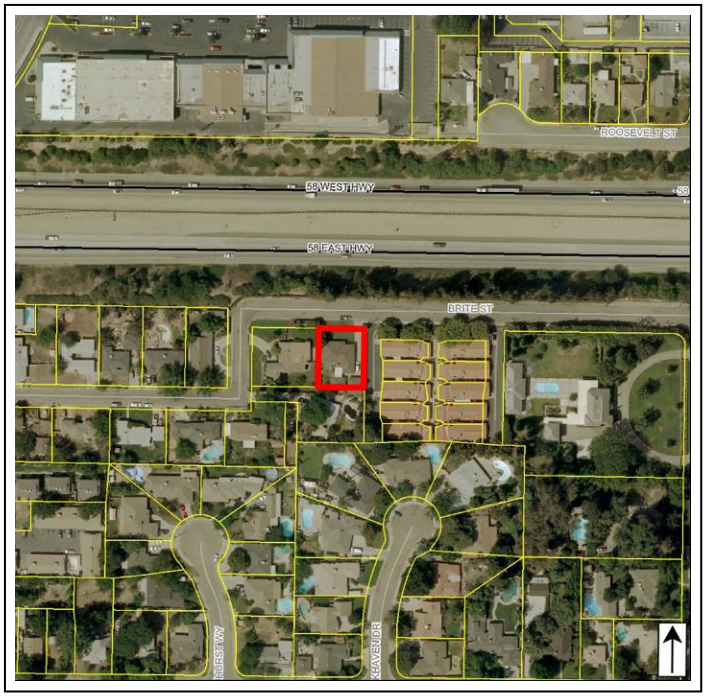
While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tract being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses directly across the street from this residence.

Individually, the residence appears unaltered since its construction and retains integrity of location, association, materials, design and workmanship; however the garage has been modified by the replacement of the original garage door, which has compromised its integrity of design, workmanship and materials. The property as a whole has been altered by the mid-1960s construction of a guest house and attached patio awning at the rear of the property, as well as the construction of the highway directly north of the property in the mid-1970s. As a result of these changes, the property's integrity of design, setting, feeling and association have been damaged.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Under NRHP Criterion B and CRHR Criterion 2, this building does not appear to be significant for its association with the lives of persons important to history. The property is one of several lots previously owned by Benjamin H. and Dorothy E. Doan, who appear to have subdivided the properties along Brite Street in the late 1940s. The property documented on this form was purchased by Don and Blanche Porter in 1952, who then sold it to Frank Banducci in 1955. The Banducci family likely constructed this residence the following year. The Banducci family owned and occupied this residence from its construction until 1993. Frank Banducci is listed as owner of the property in city directories in during the 1960s; however he and his extended family were residing at this address in the 1950s: wife, Annunziata, sons Richard L. and Fred J., daughter Mary, and his brother and sister-in-law Joseph and Caterina. Born in Italy, Frank Banducci immigrated to the United States in 1914 three years after his brother. The brothers settled in Kern County and worked for Southern Pacific Railroad. In 1945 Frank retired and farmed in the Old River district until his final retirement in 1964. Joseph continued to work for the railroad for forty years. It appears the brothers and their families lived together from the 1930s until their deaths. Joseph died at the age of 85 in 1970 and was followed by his wife in 1976 and his brother in 1977. Annunziata retained ownership of her home until 1993, a year before her death. It does not appear that any of the Banducci family that owned or resided on this property made demonstrably important contributions to history at the local, state, or national level.[1]

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1956, 1960, and 1965*(Los Angeles: R.L. Polk and Co. Publishers, 1956, 1960, 1965); Deed, Book 6869 Page 1854, June 29, 1993; California Death Index; Deed, Book 5677 Page 1468, June 20, 1984; "Banducci Service Slated Saturday," *Bakersfield Californian*, November 10, 1977, p49; Funeral Notice, *Bakersfield Californian*, April 30, 1970, p44; Death Notice, *Bakersfield Californian*, November 9, 1977, p58; Death Notice, *Bakersfield Californian*, August 27, 1976; Kern County Recorder, Deeds, Book 1962 Page 239, July 14, 1952 and Book 2464 Page 239, July 26, 1955.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-08

P1. Other Identifier: 2291 Brite Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 2291 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-240-01

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

This 0.27-acre parcel contains a 2,735-square foot Ranch-style residence. The building sits on a concrete foundation, has an irregular footprint and a wood-shingle, cross-saltbox roof with exposed rafter tails. The building is clad with board and batten siding above a brick skirt wall. The front porch is located at an interior corner recessed beneath a section of roof overhang. Most windows consists of multi-light double-hung wood sashes with wood sills; however there are two tall fixed vinyl replacement windows with false muntins location along the front porch. The integrated garage wing has been converted to a living space and contains a metal sliding window and a wood panel door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owners and Addresses:**
John & Dina Keigley
11020 Riconda Place
Bakersfield, CA 93311

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1953, some vinyl replacement windows, and garage converted to living space at unknown dates.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

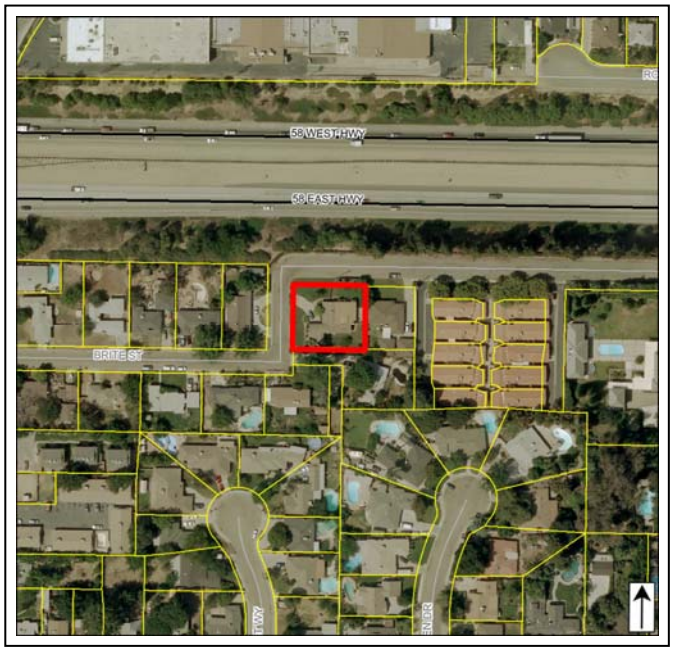
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tract being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses directly across the street from this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The only known alterations to this residence include two replacement windows and a converted garage. While these changes do alter the design and materials of the residence, overall the building retains integrity of location, association, design, materials, and workmanship. However, the construction of Highway 58 in the mid-1970s immediately north of this property has compromised its integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The property is one of several lots previously owned by Benjamin H. and Dorothy E. Doan, who appear to have subdivided the properties along Brite Street in the late 1940s. Crop duster Gustav Anthony Kangles and his wife Patricia purchased this property from the Doans in 1953 and constructed the residence documented on this form. The Kangles lived within this residence until Gustav's death in 1958. After marrying local insurance agent Walter Ross Mortensen in 1961, Patricia retained the property, residing there until 2000.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Deeds Book 2132 Page 62, September 25, 1953; "Obituary Notices – Gustav Anthony Kangles," *Bakersfield Californian*, 16 August 1958, pg. 23 (col. 3); "Marriage Revealed," *Bakersfield Californian*, 5 January 1962, pg. 9 (col. 6).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 05-09

P1. Other Identifier: 2300 Brite Street

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 27E; __ ¼ of Sec 1; _____ B.M.

c. Address 2300 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-210-06

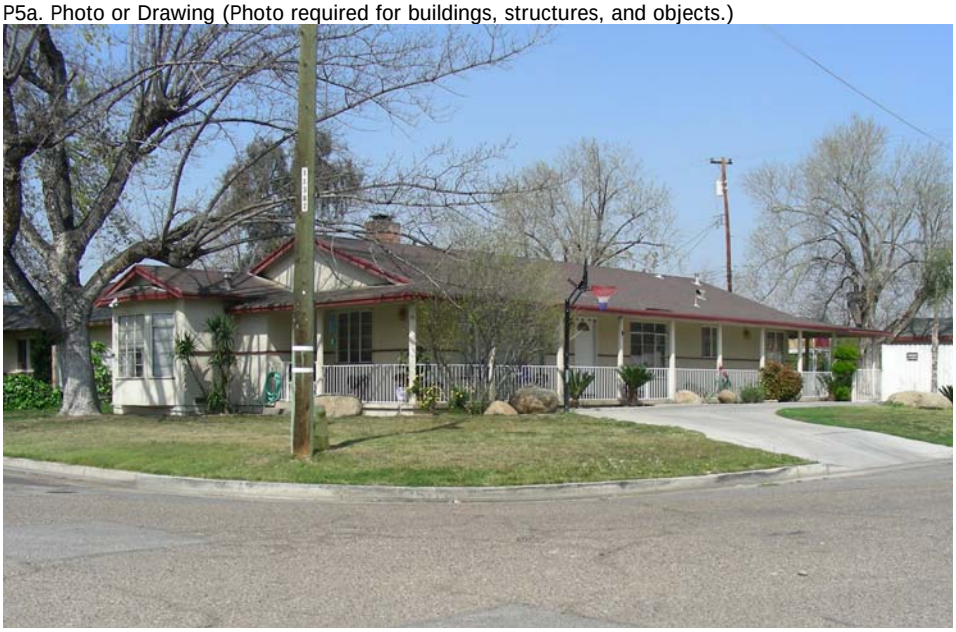
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.23-acre parcel contains a 1,681-square foot Ranch-style residence and detached garage. The residence has a concrete foundation, rectangular footprint, and composition-shingle Dutch-hip roof. The building is clad with stucco above a vertical wood board skirt. The full-width front porch wraps the southeast corner of the house and is sheltered by a shed extension of the roof supported by square wood posts and modern metal balustrade. Fenestration includes original multi-pane steel casement and fixed windows throughout. A south side projection with a three-sided bay window was originally a one-car-wide garage and likely converted within a few years of the residence's original construction. There is a semi-circular driveway in front of the primary (east) façade. A gabled detached garage with rear shed is located north of the house (Photograph 2). Originally constructed as a carport, the building has since been enclosed with wood siding and includes a metal tilt-up garage door.

*P3b. Resource Attributes: (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Facing northeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1951, Kern County Assessor Records

*P7. Owners and Addresses:
Gladys Pacheco
1214 Teakwood Street
Oxnard, CA 93033

*P8. Recorded by: (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1951, garage conversion with bay window before1962, carport added in 1957 and enclosed at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

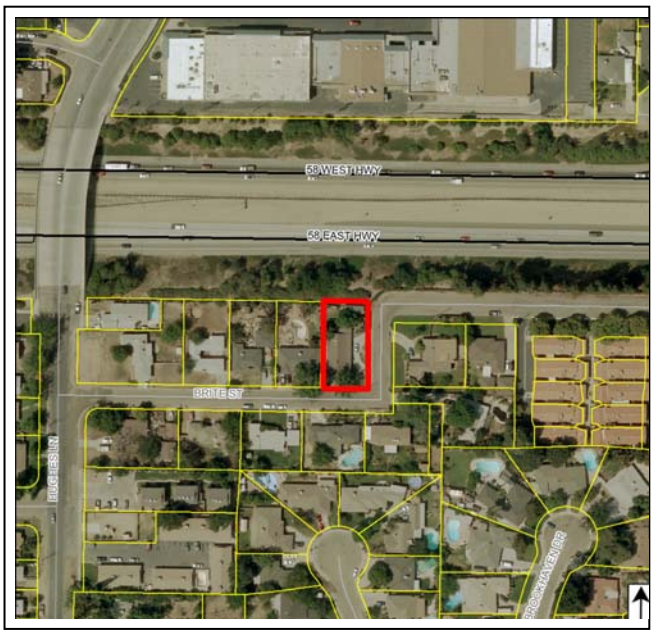
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tract being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses in the vicinity of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The only known alterations to this residence include the early conversion of the attached garage into living space (with a bay window) and a modern balustrade enclosing the porch. Therefore, the residence appears retains integrity of location, design, workmanship, materials and assoication. The enclosure of the carport has compromised its integrity of design and workmanship. The overall property's integrity of setting and feeling has been substantially compromised by the construction of Highway 58 immediately north of this property in the mid 1970s.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The property is one of several lots previously owned by Benjamin H. and Dorothy E. Doan, who appear to have subdivided the properties along Brite Street in the late 1940s. English teacher Joseph Samuel Wallace and his wife Dorothy purchased the this property from the Doans in 1950 and commissioned carpenter and neighbor William "Bill" MacGregor to build their home in 1951. Wallace was promoted to principal at Bakersfield High School in 1962 and the family sold their home two years later. The new owners, the Wetmores only retained the property for two years when the property was purchased by Frank and Betty Crabtree in 1966. The Crabtrees retained the property into the 1990s.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level. Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Kern County Recorder, 8 December 1950, Deed, Book 1751, Page 464; "Wallace Named New Principal of Bakersfield High," *Bakersfield Californian*, 13 February 1962, pg. 19-20; Kern County Recorder, Deeds Book 1658, Page 223, March 13, 1950; Kern County Recorder, Deeds Book 1751, Page 464, December 8, 1950; Kern County Recorder, Deeds Book 1778, Page 50, February 28, 1951; Kern County Recorder, Notice of Completion, Book 1811, Page 350; *Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, *1951*); Kern County Recorder, 8 December 1964, Deed, Book 3792, Page 24; Kern County Recorder, 4 November 1966, Deed, Book 3993, Page 394; Kern County Recorder, 6 September 1989, Decree of Distribution, Book 6287, Page 239; Kern County Recorder, 1 April 1994, Deed, Book 7014, Page 1701.

Photographs (continued):

Photograph 2: Residence and detached garage, camera facing southwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 05-10

P1. Other Identifier: 2324 Brite Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 2324 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-210-05

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

This 0.24-acre parcel contains a 1,606-square foot Ranch-style residence. The L-shape building has a concrete foundation, stucco cladding above a brick skirt, and a composition-shingled hip roof. The attached two-car garage projects slightly from main façade and includes a modern paneled roll-up door. Concrete steps give access to the main entrance, sited just east of the garage, which includes plain wood double doors with a single sidelight. Visible windows include fixed wood sashes and 1/1 double-hung wood sashes.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1951, Kern County Assessor Records

***P7. Owners and Addresses:**
Elizabeth Foster
2324 Brite Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-10

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1951, front entry opening enlarged and replacement garage door at unknown dates.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

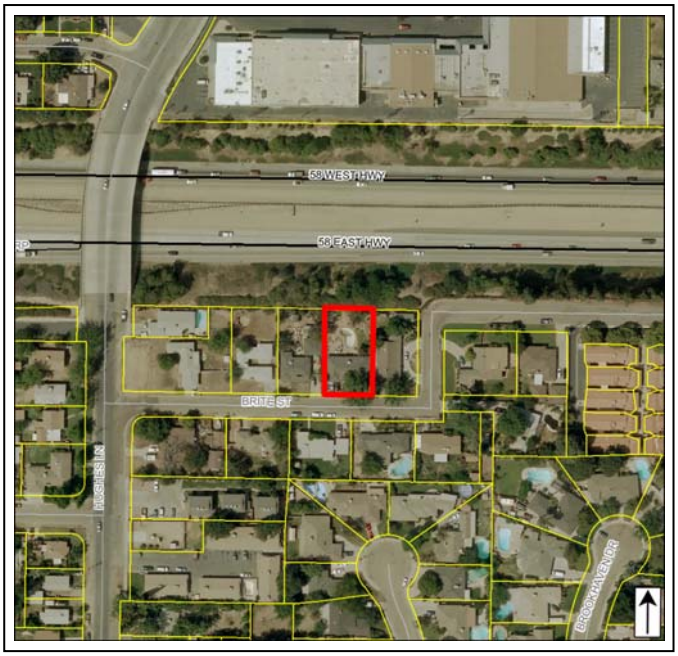
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tract being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses in the vicinity of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

While this residence has been altered by a modern garage door and likely replace front door, these alterations are minor; therefore the building still retains sufficient integrity of design, workmanship, materials, location and association. However, the construction of Highway 58 immediately north of this residence in the mid-1970s has compromised the building's integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. This property is one of several lots previously owned by Benjamin H. and Dorothy E. Doan, who appear to have subdivided the properties along Brite Street in the late 1940s. It appears that Radio KERN manager Walter L. Baziuk and his wife Isabelle purchased the land for their home from the Doans in 1951 and constructed the house documented on this form. Baziuk was promoted to associate and account-executive at Radio Kern in 1958, but left in 1961 to start his own advertising agency, The Baziuk Agency. The Baziuks remained at the property until 1974 when it was purchased by Robert S. Ritchey and his wife.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] "Radio Executive Joins Leading Kern Ad Agency," *Bakersfield Californian*, 9 August 1958, pg. 16 (col. 7); Deed, Book 1778 Page 50, February 28, 1951; "Advertising Agency to Open Offices on Aug. 1," *Bakersfield Californian*, 27 July 1961, pg. 33 (col. 2-5); "Church News in Brief," *Bakersfield Californian*, 6 June 1970, pg. 3 (col. 2); Kern County Recorder, 29 March 1974, Deed, Book 4833, Page 1202; "Chicken Salad Different," *Bakersfield Californian*, 1 July 1977, pg. 18 (col. 4); "Open House," *Bakersfield Californian*, 15 October 1977, pg. 15 (col. 5); Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-11

P1. Other Identifier: 2394 Brite Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 2394 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-210-04

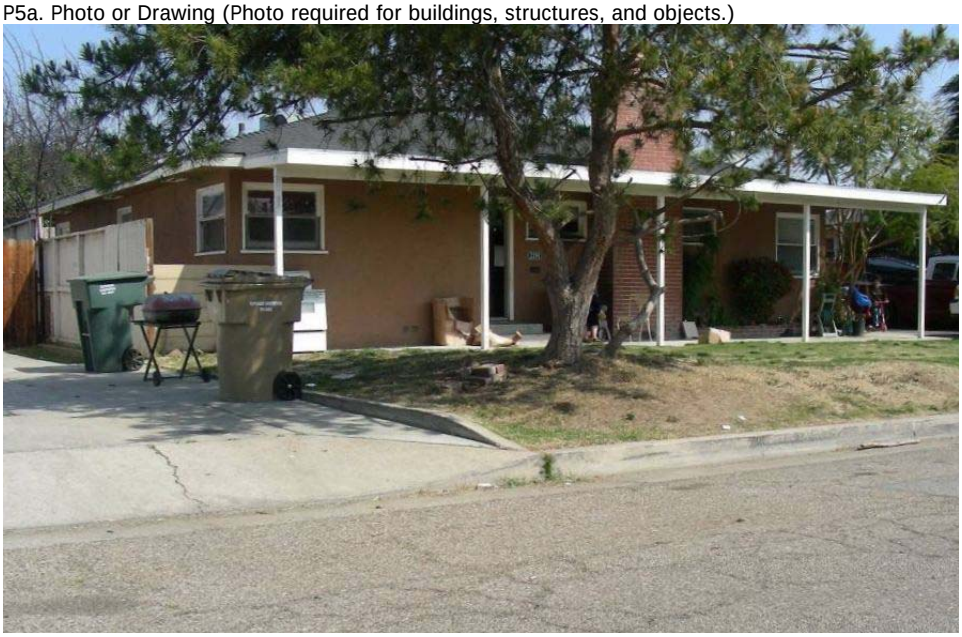
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.24-acre parcel contains a 1,220-square foot Ranch-style residence and a detached garage. The building has a concrete foundation, stucco siding, and a composition-shingle hip roof. The west end of the residence projects slightly toward the street with a hip extension of the primary roof. The building is dominated by a full-width concrete porch sheltered by an attached shed roof supported by square wood posts. A prominent exterior brick chimney is sited on the main façade. Fenestration includes 1/1 double-hung wood and fixed wood windows throughout, all with wood sills. A hip-roof detached garage, located northwest of the residence, has been converted to living space.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor

***P7. Owners and Addresses:**
Gustavo Valdovinos
2394 Brite Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-11

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1950, garage conversion and porch shed roof at unknown date.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

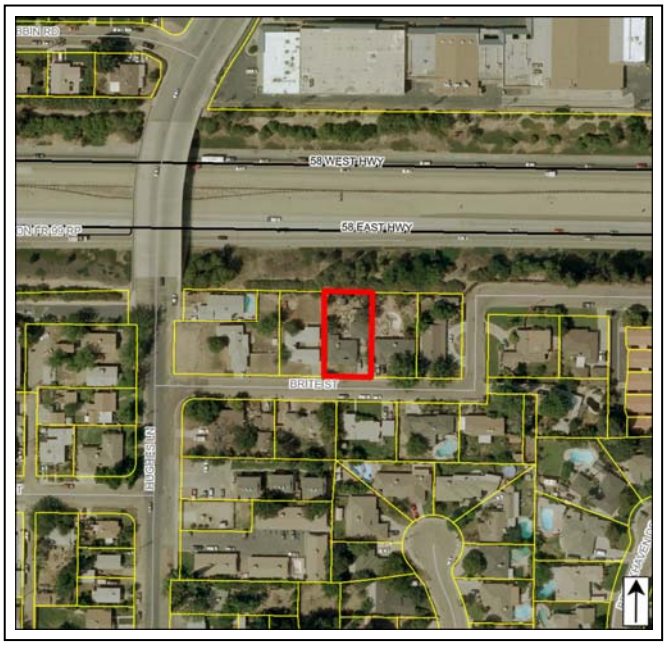
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tracts being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses in the vicinity of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence has undergone changes including partial replacement windows and the conversion of the garage into living space that has affected the building's integrity of design, workmanship, and materials, while retaining integrity of location. Furthermore, the construction of the highway in the mid-1970s north of the property has compromised the building's integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The property is one of several lots previously owned by Benjamin H. and Dorothy E. Doan, who appear to have subdivided the properties along Brite Street in the late 1940s. Oil worker Vivion E. Gillett and his wife Mary purchased the land for their home from the Doans in 1950 and then constructed the residence documented on this form. The Gilletts lived at the house together until Vivion's death in 1979 and Mary sold their home two years later.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any member of the Gillett family associated with this property made demonstrably important contributions to history at the local, state, or national level. Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Ancestry.com, *1930 United States Federal Census* [database on-line], Year: *1930*; Census Place: *Bakersfield, Kern, California*; Roll: *121*; Page: *5B*; Enumeration District: *18*; Image: *912.0* (Provo, UT, USA: Ancestry.com Operations Inc, 2002); *Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, *1951*); Deed, Book 1658 Page 223, March 13, 1950, and Book 5347 Page 645, January 26, 1981; "Suspects Booked, Released on Bail in Burglary Investigations," *Bakersfield Californian*, 21 September 1970, pg. 8 (col. 4); Ancestry.com. *California Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000, Original data: State of California. *California Death Index, 1940-1997*. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics; Kern County Recorder, Affidavit – Joint Tenants, Book 5297, Page 1226, July 8, 1980.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 05-12

P1. Other Identifier: 2331 Brite Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 2331 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-210-11

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

This 0.22-acre parcel contains a 1,271-sqaure foot Ranch-style house with an integrated garage. The building has a roughly rectangular footprint, sits on a concrete foundation, and has a cross-gable roof with wood shingles and narrow, closed eaves with wood fascia board. The recessed main entrance is sheltered beneath the main roof and accessed by concrete stairs. Fenestration consists of a mixture of wood sashes and metal fixed and casement sashes. Access is gained to the two-car garage through a metal overhead door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1949, Kern County Assessor

***P7. Owners and Addresses:**
Leanda Wright
1319 Linda Kay Street
Bakersfield, CA 93314

***P8. Recorded by:** (Name, affiliation, address)
Steven Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** December 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-12

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1949
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tract being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned north of this property, and required the demolition of several houses in the vicinity of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, association and materials. However, the construction of Highway 58 in the mid 1970s north of the property has compromised its integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots.

This property was owned by local carpenter William MacGregor and his wife Margaret, who resided on an adjacent property fronting Hughes. It appears the MacGregors likely constructed the residence documented on this form in 1949, and sold it the following year to driver Merlyn McIntyre and his wife Eleanor. Over the next three years the property was owned by O.J. and Ella Mae McGann, followed by Cecil and Eliza Sanders who purchased it in 1953. The Sanders retained the house for the next thirty-four years before transferring it to their son Gerald and his wife Bonnie in 1987.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, 1949); Kern County Recorder, 25 October 1950, Deed, Book1725, Page 262; Kern County Recorder, 14 November 1951, Deed, Book 1866, Page 533; Kern County Recorder, 18 March 1953, Deed, Book 2055, Page 123; "Driver Pleads Guilty, Sentence Suspended," *Bakersfield Californian*, 25 December 1961, pg. 22 (col. 7); "Couple at Home Following Chapel Rite, Honeymoon Trip," *Bakersfield Californian*, 8 January 1955, pg. 8 (col. 2); Kern County Recorder, 24 March 1987, Deed-Quitclaim, Book 5984, Page 10; "Marriage Licenses," *Bakersfield Californian*, 3 September 1968, pg. 31 (col. 5); Kern County Recorder, 11 December 1989, Deed, Book 6323, Page 367.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 05-13

P1. Other Identifier: 2396 Brite Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 2396 Brite Street City Bakersfield, CA Zip 93304

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 Number: 147-210-03

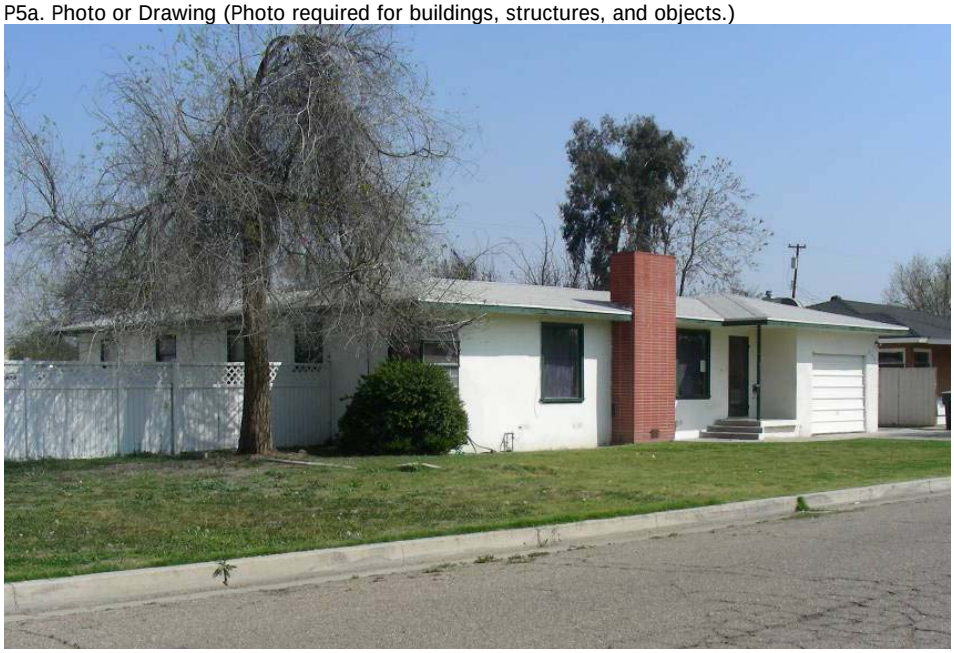
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.24-acre parcel contains a 1,644-square foot Ranch-style residence. The U-shaped building sits on a concrete foundation, has stucco siding and a low-pitched, composition-shingled hip roof with closed narrow eaves. The main entrance, located on the south side of the building, is access by concrete steps and sheltered beneath an extension of the main roof. Just east of the entrance is the integrated, one-car garage with metal tilt-up door. Fenestration includes wood double-hung and fixed windows, as well as a glass block which wraps the southwest corner of the building. A prominent exterior stack-bond brick chimney is centered on the buildings main façade.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1949, Kern County Assessor

***P7. Owners and Addresses:**
Robert Gonzales
6412 Caracas Court
Bakersfield, CA 93313

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-13

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1949, southwest corner window infilled with glass blocks at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

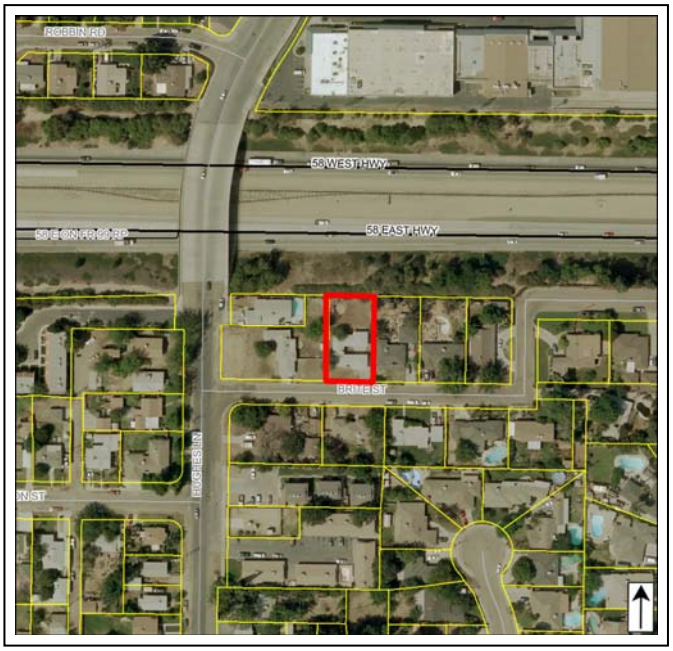
While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears land north and south of Brite Street was divided into small residential lots. By 1950 only two lots fronting this street were developed with modest residences with detached garages. Unlike many of the postwar housing tract being constructed during this period, it appear that these lots were purchased and developed by individuals who constructed custom Ranch-style residences through the late 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses in the vicinity of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Aside from the infill of a window with glass blocks, this building appears unaltered and therefore retains integrity of design, workmanship, material, location and association. However, the construction of Highway 58 immediately north of this building has compromised the property's integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. This property is one of several lots previously owned by Benjamin H. and Dorothy E. Doan, who appear to have subdivided the properties along Brite Street in the late 1940s. Cabinet maker Ira C. Luper and his wife Velda purchased this property from the Doans in 1949 and constructed this residence. They owned the property for just two years, selling it to cotton grower Richard "Dick" Arnold and his wife Marijane in 1951. The Arnolds lived at the property together until Richard's death in 1980 and Marijane sold the home the following year.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Bakersfield California City Directory 1949,1951* (Los Angeles: R.L. Polk and Co. Publishers, 1949, 1951); "County Area Home Damaged by Blaze," *Bakersfield Californian*, 30 September 1953, pg. 23 (col. 6); "Smoke Blamed for Kern Cotton Fire," *Bakersfield Californian*, 3 November 1953, pg. 20 (col. 2); Kern County Recorder, 3 March 1951, Deed, Book 1779, Page 365; "Pattesons Living in Riverside," *Bakersfield Californian*, 3 February 1962, pg. 9 (col. 3); Ancestry.com. *California Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000, Original data: State of California. *California Death Index, 1940-1997*. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics; Kern County Recorder, 27 October 1980, Affidavit – Joint Tenants, Book 5325, Page 1505; Kern County Recorder, 4 November 1981, Deed, Book 5415, Page 2472; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-14

P1. Other Identifier: 300 Hughes Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 300 Hughes Lane City Bakersfield, CA Zip 93304

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 Number: 147-210-12

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

This 0.33-acre parcel contains a 912-square foot Minimal Traditional-style residence, a 480-square foot secondary residence, a detached garage, and a pre-fabricated metal shed. The main residence fronts Hughes Lane and has a rectangular footprint, concrete foundation, stucco siding, and a composition-shingle front-gable roof with narrow eaves and fascia board (Photograph 1). The main entrance is located on its west side within a smaller gable-roof projection. The door is accessed by low, curved concrete stairs and a portable wood ramp with metal railing. Fenestration consists of 1/1 wood sash windows set singularly and in pairs. The garage is sited east of this residence, accessed by a metal garage door on the north side and a glazed wood entry door on the west side. It has a rectangular footprint and a composition-shingle front gable roof with narrow overhang with fascia board. The secondary residence is located south of the garage and is only partially visible from the public right-of-way. Constructed in 1979, this rectangular building has a composition-shingle side gable roof. A small, prefabricated gambrel roof shed is located west of the garage and east of the primary residence.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1945, 1979 Kern County Assessor

***P7. Owners and Addresses:**
Anna D. Ryan
C/O Steve Ryan
300 Hughes Lane
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Steven Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** December 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-14

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Primary residence and detached garage built in 1945; secondary residence built in 1979.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. While housing tracts were developed along South Hughes Lane, Terrace Way, and South Oleander Avenue before World War II, the land immediately surrounding the property documented on this form remained vacant through the late 1940s, when it appears property north and south of Brite Street (and directly adjacent to the residence documented on this form) was divided into small residential lots.

The Bakersfield region continued to grow over the subsequent years; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses in the vicinity of this property. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, materials, and association. However, the construction of the highway in the mid 1970s north to the property has compromised the building's integrity of setting and feeling. Additionally, the construction of the secondary residence in 1979 changed the original use of the parcel from single-family to multi-family use.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. The first known owners of the property are carpenter William MacGregor and his wife Margaret in 1947. The MacGregors sold the property in 1951 to Mrs. Edna Muriel Reed who only retained the property for four years until its sale to R.E. and Marijane Arnold in 1955. The property changed hands again in 1960 to P.L. and Maude Arnold. The Arnolds remained at the property until 1974 when the C.J. Hash family purchased the property only to sell it two years later to the current owners.[1] It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level. Under NRHP Criterion C (CRHR Criterion 3), none of the buildings on this property appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor do they appear to be the work of a master. The residence is a prosaic example of Minimal Traditional style architecture. The Minimal Traditional style was used heavily among developers throughout Bakersfield during the 1930s and 1940s. The style reflected a continuation of small, economical houses stemming from early twentieth century Bungalows. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4). This property 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.

[1] Kern County Recorder 29 October 1947, Deed, Book 1448, Page 133; *Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, *1949*); Kern County Recorder, 30 March 1951, Deed, Book 1791, Page 378; Kern County Recorder, 24 January 1955, Deed, Book 2357, Page 92; Kern County Recorder, 16 September 1960, Deed, Book 3303, Page 730; Kern County Recorder, 11 September 1974, Deed, Book 4859, Page 1159; Kern County Recorder, 16 November 1976; Deed, Book 4990, Page 1459.

Photographs (continued):

Photograph 2: Detached garage in foreground, secondary residence in background, camera facing south.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-15

P1. Other Identifier: 2402 Robbin Road

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E; __ ¼ **of Sec** 36; _____ **B.M.**

c. Address 2402 Robbin Road City Bakersfield, CA Zip 93304

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 Number: 147-091-03

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

This .19-acre lot contains a 1,134-square foot simple Ranch-style house and a detached carport. The building has an L-shaped plan, rests on a concrete foundation, and a composition-shingle cross-gable roof with closed eaves and fascia board. The exterior is clad in stucco with a horizontal wood board apron on the façade. Fenestration includes double-hung wood sash windows on the west side of the façade and replacement aluminum sliding windows on the east side. The detached, partially enclosed carport is of wood frame construction and has a shed roof.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor

***P7. Owners and Addresses:**
Daniel J. Green
2402 Robbin Road
Bakersfield, CA 93304

***P8. Recorded by:**
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1951; partial replacement windows at an unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Cloverdale Tract, was originally laid out in 1911 by real estate broker and self-proclaimed "Subdivision Specialist" Abraham Jacoby. As subdivided, the tract was outside of the city limits had a rectilinear plan with 48 rectangular parcels that were 25 feet wide and 107.5 feet long. It appears that this tract was Jacoby's second and last attempt to subdivide land in Bakersfield. The tract was opened up for sale in early 1913, but the lots did not sell located at the southwestern extreme of the city, beyond the city limits and the tract was passed up for larger tracts with better infrastructure. By 1950, only one house was built in the entire tract and the lot size was altered to the width of three of the original parcels. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Map, Cloverdale Tract, 26 August 1911; "untitled," *Bakersfield Californian*, 24 December 1912, pg. 2 (col. 3); Advertisement, *Bakersfield Californian*, 25 January 1913, pg. 8 (col. 6); Kern County Recorder, Assessors Map 147-09; USGS, *Gosford, CA*, 7.5" Quadrangle map, 1950; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to attack congestion problems. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. This highway alignment went through the southern quarter of the tract and eliminated four of the new, larger parcels. Of the remaining eight residential parcels, three have built dates of 1948-1951 and the other five were built in 1975 after the highway was completed. Census figures show a fifty percent increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was the primary target of growth and new construction efforts.[1] The pattern of westward development is continuing today, with new residences (and subsequent commercial construction) trending towards Interstate 5.

This residence appears unaltered, except for the partial replacement windows, since its construction; therefore it retains basic integrity of location, design, workmanship, materials, and association. However, the construction of the highway next to the property has compromised the building's and the tract's integrity of setting and feeling. Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of early residential or postwar residential development in Kern County or Bakersfield. The early tract failed to develop until forty years after it was subdivided and only then was developed as part of the postwar boom. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, the Cloverdale Tract does not appear to be significant under this criterion. When developed, this subdivision provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of both residential construction or development of postwar housing tracts. It is neither an early or innovative example of suburban post-war residential development.

Since its completion in 1951, this residence has been retained by the same family. Earl G. Green, a draftsman for the Kern County Planning Commission, and his wife Hilda purchased the property soon after completion in 1951. Green moved his way up in the county planning department, was promoted to zoning administrator in 1961 and then appointed the assistant planning director in 1963. Green retired in 1976 and remained in the house until his death in 1994 and the property was transferred to his son.[2] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that Earl Green made demonstrably important contributions to our history at the local, state, or national level.

Architecturally, this is a modest example of Ranch-style architecture. The Ranch style dates from 1932, when San Diego architect Cliff May took inspiration from the Spanish "rancho" and created a building type that he called the "early California Ranch house." These low-slung, ground-hugging vernacular buildings were designed to follow the contours of the land, much like the Midwest's Prairie School architectural style. The Ranch house became popular in the late 1940s and 1950s once May's idea became widely known and published. Thousands were built nationwide in suburban communities, including throughout Bakersfield. A traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. While this particular house exhibits some of these defining characteristics, it is one of thousands constructed in Bakersfield and throughout the

[1] "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88; Kern County Recorder, "Tract 1398" [map], September 29, 1947; Kern County Assessor Records.

[2] *Polk's Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1951); "Earl Green Appointed to Assistant Planner Post, *Bakersfield Californian*, 29 May 1963; "Planner Earl Green to Retire," *Bakersfield Californian*, 18 February 1976; Ancestry.com. *California Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000, Original data: State of California. *California Death Index, 1940-1997*. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics; Kern County Recorder, 7 December 1955, Decree of Distribution, Book NA, Page NA.

state, and therefore does not appear to be eligible under NRHP Criterion C (CRHR Criterion 3). Furthermore, under Criterion D (CRHR Criterion 4), this building does not appear to be significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-16

P1. Other Identifier: 2404 Robbin Road

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E; __ ¼ **of Sec** 36; _____ **B.M.**

c. Address 2404 Robbin Road City Bakersfield, CA Zip 93304

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 Number: 147-091-04

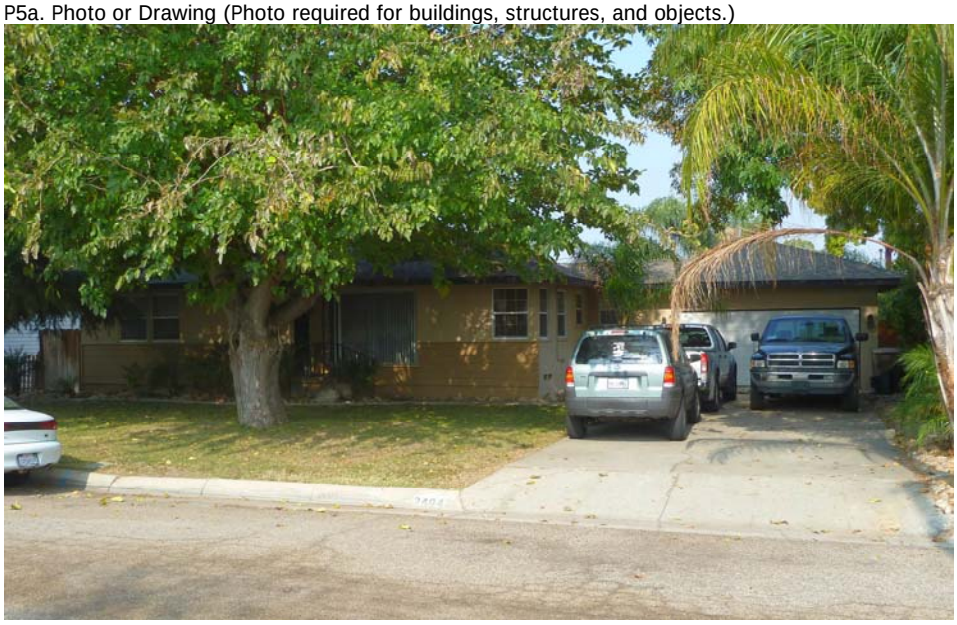
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This .18-acre-property contains a 1,124-square foot Minimal Traditional-style house and an attached garage. The building rests on a concrete foundation and has composition-shingle hipped roof with moderate overhang and fascia board. The exterior is clad in stucco with a horizontal wood board apron on the façade. Fenestration consists of single-hung, vinyl replacement windows with false muntins and a large picture window located in the center of the façade; there is a small "diamond" window adjacent to the main entry. The main entry is located on the façade and faces east. The entry is accessed by concrete stairs with metal railing and is protected by a hipped roof extension that is supported by a decorative metal support. A garage is attached to the northeast corner of the house and has a two-car vinyl replacement overhead door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1951, Kern County Assessor

***P7. Owners and Addresses:**
Kaycee S. Saling
C/O Ed Saling
P.O. Box 1273
Wofford Heights, CA 93285

***P8. Recorded by:**
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-16

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1951
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

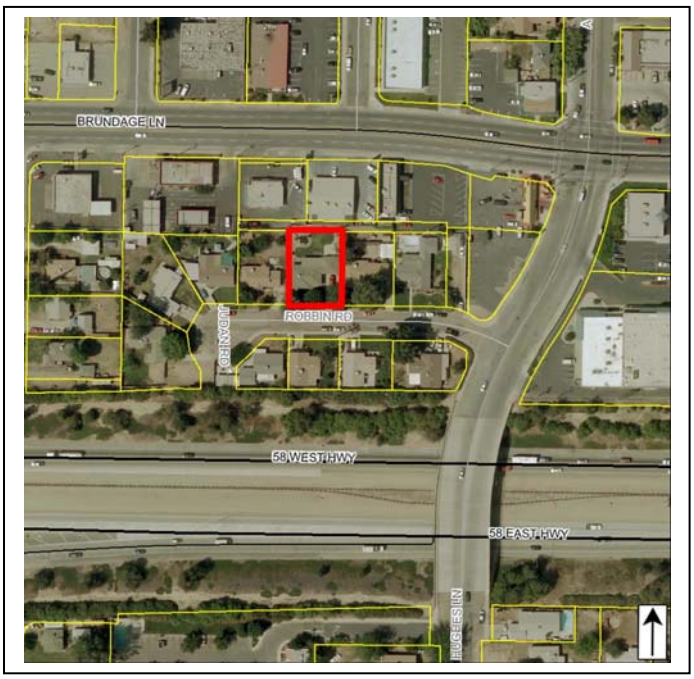
This residential tract, Cloverdale Tract, was originally laid out in 1911 by real estate broker and self-proclaimed "Subdivision Specialist" Abraham Jacoby. As subdivided, the tract was outside of the city limits had a rectilinear plan with 48 rectangular parcels that were 25 feet wide and 107.5 feet long. It appears that this tract was Jacoby's second and last attempt to subdivide land in Bakersfield. The tract was opened up for sale in early 1913, but the buyers failed to arrive. The tract was located at the southwestern extreme of the city, beyond the city limits and the tract was passed up for larger tracts with better infrastructure. By 1950, only one house was built in the entire tract and the lot size was altered to the width of three of the original parcels. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Map, Cloverdale Tract, 26 August 1911; "untitled," *Bakersfield Californian*, 24 December 1912, pg. 2 (col. 3); Advertisement, *Bakersfield Californian*, 25 January 1913, pg. 8 (col. 6); Kern County Recorder, Assessors Map 147-09; USGS, *Gosford, CA*, 7.5" Quadrangle map, 1950; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb/Heather Miller
***Date of Evaluation:** December 2011
(This space reserved for official comments.)



B10. Significance (continued):

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to attack congestion problems. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. This highway alignment went through the southern quarter of the tract and eliminated four of the new, larger parcels. Of the remaining eight residential parcels, three have built dates of 1948-1951 and the other five were built in 1975 after the highway was completed. Census figures show a fifty percent increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was the primary target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town.[1] The pattern of westward development is continuing today, with new residences (and subsequent commercial construction) sprawling towards Interstate 5.

This residence appears unaltered, except for replacement windows, since its construction; therefore it retains basic integrity of location, design, workmanship, and materials. However, the construction of the highway next to the property has compromised the building's and the tract's integrity of setting, feeling, and association. Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of early residential or postwar residential development in Kern County or Bakersfield. The early tract failed to develop until forty years after it was subdivided and only then was developed as part of the postwar boom. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, the Cloverdale Tract does not appear to be significant under this criterion. When developed, this subdivision provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of both early residential or postwar housing tracts. It is neither an early or innovative example of suburban post-war residential development.

The earliest known residents of the property are dairy truck driver Hubert Steward and his wife Marie. The Stewards sold the house to long time owners, Maxwell and Harriet Hood in 1964. It appears that the Hoods owned many properties that they ran as rentals and this property was used in this capacity. The present owners purchased the property in 1995 and reside at another address.[2] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which became popular in suburban communities nationwide between the 1930s and 1950s. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4). This property 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.

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[1] "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88; Kern County Recorder, "Tract 1398" [map], September 29, 1947..

[2] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1951); Kern County Recorder, 19 March 1964, Deed, Book 3705, Page 688; Kern County Recorder, 7 March 1995, Deed, Book NA, Page NA.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-17

P1. Other Identifier: 2406 Robbin Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E; __ ¼ **of Sec** 36; _____ **B.M.**

c. Address 2406 Robbin Road City Bakersfield, CA Zip 93304

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 Number: 147-091-05

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

This .19-acre property contains a 1,064-square foot Minimal Traditional-style house with an integrated garage. The building, built in 1948, is rectangular in plan, rests on a raised concrete foundation, and has a composition-shingle side gable roof with closed eaves, fascia board, and a hipped roof on the west side. The exterior is sheathed in lapped wood siding with cornerboards. The main entry is centrally located on the façade and is protected by a metal security door that is flanked by vinyl replacement sidelight windows with false muntins. The entry is accessed by a low concrete porch that is sheltered by a front gable roof projection that is supported by square wood posts. Fenestration consists of replacement of all of the original windows with a combination of vinyl framed sliding and fixed windows with false muntins and single-hung windows. The integrated single-car garage is located on the eastern portion of the façade and is accessed through a metal tilt-up door. An interior concrete block chimney is located between the garage and dwelling portion of the building.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1948, Kern County Assessor

***P7. Owners and Addresses:**
Christopher & Kimberly Bruff
4635 Summer Side Avenue
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-17

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1948.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Cloverdale Tract, was originally laid out in 1911 by real estate broker and self-proclaimed "Subdivision Specialist" Abraham Jacoby. As subdivided, the tract was outside of the city limits had a rectilinear plan with 48 rectangular parcels that were 25 feet wide and 107.5 feet long. It appears that this tract was Jacoby's second and last attempt to subdivide land in Bakersfield. The tract was opened up for sale in early 1913, but the buyers failed to arrive. At this time the tract was located at the extreme southwestern edge of the city, beyond the city limits; and buyers passed up the tract, instead choosing larger tracts with better infrastructure. By 1950, the lot size was altered to the width of three of the original parcels. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Los Angeles Times:* "Kern Homes Crisis Aired,"7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Minter Field Units to House 400 Families," 2 February 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Map, Cloverdale Tract, 26 August 1911; "untitled," *Bakersfield Californian*, 24 December 1912, pg. 2 (col. 3); Advertisement, *Bakersfield Californian*, 25 January 1913, pg. 8 (col. 6); USGS, *Gosford, CA*, 7.5" Quadrangle map, 1950; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The unprecedented postwar growth period strained Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to ameliorate its congestion problems. The city ultimately wanted traffic to move around, not through, downtown. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. This alignment went through the southern quarter of the tract and eliminated four of the new, larger parcels. Of the remaining eight residential parcels, three have construction dates of 1948-1951. The other five were built in 1975 after the highway was completed. Census totals show a fifty percent increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was the primary target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town.[1] The pattern of westward development is continuing today, with new residences (and subsequent commercial construction) spreading towards Interstate 5.

This residence appears unaltered, except for replacement windows, since its construction; therefore it retains basic integrity of location, design, workmanship, materials, and association. However, construction of the highway next to the property has compromised the building's and tract's integrity of setting and feeling. Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of early residential or postwar residential development in Kern County or Bakersfield. This early subdivision failed to develop until forty years after it was platted and only then was developed as part of the postwar boom. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, the Cloverdale Tract does not appear to be significant under this criterion. When developed, this subdivision provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of both early residential or postwar housing tracts. It is neither an early or innovative example of suburban post-war residential development.

World War I and II veteran John Arney and his wife Roxiene purchased the lot in the Cloverdale Tract in 1948 and moved into their home shortly after completion. John died in 1955 and Roxiene continued to live at the address, but sold the property before her death in 1972. The property has had a high turn-over rate with six owners in the past 10 years. The present owner purchased the property in 2008 and resides at another address.[2] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to our history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

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[1] "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88; Kern County Recorder, "Tract 1398" [map], September 29, 1947; Kern County Assessor Records.

[2] Kern County Recorder, 6 April 1948, Deed, Book 1510, Page 333; "Veteran of Two World Wars Dies," *Bakersfield Californian*, 5 October 1955; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Ancestry.com, *California Death Index, 1940-1997* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc., 2000), original data: State of California, *California Death Index, 1940-1997* (Sacramento, California: State of California Department of Health Services, Center for Health Statistics); Kern County Recorder, 1 November 1999, Deed, Documetno No. 199157994; Kern County Recorder, 7 January 2003, Deed, Document No. 203002193; Kern County Recorder, 17 July 2006, Deed, Document No. 206171938; Kern County Recorder, 13 May 2008, Trustee's Deed, Document No. 208075347; Kern County Recorder, 24 October 2008, Deed, Document No. 208168775; Kern County Assessor Records.

Architecturally, this building is a modest and common example of mid-twentieth century Minimal Traditional style architecture, which became widely popular in suburban communities nationwide between the 1930s and 1950s. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, under Criterion D (CRHR Criterion 4), this building does not appear to be significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. This property 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.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-18

P1. Other Identifier: 2408 Robbin Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E; __ ¼ **of Sec** 36; _____ **B.M.**

c. Address 2408 Robbin Road City Bakersfield, CA Zip 93304

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 Number: 147-080-03

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

This .18-acre property contains a 1,475-square foot Ranch-style home built in 1951. The residence has an L-shaped plan and cross-gable roof. The façade is clad in vertical wood siding with stucco on the east wall. A nearly full-width porch lines the façade and is supported with square wood posts at the ends and two brick pillars in the middle. The main entry is centrally located on the façade and consists of a replacement door and a metal security door. A secondary entry is located in the former garage opening on the western periphery of the façade and consists of a six-light, wood sash door. Fenestration consists of a large 20-light, wood framed picture window, flanked by two narrow eight-light, wood framed sidelight windows. A four-over-four double-hung, wood frame window is located on the eastern portion of the façade, and a 12-light large wood framed window is located next to the secondary entry in the former carport opening. An interior, common bond brick chimney projects from the roofline east of the original carport.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1951, Kern County Assessor

***P7. Owners and Addresses:**
Ann Constance Nicklaus
2408 Robbin Road
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1951; brick porch pillars added at unknown date; original carport infilled with door and window at unknown date; replacement carport added 1956-1975; rear addition added 1956-1975.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: James Stewart
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

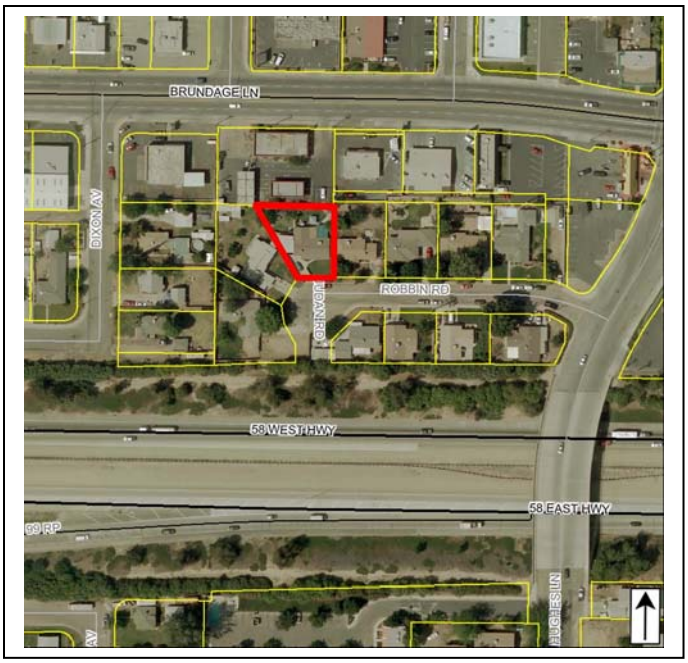
This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house at 2408 Robbins Road was built in 1951 in Tract 1398, a seven-lot subdivision that was laid out in 1947 by Robb and Virginia Watt. By 1952, all but one of the lots were developed.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to expand as adjacent agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955.

The unprecedented postwar growth period strained Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to address traffic congestion problems. The city ultimately wanted vehicles to move around downtown. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. This highway alignment went directly through Tract 1398 and (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Recorder, "Tract 1398" [map], September 29, 1947; County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; see footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

eliminated four of the tract's seven lots. Census data show a 50% increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city became a target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town.[1] The pattern of westward development is continuing today, with new residences (and subsequent commercial construction) flowing towards I-5.

This residence was altered by removal of its original circular lawn and infill of the carport and relocation of the original door and wood frame windows that match the other windows, since its construction; but otherwise it retains integrity of location, design, workmanship, materials, and association. However, the construction of the highway next to the property has compromised the building's and the tract's integrity of setting and feeling. Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1398 does not appear to be significant under this criterion. This subdivision provided needed lots for housing the city's growing population in the years immediately following World War II; however, it is a relatively small example of a postwar housing tract. It is neither an early nor innovative example of suburban post-war residential development.

Nurse Mildred Galland purchased the lot for her home from tract developers, The Walts, in 1950. Soon after completion, Galland's home was featured in the *Bakersfield Californian* as an example of a modest, yet charming home (Figure 1). Galland remained in the house until 1970 when she sold the property to Burl and Frances Provins.[2] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, this house is a modest example of Ranch-style architecture. The Ranch-style house dates from 1932, when San Diego architect Cliff May took inspiration from the Spanish "rancho" and created a building type that he called the "early California Ranch house." These low-slung, ground-hugging vernacular buildings were designed to follow the contours of the land, much like the Midwest's Prairie School architectural style. The Ranch house became immensely popular in the late 1940s and 1950s once May's idea became widely known and published, and were built nationwide in suburban communities, including throughout Bakersfield. A traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. While this particular house features many of the elements of the Ranch style, it is one of thousands constructed in Bakersfield and throughout the state. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, built environments are rarely significant under Criterion D or 4 and this property does not appear likely to yield important historical information. This property 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.

[1] "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88; Kern County Recorder, "Tract 1398" [map], September 29, 1947.

[2] Kern County Recorder, 19 December 1950, Deed, Book 1754, Page 449; "Luxury Class Home Need Not Be Big, Expensive, *Bakersfield Californian*, 24 November 1951; Kern County Recorder, 28 April 1970, Deed, Book 4392, Page 456.

Figures (continued):

MODERN RANCH HOME—This charming ranch-style home of Mrs. Mildred Galland, 2408 Robin Road, is contemporary, and landscaping, with a circular lawn, gives it an added charm. James Stewart was the general contractor and William Rowland, landscape designer, is completing the plantings. A narrow frontage that widens to 144 feet in the rear of the home makes for an interesting plan. The carport at the left has a spacious storage wall and shelters a utility area.

Figure 1: Photograph of exterior at 2408 Robbin Road, from November 24, 1951 edition of the *Bakersfield Californian.* Note the open carport at the west end of the façade.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 05-19

P1. Other Identifier: 203 Judan Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E; __ ¼ **of Sec** 36; _____ **B.M.**

c. Address 203 Judan Street City Bakersfield, CA Zip 93304

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 Number: 147-080-04

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

The property at 203 Judan Street is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. This .25-acre property contains a 1,008-square foot Contemporary-style residence with an attached garage. The residence has an L-shaped plan, rests on a concrete foundation, a flat roof with wide eaves and fascia board. The exterior is clad in stucco with a horizontal board apron on the residential portion of the façade. The main entry consists of a flush wood door, flanked by narrow sidelights. A large picture window flanked by two, one-over-one casement windows is centered on the residential portion of the façade with a six-light casement window on the north end of the façade. The single-car garage has its original wood, tilt-up door. A shorter, wood frame shed roof awning is attached to the south side of the garage and is supported by decorative concrete blocks.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:
Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor

***P7. Owners and Addresses:**
Antonio & Regina Padilla
203 Judan Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-19

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Contemporary
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1950
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house at 203 Judan Street was built in 1950 in Tract 1398, a seven-lot subdivision that was laid out in 1947 by Robb and Virginia Watt. By 1952, only one lot remained undeveloped.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955.

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to attack congestion problems. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Recorder, "Tract 1398" [map], September 29, 1947; County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; see footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb/Heather Miller
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

route through Bakersfield) directly south of, and parallel to, Brundage Lane. This highway alignment went directly through Tract 1398 and eliminated four of the seven lots in the tract. Census figures show a fifty percent increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was the primary target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town.[1] The pattern of westward development is continuing today, with new residences (and subsequent commercial construction) sprawling towards Interstate 5.

This residence appears unaltered since its original construction in 1950; therefore it retains integrity of location, design, workmanship, and materials. However, the construction of the highway just south of the property has compromised the building's and the tract's integrity of setting, feeling, and association. Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock. For the same reasons, Tract 1398 does not appear to be significant under this criterion. This subdivision provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract. It is neither an early or innovative example of suburban post-war residential development.

Roy F. McBryant, a maintenance man for the San Joaquin Grain Company, and his wife Helen purchased the from tract developers The Walts in 1949. The McBryants sold the property to laborer Wilbur Randel and his wife Vivian in 1965. In 1991 the property was transferred to their son who sold the property two years later. The property changed hands four times until the present owner purchased the property in 2010.[2] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Contemporary-style architecture, which became popular in suburban communities nationwide from the 1950s into the 1970s. The flat-roof subtype of Contemporary-style houses features stark detailing with a combination of siding materials. While this particular house features these elements of the Contemporary-style, it is one of thousands constructed in Bakersfield and throughout the state. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, built environments are rarely significant under Criterion D or 4 and this property does not appear likely to yield important historical information. This property 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.

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[1] "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88; Kern County Recorder, "Tract 1398" [map], September 29, 1947.

[2] Kern County Recorder, 4 October 1949, Deed, Book 1644, Page 207; Kern County Recorder, 6 May 1965, Deed, Book 3837, Page 637; Kern County Recorder, 5 September 1991, Deed, Book 6565, Page 1718; Kern County Recorder, 10 December 1993, Deed, Book 6955, Page 1125; Kern County Recorder, 18 December 2003, Deed, Document No. 203273111; Kern County Recorder, 28 February 2006, Deed, Document No. 206049532; Kern County Recorder, 3 August 2009, Trustee's Deed, Document No. 209112437; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-20

P1. Other Identifier: 205 Judan Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 205 Judan Street City Bakersfield, CA Zip 93304

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 Number: 147-080-14

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

The property at 205 Judan Street is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The property contains a 1,224-square-foot stucco-clad Ranch-style house with a widely overhanging cross-gabled roof and a prominent exterior chimney on the main facade. The main residence is attached via a breezeway to a one-car garage. The garage has a swinging metal door. Both elements of the building are clad with stucco, and the roof features composition shingles. A metal gate secures the entrance to the breezeway, which also appears to be the location of the main entrance to the house. Fenestration includes multi-light steel frame casement windows. The house sits on a raised concrete foundation.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor

***P7. Owner and Address:**
Joyce F. Pressley
205 Judan St.
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** June 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-20

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1953; carport removed (date unknown).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand. The house at 205 Judan Street was part of a small subdivision known as Tract 1398, laid out in 1947 by I. Robb and Virginia Walt, Emmett E. Wilson, and G. W. Bradbury. The subdivision consisted of seven lots along Judan Street and Robbin Road. The house recorded here, built in 1953, was the last to be constructed in the tract. By that time, developers had filled the area with houses and multi-family buildings.

As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was built immediately south of this residence, which resulted in the demolition of all but two other houses in Tract 1398. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

This residence appears to be relatively unaltered from its original construction and thus retains integrity of design, materials and workmanship. However, the building's integrity of setting and feeling has been diminished with the construction of Highway 58 directly south of the property.

However, the construction of the highway just south of the property has compromised the building's and the tract's integrity of setting, feeling, and association. Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock. For the same reasons, Tract 1398 does not appear to be significant under this criterion. This subdivision provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract. It is neither an early or innovative example of suburban post-war residential development.

The original owner was Gerald and Margaret A. Ganopole, who sold the residence to Ora R. Green, a widow who worked at the General Hospital. Later Green married David Shifflet and the two owned the property until 1965, when William R. and Dona McCormick bought it.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture. The Ranch style became immensely popular in the late 1940s and 1950s when houses were built in the style nationwide in suburban communities, including throughout Bakersfield. Under NRHP Criterion D and CRHR Criterion 4, this building does not appear to be significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. This property 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.

[1] United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; United States Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-21

P1. Other Identifier: 2530 Colton Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 28E; __ ¼ **of Sec** 6; _____ **B.M.**

c. Address 2530 Colton Street City Bakersfield, CA Zip 93304

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 Number: 147-072-13

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

This 0.18-acre parcel contains a 933-sqaure foot Minimal Traditional-style residence and a detached garage. The residence has a rectangular plan, rests on a raised concrete foundation, and has a composition-shingle, cross-hip roof with narrow open eaves and exposed rafter tails (Photograph 1). A concrete porch extends along half of the main (south) façade, sheltered by a shed roof with modern metal posts and balustrade. The exterior is a combination of stucco siding with a horizontal wood apron. Fenestration consists of single-hung vinyl windows as well as a large fixed window on the façade. A shed roof porch awning is attached to the east side of the house, supported by metal posts and enclosed by a metal fence and gate. The square detached garage has a composition-shingle hip roof, open eaves, exposed rafter tails, and stucco siding with horizontal wood skirting (Photograph 2). The garage is accessed by a metal overhead door on the west facing façade as well as a glazed wood door on the south side.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1941, Kern County Assessor

***P7. Owners and Addresses:**
Otis W. Johnson
2530 Colton Street
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Steven Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** December 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-21

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** 1941; new patio roof and balustrade at unknown date; patio awning built between 1956 and 1968; replacement windows likely within last 10 years
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This residence and its associated garage were constructed in 1941 on Lot 13 of Tract 1149. This tract, hereafter known as Hughes Terrace, was developed in Bakersfield as the region was emerging from the Great Depression. Like most of the nation, Bakersfield experienced economic and social hardships during the Depression. The San Joaquin Valley was flooded with Dust Bowl migrants; and with little construction during these lean years, a housing shortage ensued. However, by the mid to late-1930s, the city's economy was beginning to show growth as construction activity rose and the city issued an increasing number of building permits. At the time of this tract's subdivision, the surrounding area constituted the southern tip of Bakersfield's city limits and residential tracts had only recently been developed in the area south of Brundage Lane.

Elsworth L. "Curly" Hughes and Thomas L. Royal subdivided this tract in April 1940, presumably on farmland owned by Hughes. A native of Kansas, Hughes came to Bakersfield in the first decade of the twentieth century. He first opened restaurant and owned and operated a saloon in the city, but by the late 1920s took up farming in south Bakersfield, in the vicinity of Terrace Way and Wible Road (south of Brundage Lane). He opened Hughes Tavern, located at Brundage and Hughes lanes (a short distance from his home at 220 Hughes Lane) the mid 1930s and a few years later turned his attention to real estate. As originally subdivided, the tract contained 36 lots of about 0.2-acres each. The lots generally fronted Colton Street, the north side of Terrace Way (east of Hughes Lane) and the east side of Dixon Avenue (from Brundage Lane to Colton Street). (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; Bailey, *Heart of the Golden Empire*, 91-93; Stein, *California and the Dust Bowl Migration*, 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Chris Brewer, *Historic Kern County*, 78; City of Bakersfield Planning Commission, *Greater Bakersfield Area Urban Growth Map* (1950). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

By June 1940, Hughes sold 19 lots in the southern portion of the subdivision to local realtor and developer Elmer F. Karpe, who immediately began marketing the tract as a Hughes Terrace, which was especially designed for the middle class. A newspaper article that month noted quick sales in the subdivision, with several new lot owners ready to build. By 1942 nearly every lot was developed with modest Minimal Traditional and Ranch-style houses, generally under 1,000 square feet in size, with detached garages. It appears that most of the homes within this subdivision were built by local builders, such as L. H. Neudeck, who owned his own Hughes Terrace home as well as owned partial interest in other lots.[1]

During the 1940s and 1950s, Bakersfield expanded its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned north of this residence, bisecting Hughes Terrace, which resulted in the demolition of seven houses.[2]

This building has been altered by the construction of a new patio roof, the addition of a modern porch balustrade, the construction of shed patio cover on the east side of the building, and the replacement of all original double-hung wood windows. These alterations have compromised the design, materials, and workmanship of this residence. While the construction of the highway in the mid-1970s is nearby this residence, it is far enough away that it does not damage its integrity of setting and feeling.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear individually significant, nor does it appear to contribute to a potential historic district consisting of all or part of the Hughes Terrace. The property does not have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential tracts in the 1930s and early 1940s. The subdivision does not appear to be an important example of housing within the context of expansion of Bakersfield's southern city boundaries in the years before World War II. The subdivision is neither an early or innovative example of this pattern of development and has been modified that it no longer adequately represents this trend. The residence documented on this form, therefore, does not meet NRHP Criterion A or CRHR Criterion 1, either individually or as a district contributor, because it does not have demonstrable significance within this context.

Under NRHP Criterion B or CRHR Criterion 2, neither this building nor Hughes Terrace appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. Oil worker Ralph C. Burlock and his wife Ruth purchased the property soon after this home was completion in 1941. The Burlocks remained at the residence

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[1] Kern County Recorder, Tract No. 1149 [map], filed April 22,1940; Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010, Year: *1920*;Census Place: *Township 11, Kern, California*; Roll: *T625_100*; Page: *2B*; Enumeration District: *104*; Image: *694*; Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002, Year: *1930*; Census Place: *Los Angeles, Los Angeles, California*; Roll: *137*; Page: *1A*; Enumeration District: *131*; Image: *1109.0*; "Five-Room House in Hughes Terrace," *Bakersfield Californian,* August 23, 1941, p 3; "6-Room Home to be Open Sunday," *Bakersfield Californian,* June 21, 1941, p5; "Home in New Tract Open for Inspection," *Bakersfield Californian,* April 12, 1941, p4; Advertisement, *Bakersfield Californian,* June 8, 1940, p5; "Documents Recorded at Hall of Records," *Bakersfield Californian,* June 8, 1940, p12; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1939, 1941, 1943); State of California, US, *Great Register of Voters* (Sacramento, CA: California State Library, various years).

[2] "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; "City Barely Touched," *Bakersfield Californian*, 2 November 1957.

until 1948 when they sold the property to another oil worker, W. Paul Carver and his wife Ruth. Over the next decade the property was owned by George and Jean Hall and George and Maxine Wagner.[3]

Under NRHP Criterion C or CRHR Criterion 3, neither this building nor Hughes Terraces appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a typical example of Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs lacking elaborate details. Neither the house or garage appears to embody the distinctive characteristics of its type, period, or method of construction, nor do they appear to be the work of a master. Hughes Terrace was laid out following widespread and well-established principals of subdivision development, namely the creation of small lots on a rectilinear grid pattern. The residences themselves were typical examples of popular architectural styles built in large numbers during the 1940s. The tract has been altered by modifications to or removal of the original houses in and infill construction. These modifications have compromised its historical integrity. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Detached garage at north end of parcel, camera facing northeast.

[3] *Bakersfield California City Directory 1942, 1949* (Los Angeles: R.L. Polk and Co. Publishers, 1942, 1949); Kern County Recorder, 30 July 1948, Deed, Book 1545, Page 112; Kern County Recorder, 23 June 1952, Deed, Book 1954. Page 232; Kern County Recorder, 1 November 1954, Deed, Book 2312, Page 489; Kern County Recorder, 29 March 1965.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-22

P1. Other Identifier: Tract No. 1402

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1402 was subdivided in 1947 and developed over the next seven years. The tract features a rectilinear layout. It originally included 37 rectangular parcels located in the area bounded by Brundage Lane to the north, Brite Street to the south, Dixon Avenue to the east, and a mid-block line between Myrtle Street and Stephens Drive to the west, and containing Terry Street. The construction of Highway 58 caused the removal of 19 lots south of Terry Street. The eight parcels the front Brundage Lane have been developed as commercial / light industrial properties. The remaining eight are located within the survey area of this project and contain structures built before 1964. Each of the surveyed properties consists of a stucco-clad simple Ranch house built between 1949 and 1954 that can be categorized as one of four types. The houses range in size from 951 to 1,864 square feet on lots from 0.18 to 0.38 acres.

Type 1 buildings can be classified as Massed Ranch houses. They have a mostly-square footprint and a broad hipped roof. The entry porch is recessed within a cutaway front corner. A three-sided bay is centered on the front façade of both 2704 and 2720 Terry Street, while 119 South Myrtle Street has a small diamond-shaped window in this (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. 119 S. Myrtle St., facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1947-1954, Kern County Assessor

***P7. Owners and Addresses:**
(see continuation sheet)

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch Variations
***B6. Construction History:** subdivided in 1947; homes built between 1949 and 1954 (see continuation sheet for alterations).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Tract 1402 and the individual houses do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. In particular, the land straddling Wible Road southwest of downtown was a location of new development. The residential area directly south of Brundage Lane in this area was mostly developed by the mid-1950s. In 1947, Elsworth L. Hughes subdivided Tract 1402, and it was developed over the next five years. Hughes was not known in Bakersfield as a developer; in the 1930s and 1940s, he owned property south of Tract 1402 and worked as a rancher and at a restaurant. As the city continued to grow throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately south of Terry Street and required the demolition of more than half of Tract 1402's houses.

Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. The trends in residential development changed, however, during the post-war era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to mass production of building materials, more (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, December 7 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, May 22 1946; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, March 7 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, May 8 1955; Kern County Tract Maps, Book 6 of Maps, Page 78, Tract No. 1402, 13 November 1947; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936, 1944); Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930), Kern County, Enumeration District 15-64, Sheet 13A; see footnotes.
B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

See Continuation Sheet

P3a. Description (continued):

location. The remaining fenestration includes double hung, fixed and sliding windows throughout each of these buildings. The Type 2 building, 2700 Terry Street, is a Ranch house located on a corner lot. It has a composite shingle cross-hipped roof, and the front entry and garage are located on adjacent street sides. The garage is attached to the house by a breezeway. Fenestration includes a large picture window flanking the front entry and grouped double hung wood windows throughout. Type 3 buildings are hipped roof Ranch houses with an integrated hipped roof garage that projects toward the street. The front entry porch spans the entire width of the ell and is sheltered by an extension of the roof. The garage wing of 2724 Terry Street has been converted into a living space with a pair of street-facing sliding windows. 2710 Terry Street has a large side addition that has altered the configuration of the building's front.

Type 4 buildings are side-gable or hip roof Ranch houses with porch covering the front entry. The two houses in this type fit into two sub-types. Type 4.1, 2728 Terry Street, has a centered entry with a pair of wood double-hung windows to one side and a large steel casement window on the other side. This building also has a partial-width porch. This type has an L-shaped footprint with an attached garage. Type 4.2, 117 South Myrtle Street, has a longer front façade, with a full-width porch and off-center entry. To one side of the entry are two double-hung wood windows, and to the other is a large steel multi-light fixed window. Type 4.3, 115 South Myrtle Street has a hip roof with small projecting porch roof sheltering a concrete stoop and steps. The entrance is centered on the façade, flanked by a multi-light fixed wood window and 4/4 double-hung wood window. This house has horizontal wood siding, composition shingle roofing and an exterior chimney on the south side. This type has a detached two-car garage behind the main residence.

Tract 1402 has a rectilinear layout with asphalt streets. Most of the properties feature concrete gutters, squared curbs and sidewalks; however, the properties along South Myrtle Street and the property at 2728 Terry Street do not have any of those features. Additionally, some of the houses feature mature trees and landscaping in the front yard, while others have only young trees or none at all. Each house has a lawn in the front yard and most have concrete driveways. Utility lines are generally located along wood poles behind the residences. An alley is located north of the houses on Terry Street.

The following table lists individual parcels of Tract 1402 that are located within the survey area of this project, including their respective type and documented/observed alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
147-042-07	2700 Terry St	1953	2; cross-hipped roof		2
147-042-08	2704 Terry St	1951	1; hipped roof	replacement windows	3
147-042-09	2710 Terry St	1951	3; hipped roof	side addition; repl. siding; repl. windows	4
147-042-10	2720 Terry St	1952	1; hipped roof		5
147-042-11	2724 Terry St	1954	3; hipped roof	conversion of garage into living space	6
147-042-12	2728 Terry St	1952	4.1; gabled roof	conversion of garage into 2-story living space; added detached two-car garage to property	7
147-041-07	117 S. Myrtle St	1952	4.2, gabled roof	conversion of garage into living space; repl. windows	8
147-041-06	119 S. Myrtle St	1949	1; hipped roof w/ exposed rafter tails		1
147-041-08	115 S. Myrtle St	1949	4.3; hipped roof	large rear addition; enclosed detached garage	9

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
2700 Terry Street	Miriam H. Urena	2700 Terry St. / Bakersfield, CA 93304
2704 Terry Street	Clarence D. and Cynthia Stephens	2704 Terry St. / Bakersfield, CA 93304
2710 Terry Street	Benedict J. Dominguez and Nora Hydie Navarete	2710 Terry St. / Bakersfield, CA 93304
2720 Terry Street	Richard S. and Florence Bussard	1501 Jenkins Rd. / Bakersfield, CA 93314
2724 Terry Street	Simon E. and Beda Hernandez	2724 Terry St. / Bakersfield, CA 93304
2728 Terry Street	Rebecca Slayton	2728 Terry St. / Bakersfield, CA 93304

Property Address	Owner	Owner Address
117 S. Myrtle Street	Terry A. Seaman	117 S. Myrtle St. / Bakersfield, CA 93304
119 S. Myrtle Street	Allan Ray and Barbara Joe Trapp	119 S. Myrtle St. / Bakersfield, CA 93304
115 S. Myrtle Street	Homero Mendoza	2419 Fremont St. / Bakersfield, CA 93304

B10. Significance (continued):

rapid construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard. This particular subdivision incorporates the rectilinear street pattern common in the pre-war era of housing development while following the post-war trend toward smaller lot sizes and architectural homogeny.

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[1] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[2]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[3] This tract is an example of a small collection of residences developed over a period of five years. Tract 1402 does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under Criterion 1 or A. Instead, the development is a small example of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[4] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level.[5] As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National

[1] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[2] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[3] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[5] State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1936-1945* (Los Angeles: R.L. Polk and Co. Publishers, 1936-1945); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952).

Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[6] Research did not reveal individuals significant to our history that had important associations with the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract does not include important characteristics of a postwar subdivision design, such as evidence of careful planning, curvilinear street layout or distinctive landscaping features, like tree-lined streets and sidewalk plantings. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[7] None of the individual residences in this tract represent important examples of a general architectural style. The houses contain elements of the Ranch style architecture, which became immensely popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation. While the houses in Tract 1402 possess different designs, they are modest examples of the Ranch style.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[8] The tract was subdivided in 1947, but development occurred over the span of five years. Research did not indicate the original construction company or architect involved in developing the tract. Elsworth L. Hughes owned the land and approved the subdivision of the tract, but little is known about his involvement in the development of the houses. Moreover, research did not suggest that Hughes was known for building homes in postwar Bakersfield. In the 1930s and 1940s, he was a rancher and worked at a restaurant. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[9] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[10] Instead, the houses are modest examples of simple Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[11] Even though Tract 1402 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), these properties are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Moreover, not only does the tract as a whole lack significance, it does not retain sufficient integrity of its components. Most of the houses have been altered to some extent, and these

[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[8] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.

modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement windows, replacement siding, additions, and converted garages. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[12] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1402 lacks uniformity in some of the design features. While most of the houses along Terry Street feature concrete gutters, squared curbs and sidewalks, the house at 2728 Terry Street, and the three houses along Souther Myrtle Street have none of those features. Likewise, some of the houses feature mature trees and landscaping in the front yard, while other have only young trees or none at all. Each house has a lawn in the front yard and most have concrete driveways. The simple layout of the street is retained. The construction Highway 58, just south of the houses recorded here, has drastically altered the integrity of the individual houses and the tract. It eliminated more than half of the original lots. Likewise, the commercial / light industrial development on Brundage Lane eliminated another eight lots. These various alterations to the individual components and the tract as a whole have substantially diminished the overall integrity of the tract.

The tract and individual residences have 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.

Photographs (continued):

Photograph 2. 2700 Terry St., facing northwest.

[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 3. 2704 Terry St., facing north.

Photograph 4. 2710 Terry St., facing northeast.

Photographs (continued):

Photograph 5. 2720 Terry St., facing north.

Photograph 6. 2724 Terry St., facing north.

Photographs (continued):

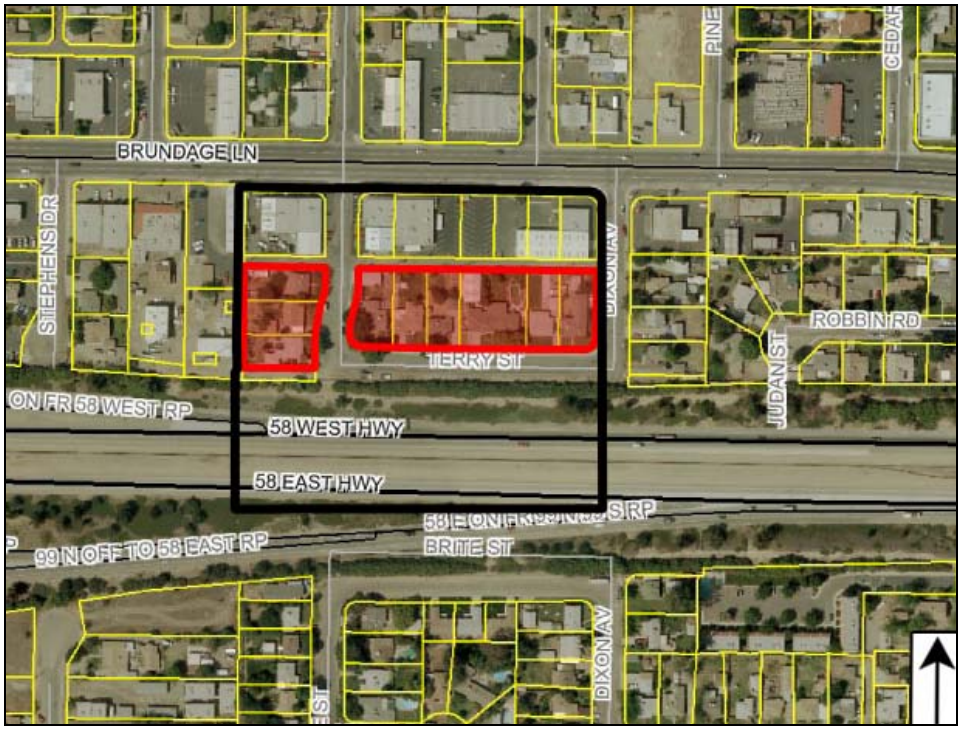
Photograph 7. 2728 Terry St., facing north.

Photograph 8. 117 South Myrtle Street, facing northwest.

Photographs (continued):

Photograph 9. 115 South Myrtle Street, facing west.

Sketch Map:



NOTE: Tract 1402 outlined in BLACK; Parcels shaded RED are located within the survey are for this project.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 05-23

P1. Other Identifier: 313 Dixon Avenue

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 313 Dixon Avenue City Bakersfield, CA Zip 93304

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 Number: 147-060-04

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

This 0.15-acre parcel contains an 864-square foot Ranch-style house. The building has an L-shaped plan, a composition-shingle side-gable roof with narrow eaves, exposed rafter tails. The exterior is clad in stucco with a low fieldstone apron on the front-gable projection and a low planter. The main entry is located within the north side of the front gable section, sheltered by a shed roof extension supported by wood posts with wood railing. A large fixed replacement window is centrally located in the gable projection. Remaining fenestration consists of 1/1 wood sash windows and sliding window on the far north end of the façade. The original integrated garage was converted to living space and now includes a modern entry door and window.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1940, Kern County Assessor Records

*P7. Owners and Addresses:
Jose Juan & Bertha Rocha
313 Dixon Avenue
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-23

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1940; stone apron added at unknown dated, garage infilled at unknown date.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This residence was constructed in 1940 during a period when Bakersfield as the region was emerging from the Great Depression. Like most of the nation, Bakersfield experienced economic and social hardships during the Depression. The San Joaquin Valley was flooded with Dust Bowl migrants; and with little construction during these lean years, a housing shortage ensued. However, by the mid to late-1930s, the city's economy was beginning to show growth as construction activity rose and the city issued an increasing number of building permits. At the time of this building's construction, the surrounding area constituted the southern tip of Bakersfield's city limits and residential tracts had only recently been developed in the area south of Brundage Lane. Once such tract was Hughes Terrace (Tract 1149), which was located directly across the street from the residence documented on this form. Most of the modest Minimal Traditional and Ranch-style homes in that subdivision were constructed at the same time and are similar in style to this residence.

During the 1940s and 1950s, Bakersfield expanded its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned north of this residence, bisecting Hughes Terrace, which resulted in the demolition of seven houses near this home. The construction of the highway immediately north of the property has compromised this property's integrity of setting and feeling. Furthermore, this building has been altered by the garage conversion, stone veneer, and some replacement window and these modifications have compromised the design, materials, and workmanship of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; Bailey, *Heart of the Golden Empire*, 91-93; Stein, *California and the Dust Bowl Migration*, 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Chris Brewer, *Historic Kern County*, 78; City of Bakersfield Planning Commission, *Greater Bakersfield Area Urban Growth Map* (1950). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear to have significant associations with residential development in Bakersfield during early twentieth century. It was built during a period of general expansion throughout the greater Bakersfield area, and is one of hundreds of houses built on agricultural land that was converted to residential use in the 1930s and early 1940s. Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. The first known owner of the house was Thurman T. Childers and his wife Anita in 1943. Childers held many jobs while living at their home from a salesman, equipment operator, a driver, and an excavating contractor. The Childers sold the property in 1952 to Milton and Viola Mowers. Four years later Raymond and Edna Etchecopar purchased the property. The Etcheopar family retained the property until 1996.[1] It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of Ranch-style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1943, 1945, 1946, 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1943, 1945, 1946, 1951); Kern County Recorder, 25 January 1952, Deed, Book 1891, Page 386; Kern County Recorder, 11 July 1956, Deed, Book 2634, Page 269; Kern County Recorder, 17 May 1995, Deed, Document No. 194059052; Kern County Assessor Records.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-24

P1. Other Identifier: 305 Dixon Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 305 Dixon Avenue City Bakersfield, CA Zip 93304

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 Number: 147-060-02

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

This 0.17-acre parcel contains three buildings: a 1,092-square foot Ranch-style house, and two detached garages. The rectangular residence has a concrete foundation and a composition-shingle side gable roof with narrow projecting eaves. The east side of the building is clad in board and batten siding while the rest of the house is clad in stucco. Fenestration consists of a mixture of fixed, sliding and casement metal windows. The original porch entrance, which is located on the southwest corner of the building, was enclosed in 1978. The main entrance at this location is slightly recessed and sheltered beneath the main roof. A secondary entrance is located on the about the same location on the west side of the building. The garages are sited west of the residences. Both have rectangular footprints and composition-shingle front gable roofs with narrow projecting eaves. The smaller of the two buildings has stucco and vertical wood siding, a wood-frame gable carport attached to its east side, and a metal window and wood door on its north side. The other garage has vertical wood siding, an aluminum sliding window and door on its west side and a metal, 2-car garage door on its north side.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. View of east and west sides, facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor Records

***P7. Owner and Address:**
Cesar Ayala
305 Dixon Avenue
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** House and smaller garage built in 1957, original porch enclosed in 1978, board and batten siding likely added at same time; second garage added in 1987
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

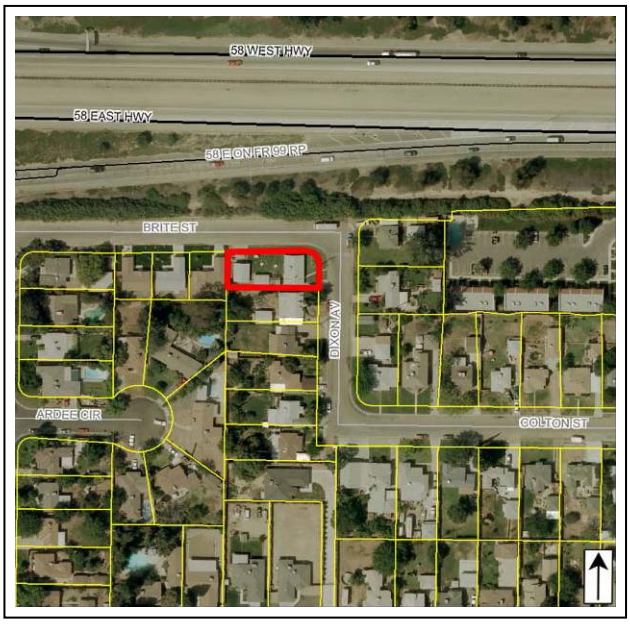
These buildings do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts.

This residence was constructed in 1957 adjacent to the Hughes Terrace neighborhood, which was subdivided and developed in the early 1940s. Unlike many of the postwar housing tracts being constructed during this period, it appear that the lots on the west side of Dixon were mostly purchased and developed by 1947 by individuals who constructed modest Minimal Traditional-style residences. The residence documented on this form, was built nearly ten years later as infill construction.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth strained the state's road and highway system. To alleviate traffic on the city's main thoroughfares, like Brundage Lane just north, the state constructed Highway 58 through Bakersfield. The new highway was aligned immediately north of this property, and required the demolition of several houses in the vicinity of this residence. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; see footnotes.

B13. Remarks:



***B14. Evaluator:** Chandra Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence has been altered in 1978 by the enclosure of the original front porch and the addition of board and batten siding on its main façade. These alterations have compromised the building's integrity of design, workmanship, and materials. The integrity of design, workmanship, and materials of this property is further compromised by the addition of a modern garage and the construction of a carport on the original garage in the late 1980s. Additionally, the construction of the highway in the mid-1970s immediately north of the property has compromised the building's integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock. Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. The earliest known owner and resident of this property was James C. Nichols, a foreman at Kern Ice and Cold Storage, and his wife Nancy Anne, lived in the house from 1958 to 1966. Wayne S. Williamson, who worked in the oilfield industry, purchased the property in about 1966 but by the mid-1970s, the house was utilized by Shelter Care Volunteers as a temporary housing facility for children whose parents could not take care of them. The facility was operated by the Kern County Welfare Department, but was dependent largely on volunteers to work at the facility on 1831 Ridge Road.[1] It does not appear that the Nichols, Williamsons, or any of the individuals directly associated with this property, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which was immensely popular in suburban communities nationwide during the late 1940s through the 1970s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Deed, Book 3973 Page 267, August 18, 1966; "Obituary Notices," *Bakersfield Californian*, June 19, 2009; *Bakersfield California City Directory 1958, 1968, 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1958, 1968, 1970); "Shelter Care laborers with love," *Bakersfield Californian*, Sep. 26, 1975.

Photographs (continued):

Photograph 2: Detached garages, camera facing southwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 05-25

P1. Other Identifier: 209 South Myrtle Street

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 209 South Myrtle Street City Bakersfield, CA Zip 93304

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 Number: 147-053-03

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

This .15-acre property contains an 879-square foot Minimal Traditional-style house and a detached, single-car garage. The residence is roughly rectangular in plan, has a composition-shingle hipped roof system with closed eaves and fascia boards. The main entry is located off of the partial-width, raised concrete porch. The porch is accessed by concrete stairs with metal railing and is protected by a shed roof. A large picture window is located under the shed roof. The remaining fenestration consists of one-over-one wood windows with wood sills. The detached garage has a composition-shingle hipped roof, closed eaves, fascia board, and a single-car metal overhead door. Both the residence and the garage are clad in stucco.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949, Kern County Assessor

*P7. Owners and Addresses:
Amanda M. Lara
209 South Myrtle Street
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-25

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1949
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1505, was subdivided by home builder John D. Deeter and his wife Marcella in 1949 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 19 rectangular parcels ranging from 0.15 to 0.19 acres. All of the lots front South Myrtle Street and by 1952, all of parcels were developed. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1505, June 30, 1949; "John H. Deeter (1919-2010)," *Bakersfield Californian*, 21 February 2010; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011), see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58 running in an east-west route through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence. As a result, the neighborhood streets were adjusted and the northernmost parcel on the east side of South Myrtle Street was demolished.

Research reveals that the first owner of the property was carpenter Oliver K. Brink and his wife Rhea who occupied the residence soon after construction in 1949. From 1954 into the 1960s, it appears that the house was used as a rental property. The current owner came in possession of the house in 2004.[1]

This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, materials, and association. However, the construction of the highway in the mid-1970s north of the property has compromised the buildings integrity of setting and feeling.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1505 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Under NRHP Criterion B or CRHR Criterion 2, neither this property nor Tract 1505 appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Tract 1505.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Tract 1505 appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this building is a modest and ubiquitous example of Minimal Traditional style architecture, which became exceedingly popular in the 1930s and 1940s due to the low-cost, compact designs that lacked elaborate details. While the house exhibits some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, it is a modestly executed example of the style. The building does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1951); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Kern County Assessor Records.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 05-26

P1. Other Identifier: 205 South Myrtle Street

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 28E; __ ¼ of Sec 6; _____ B.M.

c. Address 205 South Myrtle Street City Bakersfield, CA Zip 93304

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 Number: 147-053-02

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

This .15-acre property contains a 997-square foot Minimal Traditional-style house and an attached single-car garage. The residence is roughly rectangular in plan, has a composition-shingle hipped roof system with closed eaves and fascia boards. The exterior is clad in stucco with vertical boards affixed to the north and west walls around the entry. The main entry is located off of a small, raised concrete porch adjacent to the driveway. The porch is accessed by concrete stairs and is protected by an integral shed roof extension. Fenestration consists of two-over-two wood windows with wood sills. The attached single-car garage is accessed through a metal overhead door.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949, Kern County Assessor

*P7. Owners and Addresses:
Harolyn Johnson
P.O. Box 9724
Bakersfield, CA 93389

*P8. Recorded by: (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

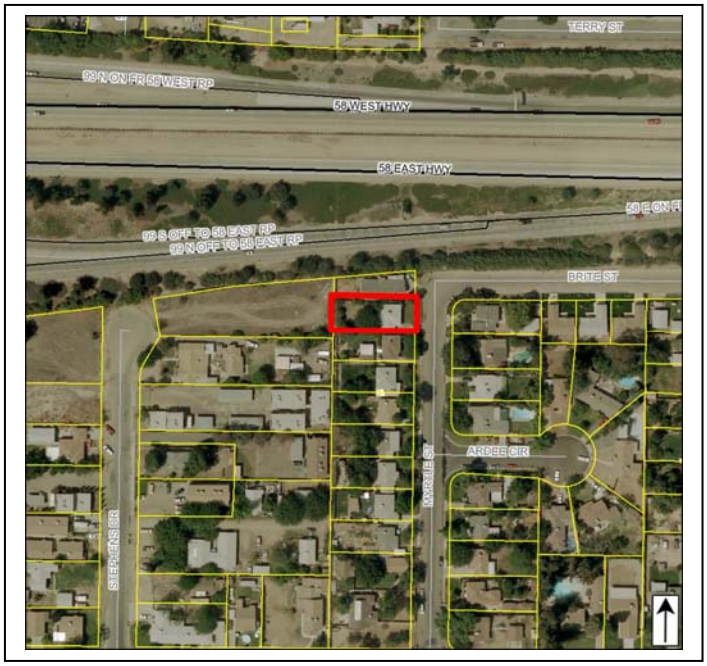
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1949.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Dandy Homes
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. During the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand. Bakersfield continued to expand its borders southward as new residential suburbs were being constructed to house the influx of new residents after World War II. As the city grew throughout the 1960s and 1970s, the state constructed Highway 58, running east-west through Bakersfield to alleviate traffic on the city's main thoroughfares, like Brundage Lane. The new highway was aligned immediately north of this residence. As a result, the neighborhood streets were adjusted and the northernmost parcel on the east side of South Myrtle Street was demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1505, June 30, 1949; "John H. Deeter (1919-2010)," *Bakersfield Californian*, 21 February 2010; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011), see footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residential tract, Tract 1505, was subdivided by home builder John D. Deeter and his wife Marcella in 1949 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 19 rectangular parcels ranging from 0.15 to 0.19 acres. All of the lots front South Myrtle Street and by 1952, all of parcels were developed.

Research revealed little information about the owners or occupants of this property. The building was constructed by local contracting firm Dandy Homes, Inc. in 1949. It appears that salesman David W. Thompson and his wife Pauline purchased the home after it was advertised by Dandy Homes, Inc. in the *Bakersfield Californian.* By the late 1950, three people with the last name Thompson are listed at the address, but it is unclear if they are related to David W. Thompson or if they are the owners of the property. By 1970, David W. Thompson's son Jack T. Thompson and his wife live at the residence. The current owner purchased the property in 1982 and resides at another address.[1]

This residence appears unaltered since its construction; therefore it retains integrity of location, design, workmanship, and materials. However, the construction of the highway in the mid 1970s next to the property has compromised the buildings integrity of setting, feeling, and association.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1505 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development. Under NRHP Criterion B or CRHR Criterion 2, neither this property nor Tract 1505 appears to be eligible for its associations with significant persons. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history on the local, state or national level. The house is also not significant for associations with any of the individuals responsible for the development of Tract 1505.

Under NRHP Criterion C (CRHR Criterion 3), neither this building nor the Tract 1505 appears to be significant for possessing distinctive characteristics of a type, period, or method of construction. Architecturally, this building is a modest and ubiquitous example of Minimal Traditional style architecture, which became widely popular in the 1930s and 1940s because of the low-cost, small designs. While the house exhibits some of the elements of the style, including compact footprint, narrow eaves and moderate-pitch roof, it is a modestly executed example of the style. The building does not appear to embody the distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] "For Sale – Improved Prop." [classified advertisement], *Bakersfield Californian*, 17 November 1949, pg. 37 (col. 8); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); "Bakersfield Evening High School Offers Wide Choice of Adult Classes," *Bakersfield Californian*, 19 January 1963, Pg. 30 (col. 2); "Parties, Jaunts Occupying Scores of Bakersfieldians," *Bakersfield Californian*, 1 February 1970, Pg. 14 (col. 2-3); Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 05-27

P1. Other Identifier: 24-26 Stephens Dr.

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; __ ¼ of Sec ____; _____ B.M.

c. Address 24-26 Stephens Dr. City Bakersfield, CA Zip 93304

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 Number: 147-031-07

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

This 2,339-square-foot Ranch-style residence is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The parcel consists of three buildings with a total of four residential units; two mirrored buildings are located near Stephens Drive, while a longer, two-unit building is set back on the property. Each building has low-pitch hip roof with moderate open eaves and fascia board. The walls have stucco cladding above a stone skirt wall. Fenestration on all buildings consists of aluminum-sash horizontal sliding windows. A front entry door on each of the four residential units is sheltered by a small shed roof extension. The two smaller buildings each have an integrated one-car garage while the longer building has two integrated side-by-side one-car garages. The buildings sit on concrete foundations.

*P3b. Resource Attributes: (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1963, Kern County Assessor Records

*P7. Owner and Address:
Elmer L. Brooks
2821 Brundage Ln.
Bakersfield, CA 93304

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-27

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1963.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

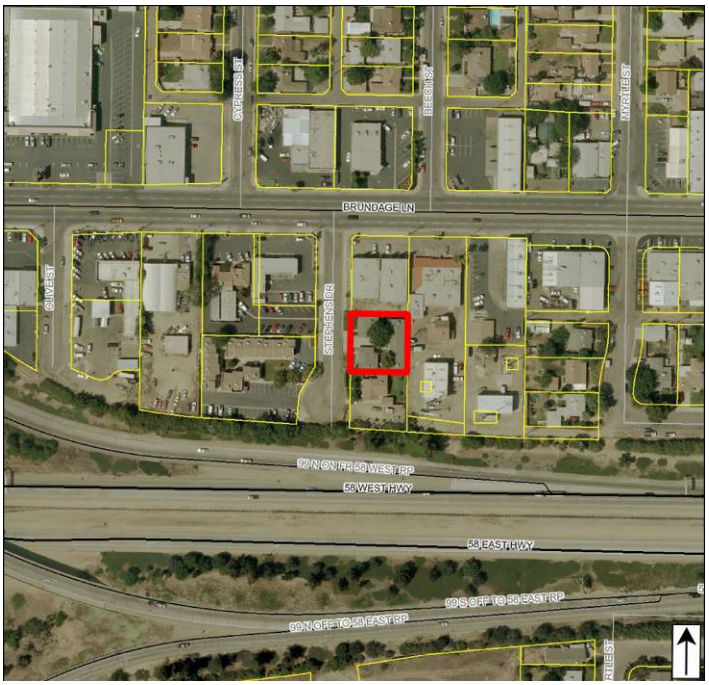
This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historicsl Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2009 at www.dof.ca.gov/research/demographic/reports/census-surveys/historical_1850-2000/; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The buildings recorded here were built in 1963 in a well-developed area of Bakersfield. The buildings appear to have replaced a residence that used this address. Since the end of World War II, the city had increasingly annexed and built on land south of Brundage Lane. By the late 1960s the house was surrounded by residences and, along Brundage Lane, commercial properties. In the 1960s and 1970s, the City of Bakersfield and the State of California worked to develop better freeways through the city. As a result, the state constructed Highway 58 through Berneta Park and directly north of the property documented on this form. [1]

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with residential development in Bakersfield during mid twentieth century. The property was one of thousands of single- and multi-family residential buildings constructed on during the 1950s to meet the growing demand for housing. Research did not reveal who originally owned or resided at the buildings recorded here. The current owner, Elmer L. Brooks, is also owner of Brooks Brothers Carpet and Drapery located directly east of this property. Elmer L. Brooks did not make demonstrably important contributions to history at the local, state, or national level, and thus the building does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[2]

Under NRHP Criterion C or CRHR Criterion 3, these buildings are not significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master. The buildings are modest examples of Ranch style architecture, which became the predominant architectural style for residential properties in the postwar period. The buildings retain integrity of materials, workmanship, and design as it appears very little has changed from the original construction. However, this property's overall integrity of setting, location, feeling and association has diminished with the construction of Highway 58 in the mid-1970s to the south. Furthermore, built environments are rarely significant under NRHP Criterion D and CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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[1] Kern County Assessor Records, "24-26 Stephens Drive, Bakersfield, CA, APN: 147-031-07-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2944, 1975; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California.
[2] Kern County Recorders Office Records, Grantor/Grantee online index, accessed online at http://recorderonline.co.kern.ca.us/ on 28 October 2009.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-28

P1. Other Identifier: Tract No. 1527

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E ; __ ¼ **of Sec** 36; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1524 was subdivided in 1949 and has a rectilinear plan. It originally included 86 parcels positioned along Cypress and Beech streets directly south of Bank Street. Only two of the residential properties in this tract are located within the survey area of this project and possess structures built before 1964. They are architecturally similar simple Ranch-style houses with L-shaped footprints and were built in 1950. The two stucco-clad residences are topped with composition shingle hip roofs with moderately overhanging closed eaves. The main (east) wall features an off-center entrance atop a small concrete stoop. A single window is located north of the door, and includes a small wood planter shelf. The opposite side of the door features a large, fixed picture window, and a pair of windows. The residence at 21 Cypress Street has replacement vertical sliding vinyl windows and retains the original fixed window (Photograph 1). The paired windows on this residence are located on a slightly projecting element with secondary hip roof. The residence at 25 Cypress Street includes original double-hung wood windows and the original fixed window with diamond muntins (Photograph 2). A small shed hood shelters the entrance stoop on this house, and is supported by iron columns with railing. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. 21 Cypress St., facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1949-1950, Kern County Assessor

***P7. Owners and Addresses:**
(see continuation sheet)

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** June 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-28

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** subdivided in 1949; homes built in 1950 (see continuation sheet for details on alterations).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Tract 1527 and the two individual houses within the survey area do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA.

Bakersfield's population expanded rapidly in the period following World War II, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great need created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development occurred in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. During that same span, there were 23 new tract developments and a population gain of over 17,000. This tract was subdivided in 1949 by Ralph Smith, a land developer. The houses were built the following year. At the time, the surrounding area was well developed, as the city began spreading south and west of downtown.

The Smith name has been synonymous with local real estate and development in Bakersfield since 1909 when Harry F. Smith moved to the city. When he died in 1937, his grandson Ralph L. Smith, Jr. inherited the business. By the end of the 1940s, he had finished the Bakersfield developments at Casa Loma, California Avenue, Beale Park and North Westchester. Smith worked with a variety of builders; however, research did not indicate who he contracted to build Tract 1527. The following decade he developed College Heights and Park Stockdale. Altogether, he developed over 4,000 residential lots. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, December 7 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, May 22 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, December 28 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, February 2 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, March 7 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, May 8 1955; Janet Wheeler, "Bakersfield Association of Realtors: An Important Part of City's History," *Bakersfield Magazine*, October 1995; Camille Gavin and Kathy Lever, *Kern's Movers & Shakers* (Bakersfield, CA: Kern View Foundation, 1987); see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

Tract 1527 features a rectilinear layout with asphalt street and concrete sidewalks, gutters and square curbs. The majority of the properties include a lawn and many have mature trees in the front yard. Mid-block alleys run behind the properties; attached garages are accessed from these paved roadways. Most of the houses feature a concrete walkway from the sidewalk to the front door. Utility lines run along wood poles located in the alleys behind the houses.

The following table lists individual parcels of Tract 1527 that are located within the survey area of this project, including any documented alterations and/or additions.

APN	Address	Date	Alterations and/or Additions	Photo #
008-073-09	21 Cypress Street	1950	Replacement windows	1
008-073-08	25 Cypress Street	1950	Rear porch addition	2

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
21 Cypress Street	Davis A. & Diana S. Arnone	21 Cypress St. / Bakersfield, CA 93304
25 Cypress Street	Heath M. Lawson	25 Cypress St. / Bakersfield, CA 93304

B10. Significance (continued):

The practice of subdividing land to construct a collection of similar "tract" houses did not become widespread until after World War II. Prior to the war, developers instead sold lots to individual buyers who then built their own "custom" home. These houses may have been modeled after a common architectural design or designed by a local architect in his or her own identifiable style, but they were generally not architecturally interrelated. Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. The trends in residential development changed, however, during the post-war era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more rapid building construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or at least shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard.

Tract 1527 incorporates the rectilinear street pattern common in the pre-war era of housing development while following the trend toward smaller lot sizes and architectural homogeny. It has undergone relatively minimal changes to its layout, but some of the individual components (that is, the homes themselves) have been altered. Alterations include replacement windows (often of a different material or a modified configuration), new doors, and replacement siding. More drastic changes to the buildings include room additions, converted spaces, the construction of carports and the addition of outbuildings.

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[1] The current evaluation utilizes guidance presented in the Caltrans study as well as

[1] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.

evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[2]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[3] This tract is an example of a moderately sized residential subdivision featuring houses with generally the same design and architectural style. Tract 1527 does not appear significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under Criterion 1 or A. Instead, the development is one of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques were used to develop the tract. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[4] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. The residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[5] Research indicated that no individuals significant to history had important associations with the tract.[6]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract does not include important characteristics of a postwar subdivision design, such as evidence of careful planning, curvilinear street layout or distinctive landscaping features, like tree-lined streets and sidewalk plantings. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[7] None of the individual residences in this tract represent important examples of a general architectural style. The houses contain elements of the Ranch style architecture, which became immensely popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation. While the houses in Tract 1527 possess different designs, they are modest examples of the Ranch style.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and

[2] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[3] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[6] Polk's Bakersfield California City Directory 1952, (Los Angeles: R.L. Polk and Co. Publishers, 1952); *California Voter Registrations, 1900-1968*, accessed online at www.ancestry.com on 17 December 2009.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

quality."[8] The tract was subdivided in 1949 and largely developed in the following year. Research did not indicate the original construction company or architect involved in developing the tract. Realtor and land developer Ralph Smith owned the land, and likely participated in developing and selling the homes. However, he often worked with construction companies to do so. While Smith developed many homes throughout the postwar period, he did not gain significance within this context, and was not generally recognized for his contributions by his peers. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[9] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[10] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[11] Even though Tract 1503 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), the tract and the individual residences are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. The tract and the properties included in this survey do not appear significant under any criteria. While only two of the original 86 parcels are included in this survey, JRP conducted reconnaissance survey of several surrounding properties. Most of the properties have undergone alterations since their original construction that has compromised the integrity of the individual properties as well as the tract as a whole. These alterations (some of which are shown in the table in P3a above) include replacement windows, replacement siding and large rear additions. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity; although, as the Caltrans study points out, the integrity threshold for the individual contributors is lower than the threshold for an individual property.[12] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1527 includes concrete sidewalks, gutters and squared curbs. Each lot generally features a front lawn with some level of vegetation. Some properties include mature trees and vegetation in the front yard, while others have young trees or none at all. The utility lines stretch along poles located behind the residences. Most lots have a concrete walkway from the sidewalk to the front door. Many of the houses appear to have undergone moderate to extensive alterations, and the tract does not appear to retain sufficient overall integrity.

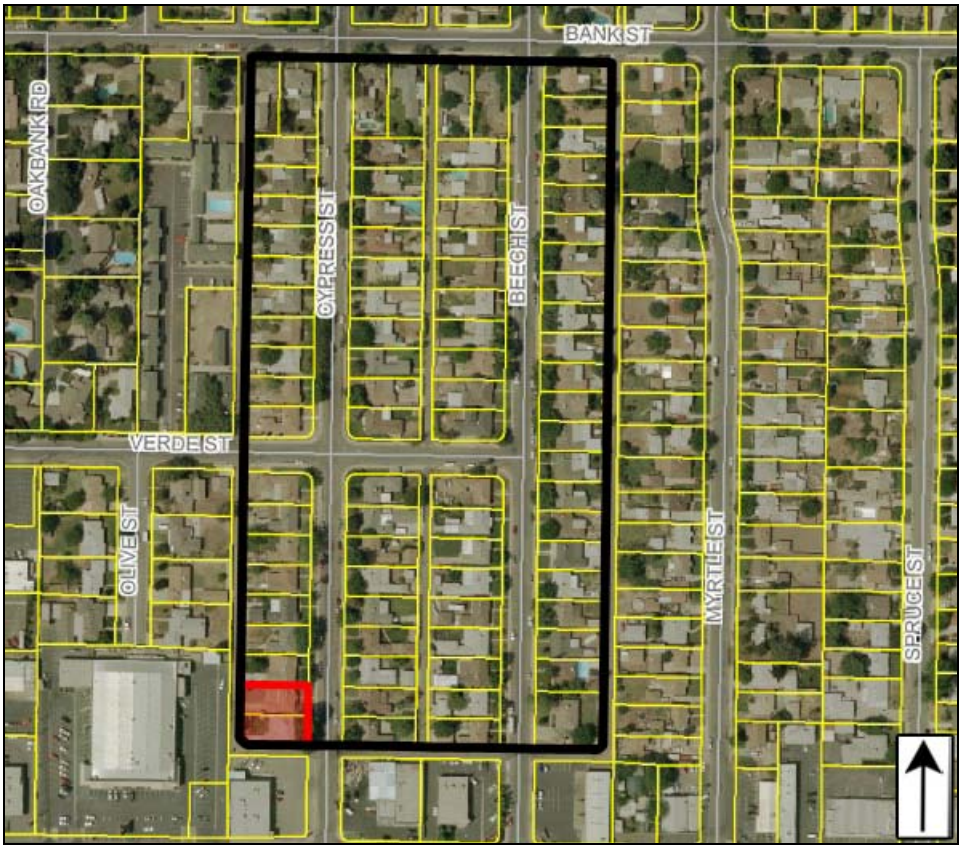
This subdivision and its individual properties have been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and do not appear to be historical resources for the purposes of CEQA.

[8] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 25 Cypress Street, facing west.

Sketch Map:



NOTE: Tract 1527 outlined in BLACK; Parcels shaded RED are located within the survey are for this project.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-29

P1. Other Identifier: Olive Street

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

The eight residences on the Olive Street south of Verde Street are architecturally similar Ranch-style houses all constructed in 1950 and can be categorized as one of two very similar types. Three of these houses are located within the survey area of this project. All three fall into Type 1, and have rectangular footprints and a raised concrete foundation. These three houses are topped with a cross-hip roof with wide open eaves and exposed rafter tails. The main entrance is offset on the front façade, sheltered under a shed-roof porch. An attached hip-roof two-car garage projects slightly from the residence. Fenestration consists of steel fixed and casement windows with wood lug sills. A three-sided bay is located on the front façade. The building includes an interior chimney. Type 2 differs only in the roof. These houses have a side-gable roof with a parallel and slightly projecting side-gable garage.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. 100 Olive Street, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor Records

***P7. Owners and Addresses:**
(see Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** June 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Buildings constructed in 1950 (see P3a continuation sheet for details on alterations).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: Randall Presley, Joseph McGalliard
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

The three houses documented on this form do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) either individually or as potential historic district, nor do they appear to be historical resources for the purposes of CEQA. These buildings were constructed during a period of great growth in Bakersfield. The city's population expanded rapidly in the period following World War II, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great need created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development occurred in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. During that same span, there were 23 new residential subdivision developed and the city's population gained over 17,000 new residents.

The eight houses along Olive Street (south of Verde Street) were never officially recorded as a tract with the County of Kern, but Randall Presley, a prolific Bakersfield developer, developed these architecturally similar residences as part of a small residential neighborhood. Presley and his partner Joseph McGalliard developed this part of Olive Street in 1950. During the pre-war period, Olive Street was situated along the western edge of Bakersfield, just inside the city limits. Aside from a scattering of subdivisions, the area to the west remained large swaths of open agricultural land until after World War II. Presley and his team used nearly identical floor plans for these similar Ranch-style houses, which were primarily occupied by working-class families employed as clerks, mechanics, lab technicians, etc. Over the years, several of the owners made alterations to the houses, including rear additions, garage conversions, replacement windows, and modern siding and roofing. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, December 7 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, May 22 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, December 28 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, February 2 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, March 7 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, May 8 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2009
(This space reserved for official comments.)

P3a. Description (continued):

The following table lists individual parcels on this part of Olive Street that are located within the survey area of this project, including their respective type and any documented alterations and/or additions.

APN	Address	Built Date	Alterations and/or Additions	Photo No.
008-062-09	100 Olive St.	1950	garage converted to living space; replacement and enlarged windows; rear addition	1
008-062-28	105 Olive St.	1950	garage converted to living space with secondary entrance; rear addition	2
008-062-27	115 Olive St.	1950		3

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
100 Olive St.	Ruby Young	5301 Cameron Court / Bakersfield, CA 93309
105 Olive St.	Ruby Young	5301 Cameron Court / Bakersfield, CA 93309
115 Olive St.	Randle and Kathleen Wheat	115 Olive Street / Bakersfield, CA 93304

B10. Significance (continued):

The practice of subdividing land to construct a collection of similar "tract" houses did not become widespread until after World War II. Prior to the war, developers instead sold lots to individual buyers who then built their own "custom" home. These houses may have been modeled after a common architectural design or designed by a local architect in his or her own identifiable style, but they were generally not architecturally interrelated. Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. The trends in residential development changed, however, during the post-war era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more rapid building construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or at least shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard.

The eight-house residential development incorporates the rectilinear street pattern common in the pre-war era of housing development while following the trend toward smaller lot sizes and architectural homogeny. It has undergone relatively minimal changes to its layout, but some of the individual components (that is, the homes themselves) have been altered. Alterations include replacement windows (often of a different material or a modified configuration), and some additions and replacement stucco are also evident. Five of the residences have converted garages.

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[1] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[2]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the

[1] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[2] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.

Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[3] This subdivision is an example of a very small residential subdivision featuring houses with generally the same design and architectural style. It does not appear significant for its association with important historic events. The subdivision is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under NRHP Criterion or CRHR Criterion 1. Instead, the development is one of many residential subdivisions that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques were used to develop the tract. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[4] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of primarily working class individuals. It appears some of the houses were occupied and owned by people associated with Youngs Market, located directly south of Olive Street on Brundage Lane. William and Ruby Young lived at 105 Olive Street and Charles J. and Elaine Young resided at 125 Olive Street, which is located outside the survey area for this project. Other occupants with associations to Youngs Market included Hoy Tam and Sun Chan Young, at 100 Olive Street. It does not appear that anyone related to the use of these resources made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[5] Research indicated that no individuals significant to history had important associations with this subdivision.

Under NRHP Criterion C (CRHR Criterion 3), neither the subdivision, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The subdivision does not include important characteristics of a postwar subdivision design, such as evidence of careful planning, curvilinear street layout or distinctive landscaping features, like tree-lined streets and sidewalk plantings. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[6] None of the individual residences in this development represent important examples of a general architectural style. The houses contain elements of the Ranch style architecture, which became immensely popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation.

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[3] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125; Polk's Bakersfield California City Directory 1952, (Los Angeles: R.L. Polk and Co. Publishers, 1952); *California Voter Registrations, 1900-1968*, accessed online at www.ancestry.com on 17 December 2009; *Polk's Bakersfield California City Directory 1949, 1952, 1956, 1960, 1964* (Los Angeles: R.L. Polk and Co. Publishers); US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., GS-VBZI 1-233, 1968; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; State of California, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1936-1945* (Los Angeles: R.L. Polk and Co. Publishers, 1936-1945); Deeds, Book 1761 Page 132, Document Number 151001107, 9 January 1951; Deeds, Book 1727 Page 247, Document Number 150043251, 19 October 1950.
[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

Neither the subdivision nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[7] Randall Presley and Joseph McGalliard developed this cul-de-sac on Olive Street in 1950. Mr. Presley grew up in Pensacola, Florida, and began his career in real estate in Bakersfield after serving in World War II as a pilot and bombardier. His first development in Bakersfield consisted on 12 houses on three acres which he subdivided in 1946. During his early years in the business, Presley merely subdivided the land and sold the homes while he subcontracted architectural services and construction of the residences. This appears to be the case with these eight houses that in this neighborhood. In 1951, Presley branched out and started a general business incorporating real estate and construction. By 1955, he had built subdivisions in the Benton Park, Stockdale, College Heights, and Panorama Drive areas. Many of these subdivisions utilized standard Ranch-style plans. In 1956, he founded Presley Development Company, which quickly grew into a national operation with headquarters in Orange County, California. He eventually sold the firm for $93 million, 38 years after getting started in the business.[8] While Randall Presley was prolific developer of homes in California, he was one of many postwar developers who constructed modest residential subdivision throughout the Bakersfield area and does not appear to be significant for his home-building efforts. Even if he were found to be a master home-builder under this criterion, this Olive Street subdivision is a modest and unimportant example of his work. With only 8 properties, it is a very small development, and it does not stand out among his portfolio of housing projects. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[9] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[10] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[11] Even though this subdivision is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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[7] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 20.

[8] "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," National Register Bulletin, 2002; Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States,* (New York: Oxford University Press, 1985), 240; Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004), 11-17; "Realty Row" *Bakersfield Californian*, 3 November 1951; "Randall E. Presley, 1987 Honoree, Founder, The Presley Company," California Homebuilding Foundation, accessed online at www.mychf.org/go/chf/hall-of-fame/past-honorees/presley-randall-e/ on 30 March 2009; "Builder of the Year Named," *The Daily Review* (Hayward), 4 June 1972; Marty Gibson, "Randall Presley: Ahwatukee Visionary," *Ahwatukee Foothill News*, 3 July 2008, accessed online at www.ahwatukee.com on 30 March 2009.

[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 20.

[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.

[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 5, 20.

Photographs (continued):

Photograph 2: 105 Olive Street, facing northwest.

Photograph 3: 115 Olive Street, facing west.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 05-30

P1. Other Identifier: Tract No. 1549

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1549 was subdivided in 1950 and developed the same year. The tract was laid out with a rectilinear plan. It originally included 77 rectangular parcels positioned in the area bounded by Brundage Lane to the north, Terrace Way to the south, Olive Street to the east, and Wible Road to the west, and containing Pamela, Bernie, Caverna and Doresta Drives. Construction of Highway 99 resulted in the elimination of 62 parcels. Of the remaining 15 parcels, six are located within the survey area of this project and feature structures built before 1964. Each of the surveyed properties have lots between 0.12 and 0.19 acres and contain Ranch-style houses between 858 and 1,212 square feet in area, and that can be categorized as one of two types. Type 1 buildings are L-shaped and have an overhanging cross-hipped roof with wood fascia boards. The half-width raised front entry porch is located along the ell beneath a shed roof extension supported by square wood posts. A three-sided projecting bay with a brick skirt wall flanks the front door. The projecting garage wing faces the street. Fenestration includes three-part steel casement windows and a fixed picture window. Some houses feature a bay projection on the façade featuring casement windows. Type 2 buildings have a more rectangular footprint (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. 3100 Doresta Dr., primary façade, facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor Records

***P7. Owners and Addresses:**
See Continuation Sheet

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Tract subdivided in 1950; homes built in 1950 (see continuation sheet for details on alterations).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Tract 1549 and the individual residences documented on this form do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. In particular, the land straddling Wible Road southwest of downtown was experiencing new development. The residential area directly south of Brundage Lane and east of Wible Road was mostly developed by the mid-1950s. Charles Dore, one of the founders of Superior Oil Company, owned much of this land, most of which he subdivided in 1950 as Tracts 1549 and 1579. Dore retired from Superior Oil in 1939 and moved to Bakersfield where he continued to be involved in the oil business.

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. The majority of Tract 1549 was lost as a result of the (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1549, May 17, 1950, Book 7 of Maps, Page 95-96; Kern County Tract Maps, Tract No. 1579, Sept. 21, 1950, Book 7 of Maps, Page 118; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "Oil Pioneer Services Set for Tuesday," *Bakersfield Californian*, 19 December 1955. See footnotes.

B13. Remarks:

***B14. Evaluator** Joseph Freeman
***Date of Evaluation:** December 2011

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

and a side-gabled or hipped roof. The front entry is often recessed within the interior corner of a slightly-projecting end bay that is either front-gabled (228 South Olive Street) or side-gabled (3112 Terrace Way). The house at 228 South Olive Street has a stone skirt wall, a wood shake roof, and replacement windows with aluminum awnings. A new detached garage was built in 1981. The original garage was behind the house to the east, but has since been converted to a shed or living space combining with the breezeway that linked it to the house. 3112 Terrace Way has a composite shingle roof and vinyl replacement windows. The projecting east end was originally an attached garage; it was converted to a living space in 2004. 230 South Olive Street has a projecting window wall and original 1/1 double-hung wood windows. It has stucco siding and composition shingle roofing. There are three of each type recorded on this form.

Tract 1549 has a rectilinear layout with asphalt streets and concrete gutters and squared curbs. The front yards feature lawns and a variety of vegetation. Only a few houses appear to have mature trees that could date to the original period of construction. Some of the properties have concrete driveways and walkways to the house; others have attached garages in the rear that are accessed by an alley. The utility lines stretch along poles located behind the residences.

The following table lists individual parcels of Tract 1549 that are located within the survey area of this project, including their respective type and any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
147-025-02	3100 Doresta Dr	1950	1; cross-hipped roof		1
147-026-12	3113 Doresta Dr	1950	1; cross-hipped roof		2
147-021-26	228 S Olive St	1950	2; gabled roof	replacement windows; garage and breezeway converted to shed/living space (1962)	3
147-026-16	3112 Terrace Way	1950	2; gabled roof	replacement stucco; replacement windows; garage converted to living space (2004)	4
147-021-18	230 S. Olive St	1950	2; hip roof	Original windows replaced with large single pane picture window	5
147-026-13	3107 Doresta Dr	1950	1; cross hipped roof		6

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
3100 Doresta Dr	Fred S. and Donna J. Eaton	3100 Doresta Dr. / Bakersfield, CA 93304
3113 Doresta Dr	CWABS, Inc. Series 2005-14	n/a
228 S Olive St	Felipe and Alicia Munoz	203 Beech St. / Bakersfield, CA 93304
3112 Terrace Way	Fred Frias	4309 Rosewall St. / Bakersfield, CA 93313
230 S. Olive St	Rev Jue Family	230 S. Olive St. / Bakersfield, CA 93304
3107 Doresta Dr	Alfonso and Cristina Alvarez	3107 Doresta Dr / Bakersfield, CA 93304

B10. Significance (continued):

construction of this new highway. The State of California acquired (and subsequently razed) over sixty parcels for the purposes of the freeway and its junction with Highway 99.[1]

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential

[1] "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13.

historic districts using NRHP criteria.[2] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[3]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[4] This tract is an example of a moderately sized residential subdivision featuring houses with generally the same design and architectural style. Tract 1549 does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under this criterion. Instead, the development is one of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques were used to develop the tract. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[5] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[6] Research indicated that no individuals significant to history had important associations with the tract.[7]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features and house designs are modest representations of the common postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar to or the same as many others in the same tract and elsewhere in the region and country.[8] None of the individual residences in this tract represent important examples of a general architectural style. The houses are unexceptional examples of Ranch style architecture, which became immensely popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of

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[2] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[3] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[7] *Polk's Bakersfield California City Directory 1950* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.
[8] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[9] The architects and builders of Tract 1549 were not revealed during research. Charles Dore owned the land, but research did not reveal his level of participation in the development of the tract. Dore was a successful business man who made his living in the oil industry. He is not well known for developing housing tracts, and Tract 1579 is not significant for its associations with Dore. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[10] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[11] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." However, as the National Park Service guidelines note, the district must possess architectural or historical significance under one of the other three criterion or other parts of Criteria C or 3.[12] Even though Tract 1549 is a distinguishable entity comprised of houses that lack individual distinction, it does not meet the threshold of architectural or historical significance as a district or assemblage of structures.

Under NRHP Criterion D (CRHR Criterion 4), this tract and the individual residences are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Moreover, not only does the tract as a whole lack significance, it does not retain sufficient integrity of its components. Some of the houses have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement and resized windows, replacement siding, additions, and converted garages. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[13] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1549 features a rectilinear layout with concrete gutters and squared curbs. None of the properties includes sidewalks. The front yards feature lawns and a variety of vegetation. Only a few houses appear to have mature trees that could date to the original period of construction. Some of the properties have concrete driveways and walkways to the house; others have attached garages in the rear that are accessed by an alley. The utility lines stretch along poles located behind the residences. The single biggest and most significant alteration to Tract 1549 was the elimination of 80 percent of the original parcels when Highway 99/58 was constructed. This change, as well as the alterations to the individual properties, has substantially diminished the overall integrity of the tract.

This subdivision and its individual properties have 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 does not appear to be a historical resource for the purposes of CEQA.

[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[10] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[13] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 3113 Doresta Dr., primary façade, facing south. Type 1.

Photograph 3. 228 S. Olive St., primary façade, facing east. Type 2.

Photographs (continued):

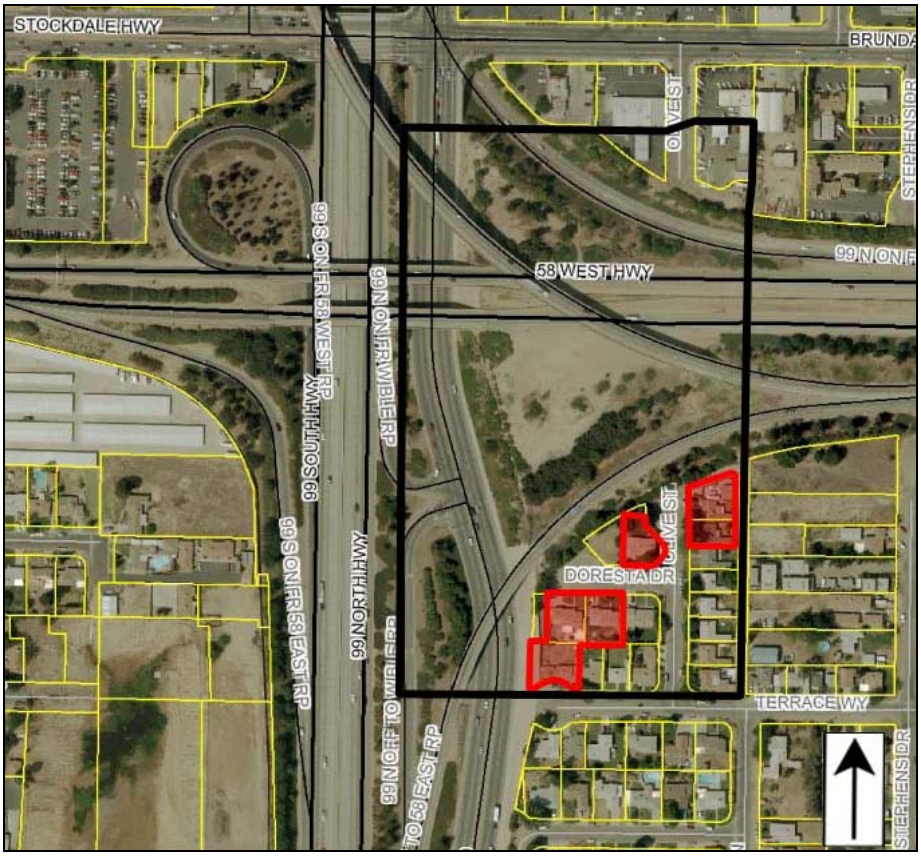
Photograph 4. 3112 Terrace Way, primary façade, facing north. Type 2.

Photograph 5. 230 South Olive Street, primary façade, facing east. Type 2.

Photographs (continued):

Photograph 6. 3107 Doresta Drive, primary façade, facing south. Type 1.

Sketch Map:



NOTE: Boundaries of Tract 1549 outlined in BLACK; Parcels shaded RED are inventoried on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-01

P1. Other Identifier: 3400 Madrid Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 3400 Madrid Avenue City Bakersfield, CA Zip 93309

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 Number: 164-101-13

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

This .16-acre parcel contains a 1,287-square foot Ranch-style house with a garage that is attached to the house by a breezeway (Photographs 1 & 2). The building has an L-shaped footprint, rests on a raised concrete foundation, and has a composition-shingle hipped roof with exposed rafter tails and decorative fascia board in the gable ends. The exterior of the residence is stucco, with vertical wood boards and a brick apron applied to the southern facing façade. The main entry is located off of a partial-width porch on the façade and is protected by a metal security door. A brick chimney is affixed to the façade and projects through the front-gale roofline. Fenestration consists of aluminum framed sliding windows with decorative trim surrounds on the façade. Metal window awnings at attached to the windows on the east side. The connecting breezeway is located on the north side of the residence, has a flat roof, and metal fencing on the east side (Photograph 2). The front-gable garage is rectangular in plan, has exposed rafter tails with decorative fascia board in the gable end, is clad in stucco and has a modern overhead garage door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1961, Kern County Assessor

***P7. Owners and Addresses:**
Thomas H. & Opal Parker
3400 Madrid Avenue
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-01

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1961.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Neither this residence, nor Tract 1916 as a whole, appears to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region quickly experienced a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing and also resulted in increased development. In the first decade after the war over twenty square miles of new housing occurred in the greater Bakersfield area and between 1950 and 1955 alone, approximately 12,000 new homes were built. During that time there were 23 new tract developments and a population gain of over 17,000. The city's boundaries spread as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the land southwest of downtown Bakersfield was the scene of new development.

The residential area directly north of Ming Avenue and west of present-day Highway 99 was developed at the end of the 1950s by PRM, Inc. Owned by Leonard M. Parsons, Jack D. Reeder and Kenneth Mynatt, PRM subdivided two adjacent housing developments, Tracts 1915 and 1916, in 1956 and 1958, respectively. This area was wholly agricultural as late as 1956. As originally subdivided, Tract 1916 consisted of ninety 0.15-acre lots bounded by South Real and Wible roads, and included Granada, Laverne and El Dorado avenues, Seville Street, Ventura Way and Coronado Court. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** County Tract Maps, Tract No. 1915, September 28, 1956, Book 9 of Maps, Page 94; Kern County Tract Maps, Tract No. 1916, May 13, 1958, Book 10 of Maps, Page 1;"Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS Corporation, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13. See footnotes.
B13. Remarks:

***B14. Evaluator:** Toni Webb/Heather Miller
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

However, post-war growth strained Bakersfield's road and highway system and a multi-lane freeway, the Highway 99 Bypass, was constructed on the west edge of the city in 1963. The State took 28 of the easternmost lot (roughly between Madrid Avenue and Ming Road) within this subdivision for the construction of this bypass, and PRM re-subdivided the southernmost portion of the tract in 1961 that included those lots fronting El Dorado, Coronado and Ventura. As a result, approximately 35 lots were combined into a single parcel that was later developed for commercial use. Presently, this tract contains less than 30 percent of its original lots. While the members of PRM were in the housing development industry, they sold individual lots in Tract 1915 to separate construction companies. This was also likely the case with Tract 1916.

Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. The trends in residential development changed, however, during the post-war era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more rapid building construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or at least shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard. This particular subdivision incorporates the rectilinear street pattern common in the pre-war era of housing development while following the post-war trend toward smaller lot sizes and, generally speaking, architectural homogeny. Most of the houses within this tract were constructed between 1961, after the re-subdivision of the tract. All of the houses are modest Ranch-style structures approximately 1,000 to 1,600 square feet in size.

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[1] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[2]

This residence appears unaltered since its construction; therefore it retains basic integrity of location, design, workmanship, materials, and association. However, the construction of the highway next to the property has compromised the building's and the tract's integrity of setting and feeling. Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[3] Tract 1916 is an example of a small subdivision and does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under this criterion. Instead, the development is a modest example of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[4] Research

[1] California Department of Transportation, "Tract Housing in California, 1945-1973.
[2] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[3] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), this residence does not appear to be significant for its associations with the lives of persons important to history. Leo A. Parker, a former equipment operator, and his wife Georgia moved into the house at 3400 Madrid upon its completion in 1961 and retained the residence until their deaths. The property was transferred to their son, Thomas, in 1997.[5] These residences within this tract were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion C (CRHR Criterion 3).[6] Research indicated that no individuals significant to history had important associations with the tract.[7]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[8] None of the individual residences in this tract represent important examples of a general architectural style. The houses contain elements of the Ranch style architecture, which became quite popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[9] The tract was subdivided in 1956, but was not developed until 1961. The lots in Tract 1916 were likely sold individually to different contractors. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[10] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[11] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three

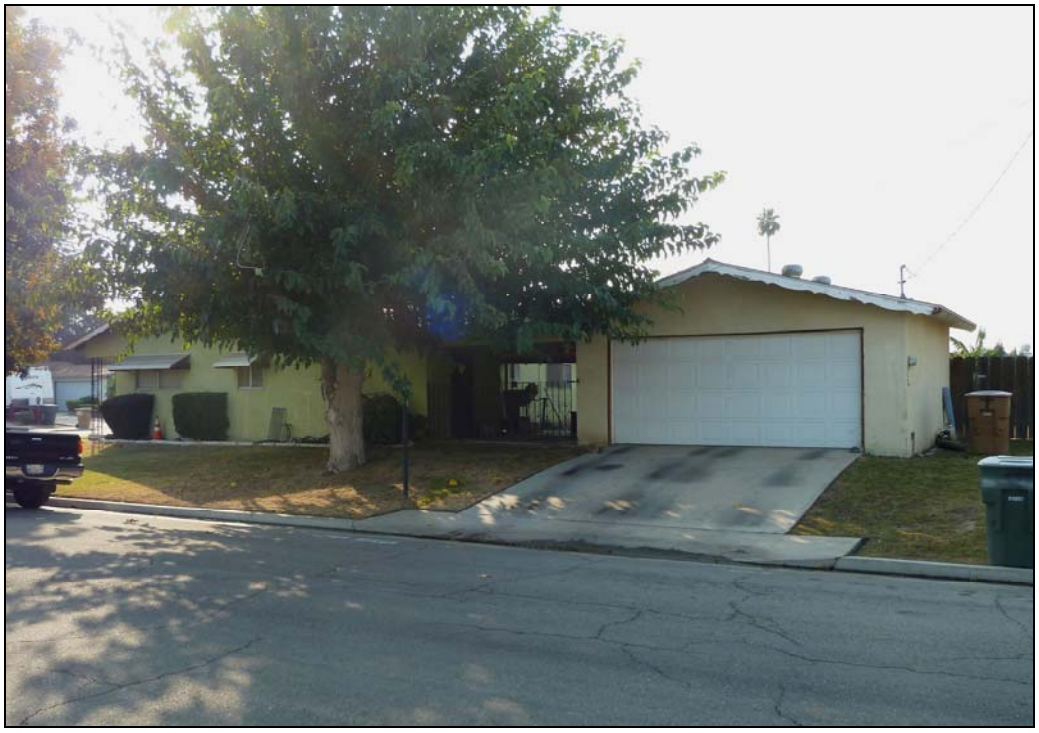
[5] *Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1951); Kern County Recorder, 29 May 1961, Deed, Book 3382, Page 848; "Kern County Births," *Bakersfield Californian*, 19 July 1970, Pg. 32 (col. 6); Kern County Recorder, 25 September 1997, Decree of Distribution, Document No. 197129053.
[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[7] *Polk's Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); State of California, United States, *Great Register of Voters 1946, 1958* (Sacramento, California: California State Library).
[8] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[10] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.

criteria or other parts of Criteria C or 3.[12] Even though Tract 1916 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), the tract and the individual residences recorded here are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While the individual houses and the tract as a whole may retain overall integrity, neither meets the significance criteria for eligibility in the NRHP or CRHR. The tract and individual residences have 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.

Photographs (continued):



Photograph 2: Breezeway and garage, camera facing west.

[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-02

P1. Other Identifier: Tract No. 1915

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See Table 1. for list of assessor parcel numbers

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Tract 1915 was subdivided in 1956 and developed over the next five years. The tract was laid out with streets in a rectilinear pattern, located within unincorporated county land. As originally planned the subdivision had 77 rectangular lots of about 0.15 acres in size located along Laverne and Granada avenues (including Seville Street) between South Real and Wible roads. Twenty of the easternmost lots were subsequently demolished for construction of Highway 99 in the 1960s. This subdivision features asphalt streets, concrete gutters, and squared curbs. Sidewalks are not uniform throughout the tract. Some properties feature a landscape strip between the curb and the concrete sidewalk; others have concrete sidewalks abutting the curb. Several properties have no sidewalk at all. Most of the lots have a lawn in the front yard with a variety of vegetation. Only a few properties have mature trees in the front yard that might date to the period of construction; others have young trees or none at all. Utility lines run along wood poles located at the rear of the properties. Nine of the remaining 57 parcels in this tract are addressed on this form and contain buildings constructed in or before 1964. The residences range in size from 1,029 to 1,636 square feet. In general, this subdivision includes Ranch-style residences constructed between 1957 and 1959. The houses share many of the same features, but also differ in several important aspects. They are described individually below. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. 3400 Laverne Avenue, facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1956-1961, Kern County Assessor Records

***P7. Owners and Addresses:**
See Table 2 for list of owners

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka, Joseph Freeman
Heather Norby, and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009/July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch / Contemporary
***B6. Construction History:** subdivided in 1956; houses built between 1957 and 1961 (see continuation sheet for alterations)
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: PRM Inc., developer
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Tract 1915 does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do any of the individual residences of this subdivision addressed on this form. Furthermore, none of the individual residences, or the tract as whole, appears to be historical resources for the purposes of CEQA.

In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region quickly experienced a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing and also resulted in increased development. In the first decade after the war over twenty square miles of new housing occurred in the greater Bakersfield area and between 1950 and 1955 alone, approximately 12,000 new homes were built. During that time there were 23 new tract developments and a population gain of over 17,000. The city's boundaries spread as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the land southwest of downtown Bakersfield was the scene of new development.

The residential area directly north of Ming Avenue and west of present-day Highway 99 was developed at the end of the 1950s by PRM, Inc. Owned by Leonard M. Parsons, Jack D. Reeder and Kenneth Mynatt, PRM subdivided two adjacent housing developments, Tracts 1915 and 1916, in 1956 and 1958, respectively. While the members of PRM were in the housing development industry, they sold individual lots in Tract 1915 to separate construction companies. The land which was subdivided as Tract 1915 was wholly agricultural as late as 1956. The original tract was located between South Real and Wible roads and included Granada and Laverne Avenues and Seville Street. (See Continuation Sheet)

B11. Additional Resource Attributes: __
***B12. References:** Kern County Tract Maps, Tract No. 1915, September 28, 1956, Book 9 of Maps, Page 94; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; URS Corporation, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13; Deed, Book 2827 Page 545, August 9, 1957; Deed, Book 3076 Page 324, February 4, 1959; "Town 'n Country Commuting Easy for This Couple," *Bakersfield Californian*, July 17, 1954; "240 New Lots, Homes Planned by Mynatt in Kenwood Tract," *Bakersfield Californian*, November 20, 1954; "Leonard Parsons Moves Realty Office to Tract," *Bakersfield Californian*, April 27, 1957; "Funeral Services Tomorrow for Kenneth Mynatt," *Bakersfield Californian*, June 7, 1962; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman and Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

3400 Laverne Avenue is 1,142-square-foot Ranch-style residence on a 0.17-acre parcel (Photograph 1). The house is topped with a composition shingled hip roof with wide eaves. An attached two-car garage with an aluminum door is sheltered under a hip-roof projection on the front (south) side. A second projection on this side features a gable-on-hip roof. The entrance is located on the setback wall between the two projections. Walls are clad with stucco and windows consist of replacement vinyl sliding sashes. The house rests on an L-plan concrete foundation.

3324 Laverne Avenue is a 1,029-square-foot hip-roof residence situated on a 0.17-acre parcel. The low-pitch roof has composition shingles and moderate eaves enclosed with fascia boards (Photograph 2). The house is clad with stucco, and features steel-sash multi-light casement windows. The entrance is located on a setback wall near the center of the front (south) side. It is sheltered under a metal roof projection. An attached two-car garage is sited on the east end of this wall, and features a replacement door. The house rests on an L-plan concrete foundation. A detached office is located northeast of the residence, and is not visible from the public right-of-way.

3320 Laverne Avenue is 1,042-square foot stucco-clad house located on a 0.17-acre parcel immediately west of Highway 99. The building is clad in stucco and has a low-pitch, composite-shingle hip roof (Photograph 3). Its front entry door is centrally located beneath a corner of the roof's overhang and faces east rather than toward the street. Its adjacent wall is slightly setback and has a set of three three-light metal casement windows in one opening. Three four-light metal casement windows form a slightly larger set on the opposite side of the entry door, centered on the front-most wall. There is a shed roof extension supported by posts on the east side of the house. A detached two-car garage with a pyramidal roof is located to the northeast.

The lots at 3401 Laverne Avenue and 3321 Granada Avenue contain architecturally similar houses. These corner lots each feature a hip-roof Ranch-style residence with composition shingles and wide eaves enclosed with fascia board (Photographs 4 and 9). The walls are clad with stucco siding. Both houses have replacement vinyl windows of various sizes and configurations. The main entrance on each house is located on the north wall, sheltered under a short roof extension. An attached garage on the south end of the house at 3401 Lavern Avenue was converted to living space. A detached two-car garage with stucco siding was added to the south end of this property. This house features an L-plan concrete foundation, while the house at 3321 Granada Avenue has a generally rectangular footprint.

3321 Laverne Avenue is a 1,192-square foot, L-shaped house located on a 0.17-acre parcel immediately west of Highway 99. The building has a broad, composite-shingle hip roof and stucco-clad exterior (Photograph 5). Its main entrance is centered on its west façade, sheltered beneath the main roof overhang which is supported by a single square post. The raised concrete porch has metal rails. Fenestration includes metal multi-light windows of varying sizes, each with a metal security grille and fixed louvered shutters on those on the main facade. The integrated garage is the southwest corner of the building, accessed from Seville Street. A metal awning is attached to the rear east wall and spans its entire width.

1316 Seville Street and 1315 Seville Street are architecturally similar houses. Each property features a Contemporary Ranch-style house with a low-pitch gable roof with wide eaves and exposed ridge board and purlins. The residences have rectangular footprints, sit on concrete foundations and have stucco and vertical wood siding (Photographs 6 and 7). The houses include a two-car garage. Originally, this feature was detached, but the garage at 1316 Seville has since been integrated. A row of six full-height openings line a section of the front façade; the main entry door is in the left-middle opening and single-pane fixed windows fill the remaining five openings. The gable ends contain a clerestory ribbon window.

3321 Granada Avenue has an L-shaped footprint with a composition shingled cross-hip roof. The house has an entrance on each the north and west sides. On the north side, the paneled door is located under a projecting gable roof. On the west side, the entrance is located under a shed-roof addition. The walls are clad with stucco siding and fenestration includes replacement vinyl and aluminum sliding windows. An attached one-car garage is located on the south wing of the house and includes a replacement door.

The following table lists the nine parcels within Tract 1915 that are located in the survey area of this project, including their respective type and any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo No.
164-081-13	3400 Laverne Ave	1957	Ranch with hip roof	Replacement windows	1
164-081-14	3324 Laverne Ave	1958	Ranch with hip roof	Added office	2
164-081-15	3320 Laverne Ave	1958	Ranch with hip roof		3
164-082-13	3401 Laverne Ave	1958	Ranch with hip roof	Replacement windows, garage conversion, detached garage addition	4
164-084-01	3321 Laverne Ave	1958	Ranch with hip roof		5
164-084-04	1316 Seville St	1957	Contemporary with gable roof	Integrated garage	6
164-082-14	1315 Seville St	1957	Contemporary with gable roof		7
164-083-13	3401 Granada Ave	1957	Ranch with hip roof	Replacement stucco siding and windows	8
164-085-01	3321 Granada Ave	1959	Ranch with hip roof	Replacement windows; garage door	9

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
3400 Laverne Ave	Davis Neri	3400 Lavern Ave. / Bakersfield, CA 93309
3324 Laverne Ave	Charles & David Neri	3324 Laverne Ave. / Bakersfield, CA 93309
3320 Laverne Ave	Dorothy Dennis	2117 Marshall St. / Bakersfield, CA 93304
3401 Lavern Ave	Suheil & Susan Malak	3831 Pacific Heights Blvd / San Bruno, CA 94066
3321 Laverne Ave	Joel D. Thomas	1922 Sunshine Ct. / Thousand Oaks, CA 91362
1316 Seville St	Equity One, Inc.	5405 Stockdale Hwy. #108 / Bakersfield, CA 93309
1315 Seville St	Carlos and Gloria Oliveras	1315 Seville St / Bakersfield, CA 93309
3401 Granada Ave	Juan Murillo & Susie Villazana	3401 Granada Ave / Bakersfield, CA 93309
3321 Granada Ave	Alberto and Osvelia Morales	3321 Granada Ave / Bakersfield, CA 93309

B10. Significance (continued):

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. The alignment of this new highway bisected Tract 1915, and resulted in the elimination of twenty of its parcels.[1]

Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. The trends in residential development changed, however, during the post-war era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more rapid building construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or at least shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard. This particular subdivision incorporates the rectilinear street pattern

[1] "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13.

common in the pre-war era of housing development while following the post-war trend toward smaller lot sizes and, generally speaking, architectural homogeny. Most of the houses within this tract were constructed between 1957 and 1958, although a few were built between 1959 and 1961. All of the houses are modest Ranch-style or Contemporary Ranch-style structures approximately 1,000 to 1,600 square feet in size.

A few of the houses in the tract appear stylistically similar to prefabricated residences developed by architects Cliff May and Chris Choate in the early to mid 1950s. Two of these houses are recorded here: 1315 and 1316 Seville Street. Cliff May is often credited with developing and popularizing the Ranch-style house, and was widely commended for his designs of large, custom-built houses. With their prefabricated houses, May and Choate attempted to bring low-cost housing to middle-income families. Wall panels were prefabricated and delivered to the construction site where they were assembled into an L-plan house. While the May-Choate houses were built in communities throughout California and the country, research indicated that the two houses recorded here in Tract 1915 (1316 and 1315 Seville Street) were not May-Choate houses. An extensive search of the local newspaper, county assessor records for these properties, and records on the history of the May-Choate designs revealed no connection between these houses and Cliff May or Chris Choate.[2]

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[3] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[4]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[5] Tract 1915 is an example of a moderately sized subdivision developed over a period of five years. This tract does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under this criterion. Instead, the development is a modest example of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[6] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National

[2] "Plan for Indoor-Outdoor Living," *Popular Mechanics*, April 1956, 160; Dave Weinstein, "The Cliff May Ranchos of Ranch Estates – Long Beach," *Eichler Network*, n.d., available at http://www.eichlernetwork.com/article/cliff-may-ranchos-rancho-estates-long-beach, accessed on 20 December 2011; Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004), 70; "He Builds a House in Sections," *Popular Mechanics*, October 1954, 170-171; California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011, 64-65.
[3] California Department of Transportation, "Tract Housing in California, 1945-1973.
[4] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[7] Research indicated that no individuals significant to history had important associations with the tract.[8]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[9] None of the individual residences in this tract represent important examples of a general architectural style. The houses contain elements of the Ranch style architecture, which became quite popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation. Some of the houses feature Contemporary Ranch style architecture, which became popular in the 1950s and 1960s, especially in California suburban communities. While the houses in Tract 1915 possess different design elements, they are modest examples of the Ranch style.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[10] The tract was subdivided in 1956, but development occurred over the span of five years. The lots in Tract 1915 were sold individually to different contractors. Given the architectural similarity of many of the houses, it appears some contractors purchased several lots. However, research did not indicate the original construction companies or architects involved in developing the individual tracts recorded on this form. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[11] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[12] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[13] Even though Tract 1915 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), the tract and the individual residences recorded here are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[8] *Polk's Bakersfield California City Directory 1949* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); State of California, United States, *Great Register of Voters 1946, 1958*, (Sacramento, California: California State Library).
[9] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[10] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 20.
[11] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 20.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[13] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 5, 20.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Moreover, not only does the tract as a whole lack significance, it does not retain sufficient integrity of its components. Most of the houses have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement windows, replacement siding, additions, and converted garages. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[14] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1915 lacks uniformity in some of the design features. Some properties have a landscaping strip between the street and the sidewalk; others have a sidewalk that abuts the street. Still others have no sidewalk at all. Likewise, vegetation varies widely. While nearly every house has a lawn in the front yard, only a few have mature trees that could date to the original period of construction. The construction Highway 99, just east of the houses recorded here, has drastically altered the integrity of the individual houses and the tract. It eliminated more than 25 percent of the original lots. These various alterations to the individual components and the tract as a whole have substantially diminished the overall integrity of the tract.

The tract and individual residences have 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.

[14] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 3324 Laverne Ave., facing northwest.

Photograph 3. 3320 Laverne Ave., facing north.

Photographs (continued):

Photograph 4. 3401 Laverne Ave., facing southwest.

Photograph 5. 3321 Laverne Ave., facing southeast.

Photographs (continued):

Photograph 6. 1316 Seville St., facing northeast.

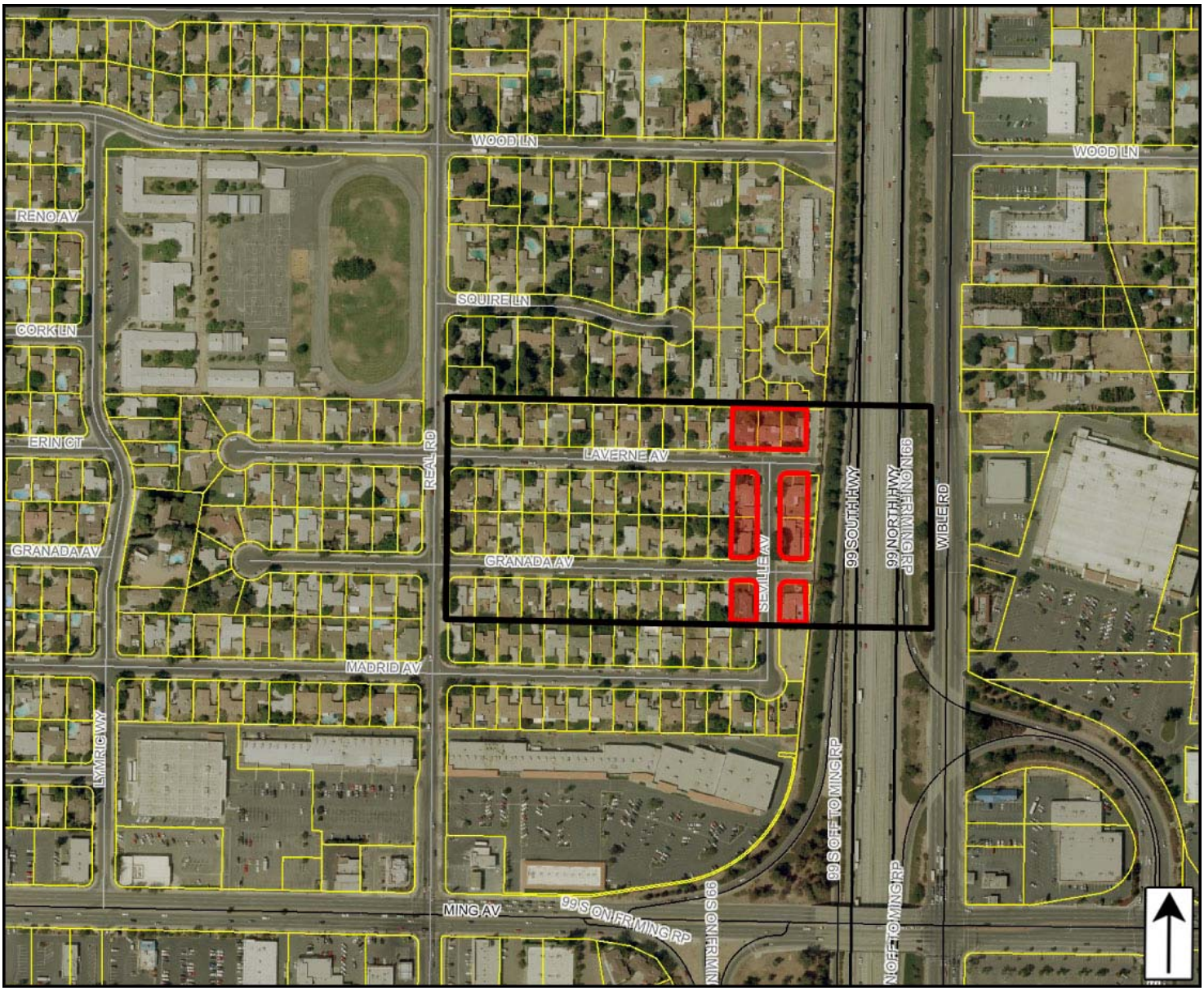
Photograph 7. 1315 Seville St., facing northwest.

Photographs (continued):

Photograph 8. 3401 Granada Avenue, facing southwest.

Photograph 9. 3321 Granada Avenue., facing southeast.

Sketch Map:



NOTE: Extant boundaries of Tract 1915 outlined in black; parcels shaded RED are inventoried on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 07-03

P1. Other Identifier: 1117 Wible Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 1117 Wible Road City Bakersfield, CA Zip 93309

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 Number: 164-040-30

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

This 1.13-acre parcel contains four commercial buildings. Access to the property was not granted during this project, and only portions of this property was visible from the public right-of-way. The following description is based on current aerial photographs and field notes. The primary building on the property is a gable-roof steel-frame shop building with a long rectangular footprint on a north-south alignment (Photograph 1). The walls are covered with corrugated metal siding. Two-car metal garage doors line the west and east sides. A metal door is located on each the north and south walls. A pyramidal hip-roof building with a square footprint is located west of the large garage. To the south of the garage is a small, rectangular building with a flat roof. The oldest building on the property is located southwest of the large garage. It is two-stories and features a moderately pitched gable roof. Four tall garage doors are located on the buildings east side, and one is located on each the north and south walls. The west wall appears to have enclosed garage bays with windows. The property is surrounded on the east, south and west sides by a tall concrete-block wall. A privacy fence lines the north side.

***P3b. Resource Attributes:** (List attributes and codes) HP8 – Industrial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest, March 2009.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
ca. 1955, Kern County Assessor

***P7. Owner and Address:**
David Blouin
PO Box 2268
Tehachapi, CA 93581

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street,
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-03

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian Commercial
***B6. Construction History:** Two-story garage constructed ca. 1955; long rectangular garage built 1956-1962; two one-story garages built 1962-1975.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The property was initially developed in the 1950s, during a period of widespread development throughout the region. Like most of California, Bakersfield experienced a postwar economic resurgence. An influx of veterans and general growth in population during the late 1940s and throughout the 1950s helped produce a strong upturn in the economy. Several sectors of the economy grew rapidly, including, importantly, residential and commercial properties. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions, including southwest of the downtown region. In addition, commercial development grew in the postwar period. Increasingly, commercial properties located along several main arterial roadways. By the early 1950s, Wible Road (the southern extension of Oak Street) had grown into an important commercial strip for the city's southwest population. In 1963, the state constructed the Highway 99 bypass parallel to Wible Road.

This property was originally part of Fred and Wilma Gates' residential lot at 3309 Woodlane Drive. Between 1949, when the Gates moved into their residence, and 1955, the two-story garage building was constructed to house Independent Wheel & Frame Shop. Fred Gates owned and operated the auto-body shop, which serviced race cars as well as standard consumer cars. Between 1956 and 1962, Gates added the long one-story garage building. During this period, (See Continuation Sheet)

B11. Additional Resource Attributes: __

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; T.E. Whaley, "Widening of U.S. 99 in Bakersfield to Six Lanes Will Reduce Traffic Accidents," *California Highway and Public Works* September-October 1947; "State Okays Oak Street Freeway," *Bakersfield Californian*, November 26 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. See footnotes/

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

when the state was constructing Highway 99 immediately east of the property, the address was changed from 3309 Woodlane Drive to 1117 Wible Road and Woodlane Drive became Wood Lane. The Gates' residence took the address 3309 Wood Lane. These address changes remain the same today. In addition to the change of address, the business started expanding its services. Independent Marine Service began operating out of the garage, repairing and selling marine vessels. By 1965, the company had changed its name to Southwest Garage. By 1975, all four buildings were present on the property.[1]

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of mid-century commercial development in Bakersfield. This property served as an auto repair since its construction and merely represents typical commercial expansion of this city at that time. NRHP Criterion B or CRHR Criterion 2, this building does not appear to be associated with any known significant people. It was originally owned by Fred and Wilma Gates, and operated as Independent Wheel & Frame Shop. Overtime it was also known as Independent Marine Service and Southwest Garage. Research revealed that none of the individuals related to the use and development of this property made demonstrably important contributions to history at the local, state or national level.

Under NRHP Criterion C and CRHR Criterion 3, these buildings do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master. The buildings are utilitarian in design, exhibiting little more than rudimentary architectural elements. This type of building was commonly constructed during the mid-twentieth century and is found in many commercial and industrial areas of Bakersfield. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). While this building does not meet the Criteria for listing in the NRHP or CRHR, it does appear to retain integrity of location, design, workmanship, materials, and association of the historic period. The construction of the highway immediately east of the property has affected the integrity of setting and feeling. This property 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.

[1] *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1951, 1955, 1960, 1965); "Independent Wheel & Frame Shop" [advertisement], *Bakersfield Californian*, April 8, 1955; "17-FT. Inboard Oldsmobile engine" [classified advertisement], *Bakersfield Californian*, April 12, 1958; "1953 Chevrolet" [classified advertisement], *Bakersfield Californian*, May 8, 1962; Photo 19-133; Kern County Aerial Photographs, flown by the USGS, April 21, 1968, Photo 1-232; Kern County Aerial Photographs, flown by Western Photo Air, January 31, 1975, 8M 832-2922; State of California, Department of Public Works, Division of Highways, Rte 99, 06-KER-99, P.M. 21.08-22.60, Negative Number 8747-9 [aerial photograph], Kern County, March 28, 1962; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-15R-133, flown by Hycon Aerial Surveys, 1956.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-04

P1. Other Identifier: 3307-3309 Wood Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 2; _____ **B.M.**

c. Address 3307-3309 Wood Lane City Bakersfield, CA Zip 93309

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 Number: 164-040-20

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

This 0.85-acre property contains a 1,700-sqaure foot Ranch-style house, a detached garage and pool. As originally constructed, this residence was T-shaped and included 1,200 square feet of space. A 250-square foot garage and 484-square foot apartment were added to the property (west of the residence) in 1956, and connected to the house by 1962. Presently, the house has a sprawling, irregular footprint, concrete foundation, stucco siding, and a Mission-tile cross gable roof with open eaves and exposed rafter tails. The recessed main entrance is located on the north facing façade with a stucco surround, flanked by brick columns and accessed by curved, brick steps. The primary entrance to the rental unit is located on the main façade, sheltered beneath the attached carport, which was added in 1974. A wood-frame, plywood-sheathed, storage shed with two plywood doors is located below the carport. Fenestration includes two and three-part aluminum sliding windows throughout with two-part sliding, vinyl replacement windows on the west side. A shed-roof awning is attached the south side of the residence, sheltering the concrete patio. To the rear (south) of the parcel and not visible from the public right-of-way, is a pool and detached, 400-square foot garage. Aerial photography reveals that the garage is rectangular in shape, has a shed roof and a sun shelter affixed to its north side.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1949, Kern County Assessor

***P7. Owners and Addresses:**
Terry H. Setser
3309 Wood Lane
Bakersfield, CA 93309-7320

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-04

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1949; apartment & garage additions built in 1956 & connected to residence by 1962, patio awning built by 1962 & pool in 1956; detached garage built in 1963; carport added in 1974; vinyl windows added ca. 2010.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Located just outside the Bakersfield city limits, this Ranch-style residence was constructed in 1949. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed west of Oak Street and only two houses (one of which is documented on this form) extant along a dirt road that would later become Wood Lane. However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Wood Lane, was constructed during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, this stretch of Wood Lane retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The unprecedented postwar growth also put strains on the state's road and highway system, particularly Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the Highway 99 bypass in 1963 which routed traffic along the west edge of the city. The property documented on this form is located immediately west of the highway and was built in six years before the bypass. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; *Bakersfield Californian*: "City Barely Touched," 2 November 1957; "State Okays Oak Street Freeway," 26 November 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

As a result of this new bypass, residences bordering Wood Lane were demolished. The residence documented on this form has been heavily altered by the additions, however, these were built during the historic period and do not compromise the building's integrity of design, materials and workmanship as a mid twentieth century Ranch-style residence. Nevertheless, the construction of the carport in 1974 and replacement windows do diminish its integrity. Furthermore, the construction of the highway bypass immediately east of this property has substantially compromised the properties integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Research revealed that metal worker Fred Gates, and his wife Wilma, moved into their new home upon its completion in 1950. The Gates owned and ran Independent Wheel and Frame, which was behind this property on a separate parcel. The Gates lived on the property into the 1960s. The property changed hands several times over the next decade.[1] It does not appear that any of the known individuals related to this property have made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, none of the buildings on this property are significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master. This residence is a typical and modest example of a Ranch-style building, a common architectural type that became immensely popular in suburban communities nationwide during the late 1940s and 1950s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: 3007 and 3009 Wood Lane, facing south.

[1] *Polk's Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1951); *Polk's Bakersfield California City Directory 1955* (Los Angeles: R.L. Polk and Co. Publishers, 1955); *Polk's Bakersfield California City Directory 1958* (Los Angeles: R.L. Polk and Co. Publishers, 1958); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1968* (Los Angeles: R.L. Polk and Co. Publishers, 1968); Advertisement, *Bakersfield Californian*, 30 Apr. 1954.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 07-05

P1. Other Identifier: 3311 Wood Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 3311 Wood Lane City Bakersfield, CA Zip 93309

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 Number: 164-040-01

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

This 0.56-acre parcel contains a 2,107-square foot Ranch-style residence with an integrated garage. The building has roughly T-shaped plan, rests on a concrete foundation, and has a cross-gable hip roof with wood shake shingles, a wide overhang, and fascia board. The exterior is a combination of stucco with wide channel wood siding found on the recessed portion of the façade. The main entrance is sheltered beneath a hip-roof projection on the west side of the façade and is accessed by a ramp with metal railing. A large metal-frame picture window flanked by sidelights is located in the center of the façade. The remaining fenestration consists of metal-frame fixed and sliding windows. The integrated two-car garage is located on the eastern half of the façade and is accessed by a metal overhead door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing south.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1959, Kern County Assessor Records

***P7. Owners and Addresses:**
Charles D. Hartzell
3311 Wood Lane
Bakersfield, CA 93309

***P8. Recorded by:**
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-05

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1959; ramp added likely added within last 20 years
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Harold J. Fox
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Located just outside the Bakersfield city limits, this Ranch-style residence was constructed in 1959. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed west of Oak Street and only two houses extant along a dirt road that would later become Wood Lane. However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Wood Lane, was constructed during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, this stretch of Wood Lane retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The unprecedented postwar growth also put strains on the state's road and highway system, particularly Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the Highway 99 bypass in 1963 which routed traffic along the west edge of the city. The property documented on this form is located west of the highway and was built in four years before the bypass. As a result of this new bypass, houses bordering Wood Lane were demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; *Bakersfield Californian*: "City Barely Touched," 2 November 1957, "State Okays Oak Street Freeway," 26 November 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

It appears that this residence retains integrity of materials, design and workmanship, as little appears to have changed to the building since its original construction. The building also retains integrity of setting, location, association and feeling.

This property does not appear to be significant within the context of postwar residential development in Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Research revealed little information about the early owners and tenants of this property.

Property owners Harold J. Fox, owner of the local Fox Construction Company and his wife Louise constructed this residence in 1959. The Foxes lived in the house for nine years before selling it to James and Mary Hartzell, who resided on the property until their deaths. James was a salesman for a division of the ARMCO Steel Corporation until his retirement in 1978. Mary died in 2003 and James followed in 2010. After their deaths, the property was transferred to their son Charles.[1] Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It appears that Harold Fox was one of the many postwar contractors and was not a prolific or important builder. It does not appear that any member of the Fox family associated with this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C and CRHR Criterion 3, none of the buildings on this property are significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master. Architecturally this building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became immensely popular in suburban communities nationwide during the late 1940s and 1950s. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); "Open House" [advertisement], *Bakersfield Californian*, 16 May 1959, Pg. 7 (col. 7);"Contractors and Builders," [classified advertisement], *Bakersfield Californian*, 6 June 1955, p. 10 (col. 7); "For Sale-Improved Property," [classified advertisement], *Bakersfield Californian*, p. 32 (col. 4); Kern County Recorder, 5 April 1968, Deed, Book 4147, Page 745; "James C. Hartzell (1920-2010), *Bakersfield Californian*, 28 July 2010; Kern County Recorder, 19 July 2004, Deed, Document No. 204166882; Kern County Recorder, 1 July 2010, Affidavit, Document No. 210087661l; Kern County Recorder, 8 February 2011, Deed-Quitclaim, Document No. 211017291.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-06

P1. Other Identifier: 3407 Wood Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 1; _____ **B.M.**

c. Address 3407 Wood Lane City Bakersfield, CA Zip 93309

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 Number: 164-091-08

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

This 0.28-acre property contains a 1,387-square foot Ranch-style residence. The L-shaped building rests on a concrete foundation, has a wood shake, cross-gable roof with exposed rafter tails and decorative fascia board in the gable ends. The exterior is a combination of stucco on the east side, vertical boards on the entire façade, and a brick apron on the east end of the façade. The main recessed entry is protected by a gable roof extension that is supported by a decorative metal post. An entry door is also located on the east side of the garage and consists of a glazed wood door. Fenestration in the residential portion of the building consists of three-part, fixed metal windows with diamond-pane muntin sidelights. Fenestration on the garage portion of the building consists of metal sliding windows. The garage has a two-car replacement overhead door. A concrete block chimney is affixed to the east side and projects through the roofline.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1959, Kern County Assessor

***P7. Owners and Addresses:**
Bennett Ray Johnson
3407 Wood Lane
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 07-06

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1959; wood and brick siding on façade likely added after 1970
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Harold J. Fox
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Located just outside the Bakersfield city limits, this residence was constructed in 1959 in Tract 2018. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed west of Oak Street and only two houses extant along a dirt road that would later become Wood Lane. However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Wood Lane, was constructed during this period of great growth in the Bakersfield region.

The unprecedented postwar growth also put strains on the state's road and highway system, particularly Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the Highway 99 bypass in 1963 which routed traffic along the west edge of the city. The property documented on this form is located just west of the highway. As a result of this new bypass, residences bordering Wood Lane were demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; *Bakersfield Californian*: "City Barely Touched," 2 November 1957, "State Okays Oak Street Freeway," 26 November 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Fairway Land & Development Corporation, headed by L. Dalton Ford, Eugene F Cassady and Forrest A. Cassady, subdivided Tract 2018 (Country Squire Estates) in 1957. The small subdivision encompasses approximately 6.5 acres of land and is bounded by Wood Lane (formerly Woodlane Drive) to the north and Real Road to the west, and includes parcels that fronted Squire and Wood lanes. As originally subdivided, the small tract included 19 lots ranging in size between 0.42 to 0.5 acres. Most of the original lots were re-divided into smaller parcels in the by 1959. Presently the tract includes 26 parcels most of which are about 0.25 to .035-acres in size. Most of the extant houses in this subdivision were constructed in 1959 and 1960, with the exception of four residences off Real Road, which were built in 1961, 1962, 1966 and 1967.[1]

It appears Fairway Land & Development Corporation was established in 1955 to develop property located south of Stockdale Country Club. There the developers subdivided two tracts (1816 and 1971) in 1955 and 1957, where custom Ranch-style homes were constructed on large lots. Together these two subdivisions included 50 lots. In 1960, they established the 100-lot Tract 2335 in south Bakersfield (near Wilson Road and Agate Street) followed by Tract 2690, which included 56 lots near Hughes and Planz Road.[2]

It appears that this residence has been altered by the addition of modern wood siding along the main façade. This alteration compromises its integrity of materials, design and workmanship, however, the building still retains integrity of setting, location, association and feeling.

This property does not appear to be individually significant within the context of postwar residential development in Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Similarly, Tract 2018 does not appear to be significant under these criteria as a potential historic district. Tract 2018 is an example of a small collection of residences developed over a period of seven years. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under NRHP Criterion A (CRHR Criterion 1). Instead, the development is a small example of a residential tract, many of which were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovative production techniques. Individually, the houses in this tract are not significant under this criterion.[3]

Under NRHP Criterion B (CRHR Criterion 2), this building is not individually significant for its association with the lives of persons important to history. Mae Scheider purchased this property from the Fairway Land & Development Company in July 1959 and Harold J. Fox (Fox Construction Company) completed her home in September that same year. It appears she only resided in the residence for two years before moving to Panorama City in 1961. Scheider retained the property, thereafter using it as a rental. When she died in 1964, the property was transferred to her two daughters: Pauline Dowling and Martha Lucille Whyler. Dowling held onto the property until 1969 when it was sold. Similarly, it does not appear that Tract 2018 is significant as a potential historic district under these criteria. The residences within the tract were owned or rented by a range of individuals and it does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level.[4]

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[1] Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968, 1975; "Stockdale Real Estate Development Announced, *Bakersfield Californian*, 10 December 1955, pg. 7 (col. 1-2); Kern County Recorder, Tract No. 2018 [map], filed 4 October 1957; Advertisement, *Bakersfield Californian*, February 17, 1959, p34.

[2] "Stockdale Real Estate Development Announced," *Bakersfield Californian*, 10 December 1955, pg. 7 (col. 1-2); Kern County Assessor records; Kern County Recorder, Tract 2690 [map], Tract 2335 [map], Tract 1971 [map], and Tract 1816 [map].

[3] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011) 125.

[4] Kern County Recorder, 14 July 1959, Deed, Book 3162, Page 92; Kern County Recorder, 17 September 1959, Notice of Completion, Book 3194, Page 186; "News of Kern Men in Armed Services," *Bakersfield Californian*, 14 December 1962, pg. 42 (col. 4); "Obituary Notices – Mae E. Schneider," *Bakersfield Californian*, 2 January 1964; Kern County Recorder, 11 December 1964, Decree of Distribution, Book 3794, Page 163; Kern County Recorder, 29 August 1969; State of California, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield*

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor this individual residence is significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract does not include important characteristics of a postwar subdivision design, such as evidence of careful planning, sidewalks or distinctive landscaping features, like tree-lined streets and sidewalk plantings.[5] None of the individual residences in this tract represent important examples of a general architectural style. The houses were constructed in the Ranch style, which became very popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state, and the nation. While the houses in this tract possess different design elements, they are modest examples of the Ranch style.[6]

Neither the tract nor this individual residence is significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[7] The tract was subdivided in 1957, but development occurred over the span of seven years. Research did not indicate that the company, Fairway Land & Development Corporation, or the individuals, L. Dalton Ford, Eugene F Cassady, Forrest A. Cassady, or Fox Construction Company, were master builders or architects. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[8] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder. The tract does not collectively, nor does this house individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[9] Instead, the residences in this tract are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines on postwar housing tracts state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[10] Even though Tract 2018 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

California City Directory 1936-1945 (Los Angeles: R.L. Polk and Co. Publishers, 1936-1945); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); California Department of Transportation, "Tract Housing in California, 1945-1973," 125.

[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

[7] US Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990 (rev. 1997), 20.

[8] US Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.

[9] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.

[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 5, 20.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 08-01

P1. Other Identifier: 3308 Wood Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3308 Wood Lane City Bakersfield, CA Zip 93309

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 Number: 164-010-38

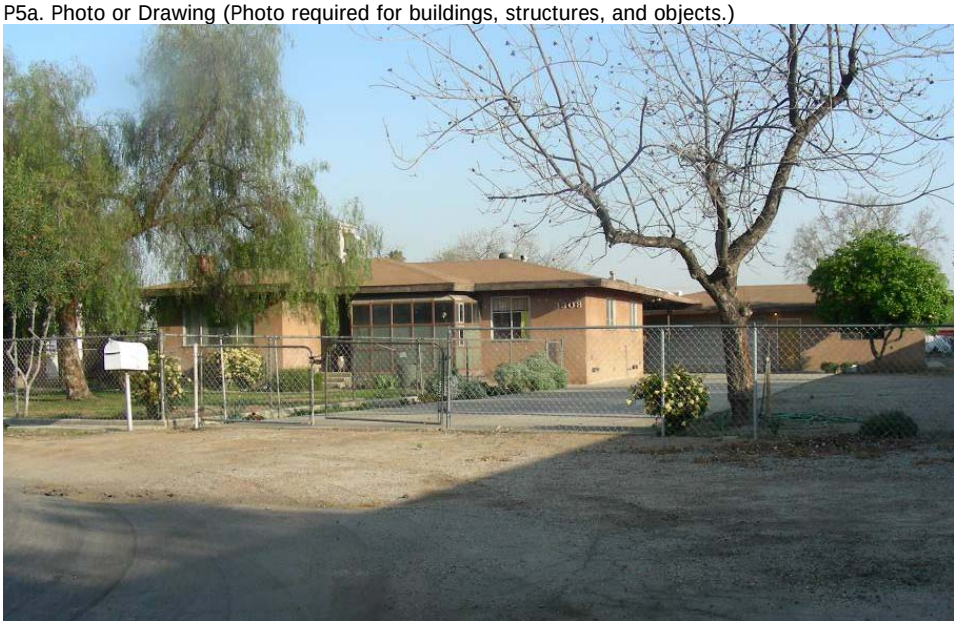
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.61-acre parcel contains three buildings: a Ranch-style residence, and two detached garages. The 1,387-square foot residence has an irregular footprint, a concrete foundation, stucco siding, and a low-pitch, composite-shingle complex hip roof with projecting closed eaves with wood fascia. The main entrance is located at an interior corner recessed beneath the main roof, just west of a glass-walled sunroom addition, which was added after 1975. Fenestration includes fixed and sliding metal windows of varying sizes. The building includes an interior brick chimney on the buildings west side and a metal and wood-frame patio awning attached to it rear east side. A stucco-clad, rectangular garage is sited northeast of the residence and is topped by a composition-shingle hip roof (Photograph 2). This building includes a two-car metal garage door, wood door, and a metal sliding window. The second detached garage, constructed in 1965 is located north of the building. This rectangular building is not visible from the public right-of-way; however aerial photographs reveal that this building appears to be similar to other garage and has a composition-shingle hip roof, stucco siding and an attached carport on its east side.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Primary façade, facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor Records

***P7. Owner and Address:**
Tennis M. and Jerry L. Nichols
PO Box 78116
Bakersfield, CA 93383

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-01

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** residence and garage built in 1957, patio awning added to residence in 1975, sunroom addition to residence after 1975; storage room addition on original garage in 1972; detached garage in 1965, carport attached in 1975
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR),), nor does it appear to be a historical resource for the purposes of CEQA. Located just outside the Bakersfield city limits, this Ranch-style residence was constructed in 1957. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed west of Oak Street and only two houses extant along a dirt road that would later become Wood Lane. However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Wood Lane, was constructed during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, this stretch of Wood Lane retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The unprecedented postwar growth also put strains on the state's road and highway system, particularly Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the Highway 99 bypass in 1963 which routed traffic along the west edge of the city. The property documented on this form is located immediately west of the highway and was built in six years before the bypass. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; *Bakersfield Californian*: "City Barely Touched," 2 November 1957, "State Okays Oak Street Freeway," 26 November 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

As a result of this new bypass, residences bordering Wood Lane were demolished. The residence documented on this form has been altered by the addition of a patio awning and sunroom, which alters the original design of the building. The original garage has been enlarged to include storage area and as a result is nearly double its original size. All of these alterations were completed in the 1970s and have compromised their integrity of design, materials, and workmanship. Furthermore the addition of a second garage and the construction of the highway bypass immediately east of this property have substantially compromised the properties integrity of setting and feeling.

This property does not appear to be significant within the context of postwar residential development in Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Research revealed little information about the early owners and tenants of this property. The earliest known occupant of the residence was Alexander Joseph Flowers, who lived there at least as early as 1958, followed by Joseph Welch of Suzy's Toyland, who resided on the property in 1960. Tennis Nichols, a mechanic, has owned and lived in the house since at least 1965 and is likely responsible for all of the alterations to the property. It does not appear that any of the known individuals related to this property have made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2).[1]

None of the buildings on this property are significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master (NRHP Criterion C and CRHR Criterion 3). This residence is a typical and modest example of a Ranch-style building, a common architectural type that became immensely popular in suburban communities nationwide during the late 1940s and 1950s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Detached garage, showing main residence (left), facing north.

[1] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-02

P1. Other Identifier: 3310 Wood Lane

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3310 Wood Lane City Bakersfield, CA Zip 93309

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 Number: 164-010-18

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

This 0.75-acre parcel contains two buildings: a 2,138-square foot Dutch Colonial Revival-style residence constructed in 1947 and an 805-square foot secondary residence built in 1946. The property is heavily landscaped and surrounded by a wood picket fence (Photograph 1). The primary residence has two stories, a concrete foundation, wide wood clapboard siding with cornerboards, and a composite-shingle Gambrel roof with a shed dormer on the north side (Photograph 2). The north side also contains a large gable dormer and a small shed dormer. The dormer on the main façade (south side) is clad in aluminum replacement siding. The front entry is centrally-located and sheltered by a small shed roof extension with decorative metal supports and a wood fascia that has an elliptical-arched cutout. The panel wood front door has a fanlight transom and is flanked on both sides by a five-light wood window with louvered shutters. The west side of the building has a flared roof extension that provides shelter to a secondary entrance, which appears to be a multi-light wood door. The building includes a one-story wing attached to the west side. The wing contained the original detached garage which was connected to the residence and converted to living space in the late 1960s when the extant two-car garage (Photograph 3) was built. The wing is has a side gable roof with a small decorative monitor. Fenestration throughout the residence consists of 2/2 wood double-hung wood windows. An exterior brick chimney is centered on the building's east side.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1946, Kern County Assessor Records

***P7. Owner and Address:**
Shirley M. de Ruchie
3310 Wood Ln.
Bakersfield, CA 93309

***P8. Recorded by:**
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-02

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Dutch Colonial Revival
***B6. Construction History:** Main residence built in 1947; conversion of original garage ca.1967, garage added in 1968, aluminum siding on dormer at unknown date; secondary residence built in 1946, carport and porch awning added by 1962.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Located just outside the Bakersfield city limits, these residences were constructed in 1946 and 1947. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed west of Oak Street and only two houses (which includes the property documented on this form) extant along a dirt road that would later become Wood Lane. However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Wood Lane, was constructed during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, this stretch of Wood Lane retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The unprecedented postwar growth also put strains on the state's road and highway system, particularly Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the Highway 99 bypass in 1963 which routed traffic along the west edge of the city. The property documented on this form is located just west of the highway. As a result of this new bypass, residences bordering Wood Lane were demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; *Bakersfield Californian*: "City Barely Touched," 2 November 1957, "State Okays Oak Street Freeway," 26 November 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

P3a. Description (continued):

The secondary residence is sited north of this building, but is not visible from the public-right-of way. Assessor records and aerial photography reveal that this rectangular building is of concrete block construction, with a concrete foundation and composition-shingle hip roof. The building includes a carport attached to its north side and a porch awning on its west side.

B10. Significance (continued):

The main residence documented on this form has been heavily altered by the conversion of the original garage, its attachment to the main residences, the addition of a new two-car garage, and aluminum replacement siding on the main dormer. These alterations have substantially compromised this buildings integrity of design, materials and workmanship. Furthermore, the construction of the highway bypass immediately east of this property has substantially compromised the properties integrity of setting and feeling.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. These residences were two of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots.

Gordon W. Wooden and his wife Louise L. were the earliest known owners of this property. The Woodens were residing at this address (previously known as 3310 Woodlane Drive) in 1947 and they may have commissioned the construction of both residences on this property. During the 1940s, Wooden was employed in the maintenance and construction department of Shell Oil before he was employed as assistant highway engineer for the state's Division of Highway Department of Public Works in the 1950s. The Woodens lived on the property for about 10 years before moving to Marysville in about 1957. That same year it appears Otis Davis of All American Aluminum Company entered into a purchase agreement with the Woodens for this property. Davis ran his company from the property from at least 1959 until 1960. In 1964, Jack De Ruchie, a foreman for Hopper Machine Works, and his wife Louise, purchased the property. The De Ruchies raised their family in the main residence for the next twenty years. All of the alterations to the residence appear to date the De Ruchie's occupation of this property. It does not appear that any of the known individuals related to this property have made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2).[1]

None of the buildings on this property are significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master (NRHP Criterion C and CRHR Criterion 3). This main residence is a typical and heavily modified example of the Dutch Colonial Revival style, which was immensely popular in suburban communities nationwide from the 1920s into the 1950s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1948* (Los Angeles: R.L. Polk and Co. Publishers, 1948); *Polk's Bakersfield California City Directory 1956* (Los Angeles: R.L. Polk and Co. Publishers, 1956); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); "Betrothal is Told at Club Gathering," *Bakersfield Californian*, September 18, 1947, p11; *Bakersfield Californian*, May 13, 1955, p 26; "Wooden to Seek Office," *Bakersfield Californian*, March 14, 1942, p9; "Woodens Greet 1st Child," *Bakersfield Californian*, June 11, 1958, p9; Deed, Book 3772 Page 667, October 6, 1964; Official Records, Assignment, Book 3772 Page 671, October 6, 1964; Official Records, Agreement, Book 2715 Page 374, January 11, 1957.

Photographs (continued):

Photograph 2: Flared roof extension, facing north.

Photograph 3: Attached garage, facing north.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 08-03

P1. Other Identifier: 3320 Wood Lane

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 27E; __ ¼ of Sec 1; _____ B.M.

c. Address 3320 Wood Lane City Bakersfield, CA Zip 93309

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 Number: 164-010-19

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

This 0.64-acre parcel contains three buildings: a 718-square foot residence, a small shed, and an outbuilding at the northwest corner of the parcel. All of the buildings are set back on the property, concealed behind a wood fence and dense landscaping. Only the residence and shed are partially visibility from the public right-of-way. The house is rectangular in plan, has a composition-shingle broken gable roof with a moderate overhang, open eaves, and fascia board. The exterior is sheathed in horizontal wood shiplap siding with decorative vertical boards in the gable ends and corner boards. Fenestration consists of 1/1 double-hung wood windows. A flat root, wood frame carport is affixed to the east side of the house. A small detached shed with a shed roof and vertical grooved plywood siding is located north of the house. Aerial photography reveals the modern outbuilding has a composition-shingle gambrel roof, a rectangular plan, and a shed roof carport affixed to its east side.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1948, Kern County Assessor Records

*P7. Owners and Addresses:
Shirley M. De Ruchie
C/O Shirley M. De Ruchie Trust
3310 Wood Lane
Bakersfield, CA 93309

*P8. Recorded by:
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-03

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** unknown
***B6. Construction History:** Residence built 1948; outbuilding constructed between 1975 and 1981.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Located just outside the Bakersfield city limits, this residence was constructed in 1948. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed west of Oak Street and only two houses (which includes the property is documented on this form) extant along a dirt road that would later become Wood Lane. However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Wood Lane, was constructed during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, this stretch of Wood Lane retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The unprecedented postwar growth also put strains on the state's road and highway system, particularly Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; *Bakersfield Californian*: "City Barely Touched," 2 November 1957, "State Okays Oak Street Freeway," 26 November 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Highway 99 bypass in 1963 which routed traffic along the west edge of the city. The property documented on this form is located just west of the highway. As a result of this new bypass, residences bordering Wood Lane were demolished.

It appears that this residence retains integrity of materials, design and workmanship, as little appears to have changed to the building since its original construction. The building also retains integrity of setting, location, association and feeling. Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This residence is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The earliest known owner and resident of this house are roofer Phillip E. McGraw and his wife Della in 1950; however it appears that they lived there for only a few years. Between around 1954 and 1956, the property was owned by Alexander J. & Ethel Louise Flowers. The Flowers moved to Santa Clara County in the late 1950s and it appears this residence was used as a rental during the 1960s. Occupants during this period include painter James B. Holland and his wife Gloria.[1] It does not appear that any of the known individuals related to this property have made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2).Under NRHP Criterion C and CRHR Criterion 3, none of the buildings on this property are significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master. Furthermore, built environments are rarely significant NRHP Criterion D and CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers); Kern County Recorder, 13 December 1954, Deed, Book 2344, Page 363; Advertisement, *Bakersfield Californian*, 12 June 1965, p. 19A; Kern County Recorder, 10 February 1978, Deed, Book 5088, Page 1452; Kern County Recorder, 10 February 1989, Deed, Book 6208, Page 1179; Kern County Assessor Record; *Bakersfield Californian*, July 31, 1959; "Baptist Ceremony Joins Couple," *Bakersfield Californian* March 22, 1962, p.24.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-04

P1. Other Identifier: 3229 Belle Terrace Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3229 Belle Terrace Avenue City Bakersfield, CA Zip 93309

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 Number: 164-010-09

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

This 0.64-acre property contains two buildings: a 1,212-square foot Ranch-style residence and a detached, two-car garage which is not visible from the public right-of-way. The residence has a rectangular footprint, concrete foundation and stucco siding. The building is topped by a broad two-level hip roof covered with composition shingles and narrow eaves (Photograph 1). The slightly lower, east end of the roof has a standard hip and was originally the garage and breezeway which were converted to a living space in 2007. The west end of the roof is a Dutch hip. A combination front gable and shed roof extension shelters the front entry porch and is supported by square wood posts. All windows are replacements of varying sizes and configurations. The garage is sited approximately 125' south of the residence. Constructed in 1950, the 900-square foot building has a concrete foundation, stucco siding, Dutch hip roof.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. North and west sides, facing south.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1948, Kern County Assessor Records

***P7. Owner and Address:**
Efrain Morales
9502 Buell St.
Downey, CA 90241

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-04

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1948, replacement windows and garage and breezeway converted to living space in 2007; detached garage built in 1950.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Roswell A. Force
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The residence described on this form was constructed in 1948 during a period of great growth in the Bakersfield region. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes.

From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system, in particular Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the Highway 99 bypass to the east of this residence in 1963. The residential area directly west of Highway 99 centered on Belle Terrace mostly developed following the construction of Highway 99; however a few residences, including the one documented on this form were constructed by the end of the 1940s. By 1956, a small neighborhood bounded by Belle Terrace to the north, Wood Lane to the south, Wible Road to the east and Real Road to west, had formed. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1956, 1968, and 1975; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; See footnotes.

B13. Remarks:

***B14. Evaluator:** Greg Rainka/Toni Webb
***Date of Evaluation:** November 2009

(This space reserved for official comments.)

B10. Significance (continued):

While the residence retains the general plan and characteristics of a mid twentieth century Ranch-style residence, recent alterations to the building (including replacement windows and conversion of the garage and breezeway to living space) have compromised the building's integrity of design, materials, and workmanship.

While this house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock on outlying agricultural land, under NRHP Criterion A (CRHR Criterion 1) there is no evidence that suggests that the house is significant for any association it has with the increase in residential construction in the post-World War II period of Bakersfield or Kern County. Under NRHP Criterion B (CRHR Criterion 2), this building does not appear to be significant for its association with the lives of persons important to history. It appears the residence was constructed by contractor Roswell A. Force and his wife Thelma in 1948. The Forces lived in the home for two years until they sold it to Arthur L. and Jospehine Perdue in 1950, who only owned the property for a year. Over the next ten years, the property was owned for a short time by Lena and W. H. Easter (1951 to 1955), Joanne and Cye G. Vaughan Jr. (1955-1961), who owned and operated their own local clothing stores (Vaughan's) beginning in 1941, and Virginia and Robert W. Lloyd. The Lloyds owned and resided in the home from 1961 through at least the mid 1960s. It does not appear that any of these individuals gained significance as defined under this criterion.[1]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a typical example of a common architectural type that became immensely popular in suburban communities nationwide during the late 1940s and 1950s. The traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. Details tend to reference architectural precedents, most commonly Colonial Revival. Furthermore, under NRHP Criterion D and CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. This property 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.

[1] *Polk's Bakersfield California City Directory*, various years between 1948 and 1964 (Los Angeles: R.L. Polk and Co. Publishers); *California Voter Registrations, 1900-1968*, online at www.ancestry.com; Kern County Recorder, Deed, Book 1708 Page 1248, August 8, 1950; Kern County Recorder, Deed, Book 1828 Page 511, July 17, 1951; Kern County Recorder, Deed, Book 2422 Page 417, May 11, 1955; Kern County Recorder, Deed, Book 3418 Page 326, September 25, 1961; "Vaughan's Finishes Store Remodel," *Bakersfield Californian*, May 14, 1953, p 13.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-05

P1. Other Identifier: Tract No. 1562

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1549 was subdivided in 1950 and developed over a period of several years. The tract was laid out with a rectilinear plan in an area of Bakersfield bounded by Belle Terrace to the south, Wible Road to the west, and Delfino Lane to the east. The tract contained part of South Olive Street, and extended five parcels north from Belle Terrace. The tract originally included 19 parcels. The study area for this project includes five parcels on the west end of the tract. Only four of these parcels contain a building or structure built in or before 1964, and are recorded on this form. The fifth parcel, located at the corner of Belle Terrace and Wible Road contains a gas station built in 1978. Two of the surveyed properties include one-story duplexes; one has a single-family ranch house; and one includes only a detached garage.

The single-story Ranch-style residence at 717 South Olive Street has a cross gable roof with wood shingles, wide eaves and exposed clipped rafter tails (Photograph 1). The main section of the south-facing house is setback from the Belle Terrace, while an attached garage and additional wing project southward. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. 717 S. Olive Street, facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950-ca. 1955, Kern County Assessor Records

***P7. Owners and Addresses:**
See Continuation Sheet

***P8. Recorded by:** (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** November 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: Tract 1562

B2. Common Name: Tract 1562

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Ranch

***B6. Construction History:** Tract subdivided in 1950; buildings and structures built between 1951 and ca. 1955 (see continuation sheet for construction dates and details of alterations).

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

***B8. Related Features:** _____

B9. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

Tract 1562 and the individual residences documented on this form do not appear to meet the criteria for listing in the National Register of Historical Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. In particular, the land straddling Wible Road southwest of downtown was experiencing new development. The residential area directly south of Brundage Lane and east of Wible Road was mostly developed by the mid-1950s. Roswell A. and Thelma E. Force owned and subdivided Tract 1562 in 1950. A former construction carpenter, Roswell Force was a building contractor by the late 1940s and lived in a house on Belle Terrace west of Wible Road. Research did not reveal his involvement in the development of the houses in the small tract; however, as a building contractor, it seems likely he helped construct at least some of the houses. The properties were developed during the first half of the 1950s. The property at 700 Wible Road, which now includes only a detached garage, featured a main residence with the garage by 1956. The residence was removed from the property sometime after 1981. It is currently a commercial property. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968, 1975, 1981; Kern County Tract Maps, Tract No. 1562, 29 June 1950, Book 7 of Maps, Page 101; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1936-1949); see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2011

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

The south and east walls of this residence have board-and-batten wood siding, while the north and west walls feature stucco. Fenestration consists mostly of replacement 1/1 double-hung vinyl windows in the original openings. The setback façade has a centered, recessed entrance under a shed-roof extension. The entrance is flanked to one side by a 3/1 window and brick chimney. The other side has a small gable dormer over a 1/1 window. The garage has a metal rollup door.

The two duplexes at 708-710 and 704-706 Wible Road are architecturally similar (Photographs 2 and 3). They each feature an elongated Z-plan with a double hip roof. The roofs have composition shingles and the walls are clad with stucco siding. Fenestration on both houses consists of replacement vinyl sliding windows, some of which are resized. Both properties have a detached two-car garage with hip roofs, stucco siding, and two tilt-up, metal doors. The duplex at 704-706 Wible Road has a large western unit while the units at 708-710 are nearly equal in size. In addition, the entrances for the units at 704-706 Wible Road feature concrete porches tucked under the main roof. The entrances on 708-710 Wible Road are accessed via concrete steps.

The small building at 700 Wible Road is the remnant of a residential property. The building was originally used as a detached garage associated with a single-family residence, which was demolished sometime after 1981. The garage and features a pyramidal hip roof with composition shingles (Photograph 4). The garage door is located on the south wall, which also includes a small vinyl sliding window. The west side, which fronts Wible Road, has a metal personnel door, a small utility door, and a vinyl sliding window.

Tract 1562 has a rectilinear layout with asphalt streets and concrete gutters and squared curbs. Some properties, including the ones along Wible Road, have sidewalks. Most of the properties have lawns and a variety of vegetation in the front yards; however, the properties along Wible Road do not include front yards. Only a few houses appear to have mature trees that could date to the original period of construction. All of the properties have concrete driveways and some include walkways to the house. The utility lines stretch along poles located behind the residences.

The following table lists individual parcels of Tract 1562 that are located within the survey area of this project, including documented alterations.

APN	Address	Date	Alterations and/or Additions	Photo #
147-112-06	717 South Olive St	1951	Replacement vinyl windows	1
147-112-08	708-710 Wible Rd	1953	Replacement and resized vinyl windows	2
147-112-09	704-706 Wible Rd	1953	Replacement and resized vinyl windows	3
147-112-01	700 Wible Rd	ca. 1955	Original residence demolished; replacement windows; replacement door	4

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
717 South Olive St	Cecilio B Avila	717 South Olive St / Bakersfield, CA 93304
708-710 Wible Rd	Richard Abdallah	2087 Paseo Ambar / San Dimas, CA 91773
704-706 Wible Rd	Roberto Antonio & Lucinda Barrientos	7326 Haskell Ave #5 / Van Nuys, CA 91406
700 Wible Rd	Eldon & Boydean Fussel	2000 South Union Ave #12 / Bakersfield, CA 93307

B10. Significance (continued):

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. The highway abuts Tract 1562. A decade after the construction of Highway 99, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. The

construction of these two highways led to alterations to Wible Road. While most of the tract remained intact, the new alignment of Wible Road encroached on parcels along its eastern edge.

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[1] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[2]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[3] Tract 1562 is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under this criterion. This tract is an example of a small residential subdivision featuring houses with generally the same design and architectural style. The development is one of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock, and is not important for association with this part of Bakersfield's history. Additionally, research does not indicate that any important or innovate production techniques were used to develop the tract. Individually, the buildings in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[4] Research indicated that the individual buildings do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[5] Research indicated that no individuals significant to history had important associations with the tract.[6]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features and house designs are modest representations of the common postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar to or the same

[1] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[2] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[3] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[6] *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1955* (Los Angeles: R.L. Polk and Co. Publishers, 1955); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.

as many others in the same tract and elsewhere in the region and country.[7] None of the individual buildings in this tract represent important examples of a general architectural style. The house and duplexes recorded here are unexceptional examples of Ranch style architecture, which became immensely popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation. The garage is a remnant of a property that contained a single-family residence, which given its period of construction and the style of other houses in the tract, was likely also built in the Ranch-style architecture. The remaining garage is a simple and standard design for the period, and is not significant under this criterion.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[8] The architects and builders of Tract 1562 were not revealed during research. Building contractor Roswell Force subdivided the land; however, his participation in the development of the properties was not uncovered during research for this project. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[9] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[10] Instead, the house and duplexes recorded here are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." However, as the National Park Service guidelines note, the district must possess architectural or historical significance under one of the other three criterion or other parts of Criteria C or 3.[11] Even though Tract 1562 is a distinguishable entity comprised of houses that lack individual distinction, it does not meet the threshold of architectural or historical significance as a district or assemblage of structures.

Under NRHP Criterion D (CRHR Criterion 4), this tract and the individual residences are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. Not only do the individual residences and the tract as a whole lack significance, each of the four properties recorded on this form has undergone alterations which have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement and resized windows, replacement doors, and demolished buildings. Many of the houses outside the study area for this project have also been altered. These alterations range from converted garages and additions to replacement windows, siding and doors. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[12] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1562 features a rectilinear layout with concrete gutters and squared curbs. Most of the properties in the tract lack sidewalks; however, the properties along Wible Road include sidewalks that were added when Wible Road was altered during the construction of Highways 99 and 58. Generally, the front yards feature lawns and a variety of vegetation. The properties along Wible Road, however, do not include front yards.

[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[8] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Only a few houses appear to have mature trees that could date to the original period of construction. All of the properties have concrete driveways and some also include walkways to the house. The utility lines stretch along poles located behind the residences. These changes have substantially diminished the overall integrity of the tract.

This subdivision and its individual properties have 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 does not appear to be a historical resource for the purposes of CEQA.

Photographs (continued):

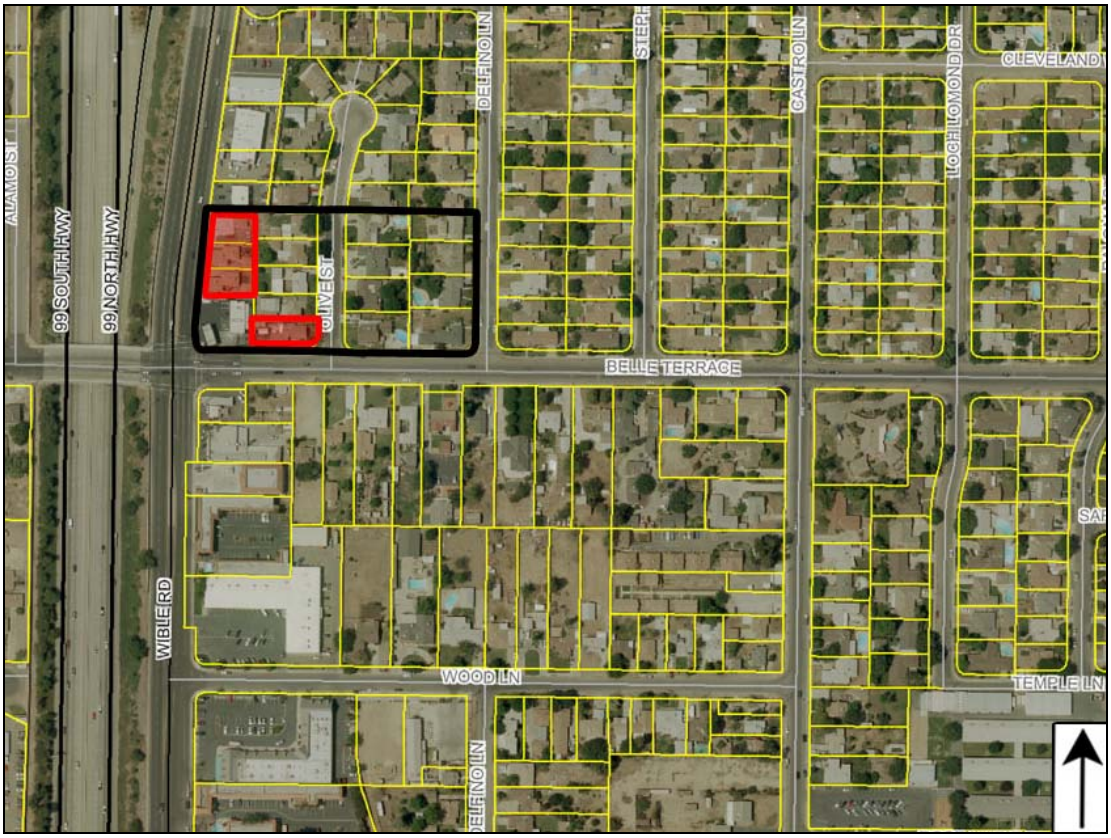
Photograph 2. 708-710 Wible Road, facing southeast.

Photograph 3. 704-706 Wible Road, facing northeast.

Photographs (continued):

Photograph 4. 700 Wible Road, facing northeast.

Sketch Map:



NOTE: Boundaries of Tract 1562 outlined in BLACK; Parcels shaded RED are inventoried on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-06

P1. Other Identifier: 3234 Belle Terrace

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30; **R** 27; SE ¼ of NE 1/4 **of Sec**; 2 **B.M.**

c. Address 3234 Belle Terrace City Bakersfield, CA Zip 93309

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 Number: 149-250-50. 3234 Belle Terrace is located just east of Highway 99 in Bakersfield, CA.

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

This 0.85-acre property contains two buildings: a Ranch-style residence built in 1952 and what appears to be a metal warehouse (access to this property was not obtained, thus the warehouse was not visible from the public right-of-way). The property is currently utilized as a school. The residence is a single-story, wood-frame building with an asymmetrical footprint that covers approximately 2,500 square feet of space. The building sits on a concrete foundation, is clad with stucco and rustic wood siding, and has a low pitch cross hip roof with composite shingles and narrow closed eaves. The two-car garage has a metal garage door and is attached to the northeast corner of the residence through a breezeway, which is secured by a metal security gate. A wood-frame carport with sweeping roof supported by metal poles is attached to the east side of the house (and south of the garage). Fenestration appears to be a mixture of original double-hung wood windows and metal casement sashes set with wood trim and sills. The main entrance, a plain door with sidelights, is accessed by concrete steps and sheltered beneath the main roof. A small 250-square foot addition with covered patio was constructed on the north side of the residence. A wrap around parking lot has been added to the western and rear side of the house along with play equipment within the fenced yard.

***P3b. Resource Attributes:** (List attributes and codes) HP15-Educational Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1952, Kern County Assessor Records

***P7. Owner and Address:**
Gloribel Magana
3234 Belle Terrace
Bakersfield, CA 93309

***P8. Recorded by:**
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

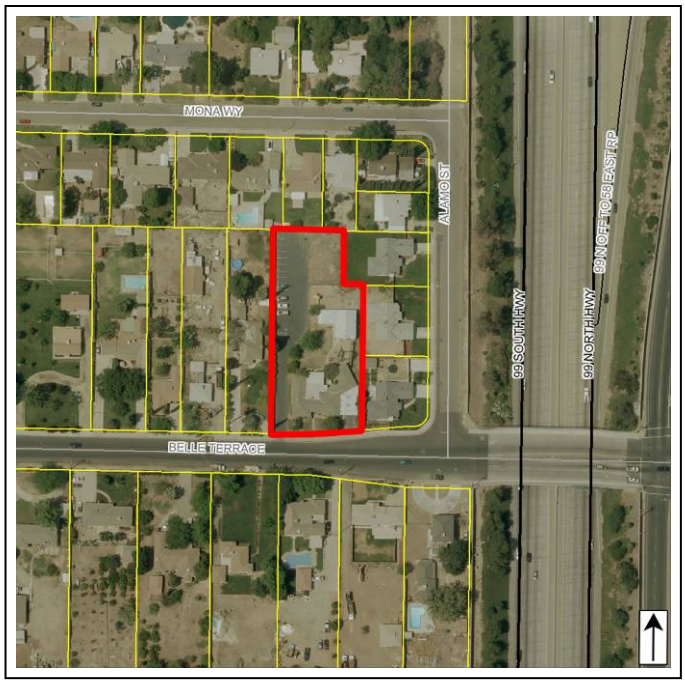
***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Five Star Child Care
***B5. Architectural Style:** Ranch
***B6. Construction History:** House built in 1952; carport, storage addition, and patio added between 1955 and 1962; warehouse built in 1969; parking lot, fencing and concrete wall added in 1985
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Located just outside the Bakersfield city limits, this Ranch-style residence was constructed in 1952 on a 1-acre lot along West Belle Terrace. Up until the late 1940s, the area west along Belle Terrace (west of Oak Street) was semi-rural, with only a handful of residences constructed along Belle Terrace. However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Belle Terrace, was constructed during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, this stretch of Belle Terrace retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system, in particular Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city sought to move traffic around, not through, the downtown area, which led the state to construct the Highway 99 bypass immediately east of this property in 1963. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) ____
***B12. References** Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; See footnotes.
B13. Remarks:



***B14. Evaluator:** Toni Webb/Garret Root
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

As a result of this new bypass, residences bordering Oak Street were demolished. While the residence documented on this form has been altered by the construction of the carport, storage addition and patio, there alterations were completed within a few years of the buildings construction and are compatible with the original design of the building. Therefore, the building retains integrity of design, materials, and workmanship. The construction of a warehouse and the amenities for its conversion into a school in the 1980s (parking lot, fencing, playground equipment, etc) compromises the once semi-rural property's integrity of setting, feeling and association, as does the construction of the highway bypass.

Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The property appears to have been built by Martin P. Etcheverry Jr., and his wife June, in early 1952. At the time of its construction, Martin was general manger of Ernst Bros., a local packing and potato shed equipment company, while June worked as a social worker with the county. The Etcheverry family continued to reside in the house, raising their family, until 1984 when they sold their family home and retired to the coastal community of Oceano. Martin died in Oceano in 2000 and June moved back to Bakersfield, where she died in 2004.[1] It does not appear that either Martin or June gained significance as defined under this NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a typical example of a common architectural type that became immensely popular in suburban communities nationwide during the late 1940s and 1950s. The traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. Furthermore, under NRHP Criterion D and CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. This property 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.

[1] June Ann Etcheverry Obituary, *Bakersfield Californian*, June 22, 2004; California Death Index; *Polk's Bakersfield California City Directory*, various years between 1948 and 1964 (Los Angeles: R.L. Polk and Co. Publishers); *California Voter Registrations, 1900-1968*, online at www.ancestry.com; Deed, Book 5677 Page 1468, June 20, 1984.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 08-07

P1. Other Identifier: 3209 Mona Way

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3209 Mona Way City Bakersfield, CA Zip 93309

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 Number: 149-250-15

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

This 0.16-acre parcel contains a 1,132-square-foot Ranch-style house with a roughly L-shaped footprint and integrated car garage with replacement roll-up door. The exterior is clad in stucco with decorative half timbering and a stone apron on a projecting hip on the east end of primary facade. The low-pitched roof is a series of hip roof elements with wide overhang and fascia covered with composition shingles. A projecting shed roof extension supported by a wood post on the north side of the house covers the main entry into the house. Fenestration includes aluminum and vinyl windows of various sizes. A low concrete block fence fronts Mona Way.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1959, Kern County Assessor Records

***P7. Owner and Address:**
Tania Kimia
PO Box 541191
Los Angeles, CA 90024

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built 1959; replacement windows at unknown date
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This Ranch-style residence was constructed in 1959 just outside the Bakersfield city limits. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed along Oak Street (to the east) and Belle Terrace (to the south). However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Mona Way, was constructed in the 1950s, during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, Mona Way retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system, in particular Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city sought to move traffic around, not through, the downtown area, which led the state to construct the Highway 99 bypass immediately east of this property in 1963. As a result of this new bypass, residences bordering Oak Street were demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; see footnotes.
B13. Remarks:

***B14. Evaluator:** Chandra Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This only known modification to this residence is the replacement of some windows; however overall, the building appears to retain integrity of location, setting, association, feeling, design, materials, and workmanship. Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The first known owners/occupants of this residence were Bill G. Miller, an employee in the engineering department of Richfield Oil, and his wife Ernestine, in 1965. The Millers continued to live at the house into the 1970s.[1] It does not appear that the Millers gained significance as defined under this NRHP Criterion B or CRHR Criterion 2. Architecturally, this residence is a typical and modest example of a mid-twentieth century Ranch-style house. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does appear to be the work of a master (NRHP Criterion C and CRHR Criterion 3). Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1965, 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1965, 1970)

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-08

P1. Other Identifier: 3213 Mona Way

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3213 Mona Way City Bakersfield, CA Zip 93309

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 Number: 149-250-16

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

This 0.18-acre parcel contains a 1,405-square-foot Ranch-style house with an L-shaped footprint and two-car garage. The cross-gable roof has wide eaves with a wood fascia and is covered with composition shingles. The exterior is clad in vertical siding and stucco. The main entry is recessed in the ell. Fenestration throughout includes replacement vinyl windows of various sizes.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1959, Kern County Assessor Records

***P7. Owner and Address:**
Linda Gibson & Wayne Orbie
3213 Mona Way
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-08

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1959; replacement windows at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

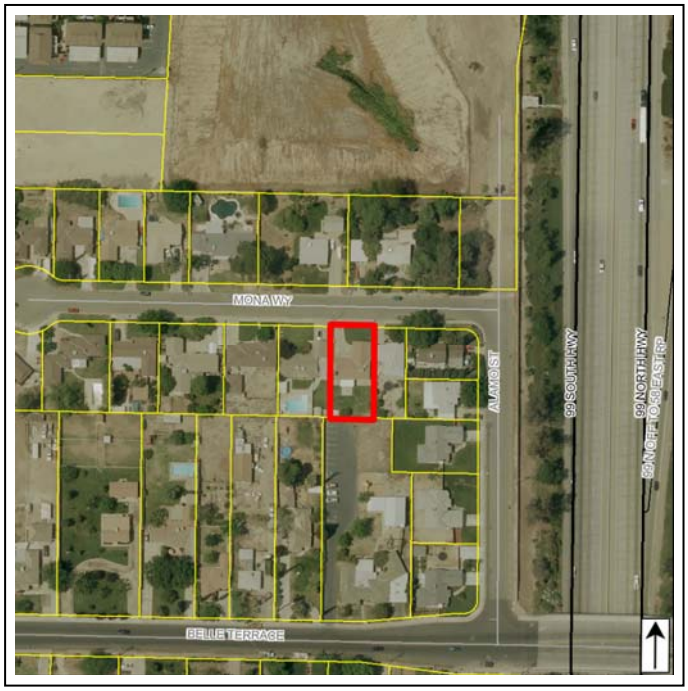
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This Ranch-style residence was constructed in 1959 just outside the Bakersfield city limits. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed along Oak Street (to the east) and Belle Terrace (to the south). However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Mona Way, was constructed in the 1950s, during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, Mona Way retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system, in particular Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city sought to move traffic around, not through, the downtown area, which led the state to construct the Highway 99 bypass immediately east of this property in 1963. As a result of this new bypass, residences bordering Oak Street were demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; See Footnotes.

B13. Remarks:



***B14. Evaluator:** Chandra Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This building has been altered by the replacement of original aluminum windows with vinyl sliding sashes with false muntins. This has compromised the building's integrity of design, workmanship and materials; however the property still retains integrity of location, setting, association, and feeling. Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. The original owner and resident of this property was Jack R. McCormick, a sales staff member at Harold C. Stellmacher Realty, and his wife Fay. By 1965 William R. Wellstead, a teacher at Bakersfield High School, and his wife Diane rented the house. In 1968, Harold L. Crose, a fireman for the Santa Fe Railroad, and his wife Carol owned the house into the 1970s.[1] It does not appear that either any of the known owners or tenants of this property gained significance as defined under this NRHP Criterion B or CRHR Criterion 2. Architecturally, this residence is a typical and modest example of a mid-twentieth century Ranch-style house. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C and CRHR Criterion 3). Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] "Realty News," *Bakersfield Californian*, Jan. 21, 1961; "High School Trustees Hire 17 Probationary Teachers," *Bakersfield Californian*, Apr. 14, 1964; *Polk's Bakersfield California City Directory 1968, 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1968, 1970); Kern County Assessor records.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-09

P1. Other Identifier: 3232 Mona Way

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3232 Mona Way City Bakersfield, CA Zip 93309

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 Number: 149-250-09

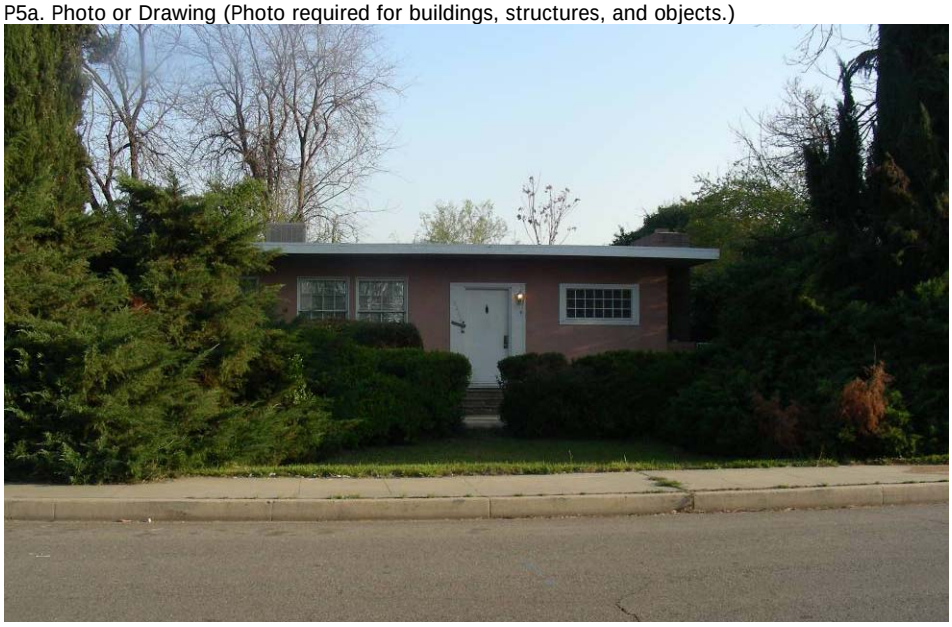
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.51-acre parcel contains a 1,813-square-foot Contemporary-style residence. The building has an L-shaped footprint, concrete foundation, and a low-pitch shed roof with wide projecting eaves and wood fascia boards. The front entry door is raised atop a concrete stoop and located off-center between three 8/8 wood double-hung windows on its right and a 21-light glass block window on its left. This door appears to either be downsized or have an altered surround. The property is heavily landscaped and includes a circular driveway.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1947, Kern County Assessor Records

***P7. Owner and Address:**
Hanley Family
3232 Mona Way
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Contemporary
***B6. Construction History:** Built in 1947; altered front entry (date unknown).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

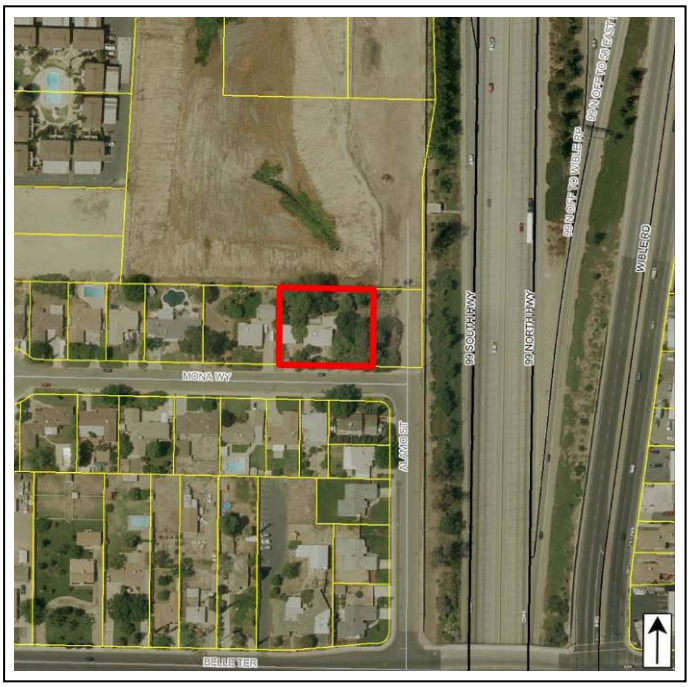
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This Ranch-style residence was constructed in 1947 just outside the Bakersfield city limits. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed along Oak Street (to the east) and Belle Terrace (to the south). However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house was constructed during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, Mona Way retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s. It was the first building constructed on the dirt road now known as Mona Way.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system, in particular Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city sought to move traffic around, not through, the downtown area, which led the state to construct the Highway 99 bypass immediately east of this property in 1963. As a result of this new bypass, residences bordering Oak Street were demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; See Footnotes.

B13. Remarks:

***B14. Evaluator:** Greg Rainka/Toni Webb
***Date of Evaluation:** November 2009
(This space reserved for official comments.)



B10. Significance (continued):

This building appear to be unaltered since its construction; therefore, it appears to retain integrity of location, design, materials, workmanship, and association; however the construction of Highway 99 immediately adjacent to this property has compromised its integrity of setting and feeling. Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. This residence was likely constructed by George H. Hanley, principal of Pioneer Drive School, who owned the property at least as early as 1958. The Hanley family lived at this address into the 1970s.[1] It does not appear that Mr. Hanley, and likely any of the individuals related to the development and use of this resource, have made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B or CRHR Criterion 2). Architecturally, this residence is a typical and modest example of a mid-twentieth century Contemporary-style house. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master (NRHP Criterion C and CRHR Criterion 3). Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); "Hanley-Bayus," *Bakersfield Californian*, March 28, 1969, p24.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-10

P1. Other Identifier: 3326 Mona Way

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 3326 Mona Way City Bakersfield, CA Zip 93309

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 Number: 149-250-08

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

This 0.41-acre parcel contains a 1,057-square foot Ranch-style house and detached garage. The rectangular residence has a concrete foundation, stucco and wood clapboard siding, and a composition-shingle, side gable roof. The façade is dominated by a full-width concrete porch sheltered beneath a shed roof which is supported by wood posts. The main entrance is centered on this façade. Fenestration includes a fixed multi-light sash, multi-light double-hung wood windows, and two-part sliding sashes. Some windows have decorative wood casing or shutters. The rectangular garage is sited northeast of the residence. It has a concrete foundation, stucco siding, and a composition-shingle side gable roof with exposed rafter tails. The north (main) façade has two roll-up metal doors and a 1/1 double-hung wood window.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Residence and garage, facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor Records

***P7. Owner and Address:**
Dale Wayne Kamline
3326 Mona Way
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-10

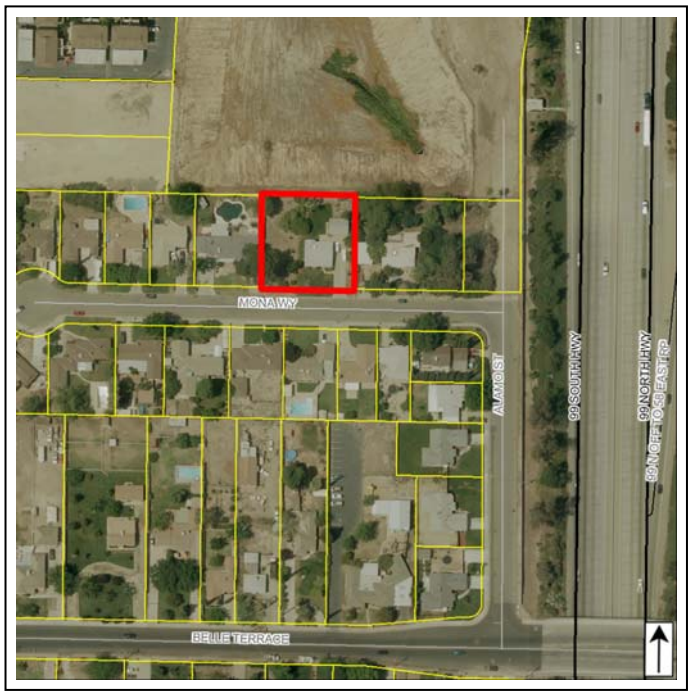
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** House built 1952; garage built 1956.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This Ranch-style residence was constructed in 1950 just outside the Bakersfield city limits. Up until the late 1940s, this area was semi-rural, with only a handful of residences constructed along Oak Street (to the east) and Belle Terrace (to the south). However, following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes. This house, like many of those extant along Mona Way, was constructed in the 1950s, during this period of great growth in the Bakersfield region. While numerous housing tracts with small lots and homogeneous houses were being built on agricultural land along the city's fringes, Mona Way retained its larger lots that were sold and developed by individuals who constructed custom Ranch-style residences in the late 1940s and 1950s.

The Bakersfield region continued to grow into the early 1970s; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system, in particular Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city sought to move traffic around, not through, the downtown area, which led the state to construct the Highway 99 bypass immediately east of this property in 1963. As a result of this new bypass, residences bordering Oak Street were demolished. (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; see footnotes.



***B14. Evaluator:** Chandra Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

None of the buildings on this property appear to be altered; therefore, the property appears to retain integrity of location, setting, association, feeling, design, materials, and workmanship. Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. This residence and house were likely constructed by Carl F. Kamline and his wife Irene, who resided at this address until their deaths in 2005 and 2006. The property was subsequently left to their son Dale Wayne Kamline, who currently owns the property.[1] It does not appear that either Carl, Irene, or any other member of the Kamline family associated with this property gained significance as defined under this NRHP Criterion B or CRHR Criterion 2. Architecturally, this residence is a typical and modest example of a mid-twentieth century Ranch-style house. Neither it nor the garage appears to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor do they appear to be the work of a master (NRHP Criterion C and CRHR Criterion 3). Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Bakersfield California City Directory 1960, 1970* (Los Angeles: R.L. Polk and Co. Publishers); "He Backs, She Backs, They Meet," *Bakersfield Californian*, Oct. 19, 1963; Ancestry.com, *Social Security Death Index* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2011, original data: Social Security Administration, *Social Security Death Index, Master File*, Social Security Administration; Kern County Assessor Records.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-11

P1. Other Identifier: Tract No. 1579

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

These properties are located in Tract No. 1579, in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The tract was initially subdivided in 1950 and has a rectilinear plan. It originally included 36 parcels, but when Wible Road was shifted eastward because of construction of Highway 99, seven parcels on the west end of the tract were eliminated. The remaining 29 parcels are positioned primarily along the U-shaped Terrel Court in the area bounded by Terrace Way to the north, the north line of Tract 1562 to the south, Delfino Lane to the east, and Wible Road to the west. Four of these properties are located within the survey area of this project and possess structures built before 1964. Each of the surveyed properties is between 0.14 and 0.18 acres in area and contains a simple Ranch house that can be categorized as one of two types. Type 1 buildings have an L-shaped footprint with a slightly projecting, attached two-car garage wing. These houses feature either a gable or hip roof; the garage shares the type of roof as the main residence but has a lower peak. The houses are clad with stucco. 3120 Terrel Court has an overhanging composite shingle hipped roof and (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. 3120 Terrel Ct., primary façade, facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1951, Kern County Assessor Records

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Tract subdivided in 1950; homes built in 1951 (see continuation sheet for details on alterations).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Tract 1579 and the four individual properties recorded on this form do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA because they do not have historical significance, nor have they retained integrity to its date of construction. Furthermore, none of the individual residences, or the tract as whole, appear to be historical resources for the purposes of CEQA.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. In particular, the land straddling Wible Road southwest of downtown was the site of new development. The residential area directly south of Brundage Lane and east of Wible Road was mostly developed by the mid-1950s. Charles Dore, one of the founders of Superior Oil Company, owned much of this land, the vast extent of which he subdivided in 1950 as Tracts 1549 and 1579. Dore retired from Superior Oil in 1939 and moved to Bakersfield where he continued to be involved in the oil business.

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city, rather than to and through the city center on Union Avenue. The alignment of this new highway, and subsequent realignment of Wible Road, resulted in the elimination of seven parcels from Tract 1579. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1549, May 17, 1950, Book 7 of Maps, Page 95-96; Kern County Tract Maps, Tract No. 1579, Sept. 21, 1950, Book 7 of Maps, Page 118; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "Oil Pioneer Services Set for Tuesday," *Bakersfield Californian*, 19 December 1955. "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13. See footnotes.
B13. Remarks:

***B14. Evaluator:** Joseph Freeman and Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

3152 Terrel Court has a composite shingle side gable roof. The front porch spans the full width, or nearly the full width, of the setback ell and is sheltered beneath a shed roof extension. Fenestration varies throughout the two buildings, and includes three-part, sliding and casement windows that appear to be the original configuration. Type 2 buildings also have an L-shaped footprint that incorporates an attached garage projecting farther toward the street than Type 1 houses. The front entry is located at the interior corner beneath the overhanging roof, which is either cross-gabled (3121 Terrel Court) or cross-hipped (3155 Terrel Court). Fenestration includes replacement vinyl sliding windows on 3155 Terrel Court, and original metal casements on 3121 Terrel Court. A group of windows wraps around a front corner. 3155 Terrel Court has board-and-batten façade siding with a brick skirt wall on the setback ell; the side and rear walls feature stucco siding. 3121 Terell Court has replacement stucco siding.

This tract features rectilinear asphalt streets lined with concrete gutters and square curbs. The tract does not include sidewalks; the curbs lead directly to the front yard of individual properties. The front yard of each property is at least partially filled with a lawn. Some yards, like the one at 2120 Terrel Court, are fenced. About a third of the properties have mature trees that might date to the original development; the rest either have young trees or no trees in the front yard. Utility lines run along wood poles located behind the houses.

The following table lists individual parcels of Tract 1579 that are located within the survey area of this project, including their respective type and any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
147-101-14	3120 Terrel Ct	1951	**1**; hipped roof	replacement stucco; large rear addition	1
147-102-01	3121 Terrel Ct	1951	**2**; cross-gabled roof	replacement stucco	2
147-103-12	3152 Terrel Ct	1951	**1**; gable roof	replacement stucco; replacement sliding windows	3
147-102-12	3155 Terrel Ct	1951	**2**; cross-hipped roof	rear addition; replacement windows in original openings; large rear addition	4

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
3120 Terrel Ct	David L. Wiley	3120 Terrel Ct. / Bakersfield, CA 93304
3121 Terrel Ct	Brad J. Ghilarducci	4664 American Ave. / Bakersfield, CA 93309
3152 Terrel Ct	Unknown	Unknown
3155 Terrel Ct	Kim T. and Nancy K. Stanley	3155 Terrel Ct. / Bakersfield, CA 93304

B10. Significance (continued):

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[1] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[2]

Under NRHP Criterion A or CRHR Criterion 1, a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the

[1] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[2] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.

Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[3] This tract is an example of a moderately sized residential subdivision featuring houses with generally the same design and architectural style. . Tract 1579 does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under Criterion 1 or A. Instead, the development is one of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques were used to develop the tract. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[4] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B or CRHR Criterion 2, these residences do not appear to be significant for their associations with the lives of persons important to history. The residences were owned or rented by a range of individuals. It does not appear that anyone associated with these residences made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[5] Research indicated that no individuals significant to history had important associations with the tract.[6]

Under NRHP Criterion C or CRHR Criterion 3, neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. . The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features and house designs are modest representations of a common postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar to or the same as many others in the same tract and elsewhere in the region and country.[7] None of the individual residences in this tract represent important examples of a general architectural style. The houses are unexceptional examples of Ranch style architecture, which became immensely popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[8] The architects and builders of Tract 1579 were not revealed during research. Charles Dore owned the land, but research did not reveal his level of participation in the development of the tract. Dore was a successful business man who made his living in the oil industry. He is not well known for developing housing tracts, and Tract 1579 is not significant for its associations with Dore. Bakersfield home-builder Randall Presley was listed on the tract map as one of two sureties for the development project. While Presley appears to have been an acquaintance of Dore's — he was a pallbearer at Dore's

[3] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[4] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[6] *Polk's Bakersfield California City Directory 1950* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com; "Kern County Oilfields," *Bakersfield Californian*, 19 July 1960.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[8] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 20.

funeral — there is no evidence that he developed the tract.[9] A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[10] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[11] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under Criterion 3 or C as "a significant and distinguishable entity whose components may lack individual distinction." However, as the National Park Service guidelines note, the district must possess architectural or historical significance under one of the other three criterion or other parts of NRHP Criterion C or CRHR Criterion 3.[12] Even though Tract 1579 is a distinguishable entity comprised of houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D and CRHR Criterion 4, these properties are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. Each of the properties surveyed on this form, and many of the properties located within this tract but not surveyed here, have undergone alterations since their original construction that has compromised the integrity of the individual properties as well as the tract as a whole. These alterations (shown in the table in P3a above) include replacement windows, replacement siding and large rear additions. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity; although, as the Caltrans study points out, the integrity threshold for the individual contributors is lower than the threshold for an individual property.[13] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1579 includes concrete gutters and squared curbs. Each lot generally features a large front lawn with some level of vegetation. Some properties include mature trees and vegetation in the front yard, while others have young trees or none at all. The utility lines stretch along poles located behind the residences. Most lots have a concrete driveway and a few have a separate concrete walkway to the front door. Seven of the original 36 houses were demolished during the construction of Highway 99 that required shifting Wible Road into the west end of the tract. Given that nearly 20 percent of the houses are no longer extant and the remaining houses have undergone alterations to varying degrees, the tract does not retain sufficient overall integrity.

This subdivision and its individual properties have 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 do not appear to be historical resources for the purposes of CEQA.

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[9] Kern County Tract Maps, Tract No. 1579, Sept. 21, 1950, Book 7 of Maps, Page 118; "Oil Pioneer Services Set for Tuesday," *Bakersfield Californian*, 19 December 1955, 35.
[10] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[11] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011, 125-126.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[13] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 3121 Terrel Ct., primary façade, facing southeast. Type 2.

Photograph 3. 3152 Terrel Ct., primary façade, facing south. Type 1.

Photographs (continued):

Photograph 4. 3155 Terrel Ct., primary façade, facing northeast. Type 2.

Sketch Map:

NOTE: Tract 1579 outlined in BLACK; Parcels shaded RED are located within the survey are for this project.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 08-12

P1. Other Identifier: 3320-3330 Elcia Drive

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 3320 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-190-11, 149-190-08

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

This form documents two legal parcels located at the east end of Elcia Drive that contain four residential buildings, a detached garage and modern shop building. Together, these parcels include 0.87 acres. A Ranch-style, single-family residence is located at the westernmost end of the parcel, fronting Elcia Drive. The detached garage and two duplexes are located to the east of the residence. A third duplex is sited southeast of the residence and the shop building is southwest of the residence. The Ranch-style residence sits on a concrete foundation. It features stucco siding, a modern tile hip roof, and a small projecting addition at the northeast corner (Photograph 1). The front entry door is located at the interior corner beneath a roof overhang. Fenestration includes a large fixed picture window positioned directly to the left of the entry door and vinyl and aluminum sliding windows of varying sizes throughout. The entrance is sheltered by a hip and flat roof extension supported by metal columns. A metal carport is attached to the building's north side, and connects with a detached pyramidal hip-roof two-car garage with modern tiles (Photograph 2). The garage has stucco siding and an aluminum door. The remaining buildings include three nearly identical duplexes that are accessed via a private (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing east.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1956, 1963 Kern County Assessor Records

*P7. Owner and Address:
Howard R. and Betty L. Lamond
3330 Elcia Drive
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Heather Norby & Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Map Reference No. 08-12

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Ranch
*B6. Construction History: Residence & garage built in 1956; Duplexes in 1963; Pool in 1969; Shop built post-1981
*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: post-1981 Original Location: Duplex (3320 Elcia) moved on same property
*B8. Related Features: _____
B9. Architect: unknown b. Builder: unknown
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

None of the buildings on these parcels appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA. This property was generally constructed between 1956 and 1963, during a time of widespread growth throughout Bakersfield. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. By the late 1940s, developers had begun a strong campaign to close the housing gap. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

The unprecedented postwar growth also put strains on the state's road and highway system, particularly Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area, which led to the construction of the Highway 99 bypass in 1963 which routed traffic along the west edge of the city. The property documented on this form is located immediately west of the highway and was built in 1963, the same year as the bypass.

The property was initially developed in 1956 for local welder Arthur Scheer and his wife Louise. As it was originally constructed, the Scheer's new Ranch-style residence had a U-shaped footprint, and included (See Continuation Sheet)

B11. Additional Resource Attributes: _____
*B12. References: *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; *Bakersfield Californian*: "City Barely Touched," 2 November 1957, "State Okays Oak Street Freeway," 26 November 1957; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers); *California Voter Registrations 1900-1968*, accessed online at www.ancestry.com;, "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11. See footnotes.

B13. Remarks:

*B14. Evaluator: Joseph Freeman
*Date of Evaluation: August 2011
(This space reserved for official comments.)

P3a. Description (continued):

a driveway running down the middle of the two parcels (Photograph 3). The duplexes are Ranch-style buildings with stucco siding and composite-shingle hip roofs (Photographs 4, 5 and 7). The front entry doors to each of the units are sheltered by a slight roof overhang and located behind metal security doors. Fenestration includes two sets of aluminum sliding windows that symmetrically flank the entry doors. The windows on the facade periphery are sheltered under aluminum awnings. A two-part detached carport is located at the eastern most end of the property (Photograph 6). The modern steel-frame garage is clad with corrugated metal siding and roofing and features a low-pitched gable roof and an overhead roll-up door centrally located on its north side (Photograph 8).

B10. Significance (continued):

a detached garage. The following year, the Scheers added a den to the northeast corner. The property was located near other residences constructed around the same time along Elcia Drive, but was surrounded on the north, south and east by open, undeveloped land. By the early 1960s, the state began constructing Highway 99 immediately east of the Scheer's residence. In 1963, the Scheers expanded their property to include three duplex buildings located behind the residence. The Scheers sold their property to the current owners, Howard R. and Betty Lou Lamond in 1966. It was the Lamonds who, in the late 1960s, added a pool to the property, moved the easternmost duplex 150 southwest of its original location and split into two parcels and constructed the metal warehouse in the 1980s. The Lamonds retained ownership of both parcels.[1]

This property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). These residences are just four of thousands that were constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. None of the buildings appear to be significant for their association with the lives of persons important to history. The property has been owned by two families: the Scheers and the Lamonds, both of whom resided in the main residences. The duplexes have been occupied by a succession of renters. The Scheers, Lamonds or any on the known residents of the duplexes appear to have made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, the residence and duplexes on this property are modest and typical examples of the Ranch-style architecture, which was immensely popular in the 1950s through the 1970s throughout Bakersfield and the state. The Ranch-style of architecture dates from 1932, when San Diego architect Cliff May took inspiration from the Spanish "rancho" and created a building type that he called the "early California Ranch house." These low-slung, ground-hugging vernacular buildings were designed to follow the contours of the land, much like the Midwest's Prairie School architectural style. The Ranch house became immensely popular in the late 1940s and 1950s once May's idea became widely known and published, and were built nationwide in suburban communities, including throughout Bakersfield. A traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. Furthermore, this property does not appear to be significant as a source (or likely source) of important information regarding history, nor does not appear to have any likelihood of yielding important information about historic construction materials or technologies (NRHP Criterion D and CRHR Criterion 4). The main residence has been altered by a small rear addition, in-kind replacement windows, as well as the construction of a pool; however these modifications do not severely compromise the integrity of design, workmanship, materials, setting, feeling, association or feeling of the 1950s house. Similarly, the construction of the duplexes in 1963 or the modern warehouse does not damage the integrity, as these duplexes were constructed in the same style and the warehouse is sited well away from the residence and duplex that it does not impede the setting, association or feeling of this mid twentieth century complex. This property 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.

[1] Kern County Recorder, 14 June 1966, Deeds Book 3955, Page 383; Kern County Assessor Records; *Polk's Bakersfield California City Directory 1960, 1964* (Los Angeles: R.L. Polk and Co. Publisher, 1960, 1964).

Photographs (continued):

Photograph 2: Detached garage and metal carport, facing east.

Photograph 3: Looking down driveway, facing east.

Photographs (continued):

Photograph 4: Duplex units A and B, facing northwest.

Photograph 5: Duplex units C and D, facing northeast.

Photographs (continued):

Photograph 6: Carport at east end of property, facing northwest.

Photograph 7: Duplex at 3320 Elcia Drive, facing east.

Photographs (continued):

Photograph 8: Modern shop building, facing southeast.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-13

P1. Other Identifier: 3324 Elcia Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1954 (photorevised 1968 & 1973) **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3324 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-190-17

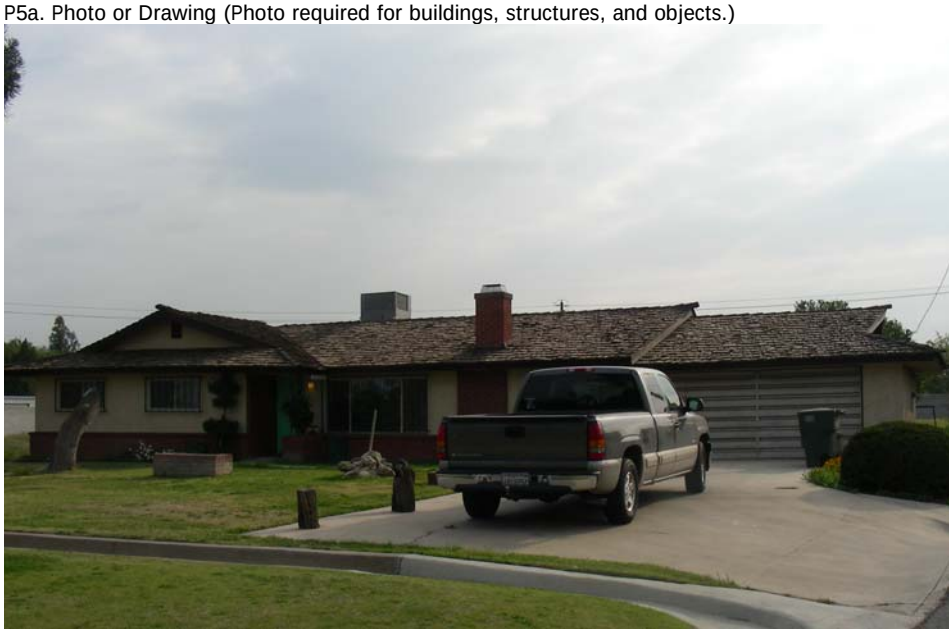
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1.15-acre property contains a 1,588-square foot Ranch-style house sited near its southwest corner. The building sits on a concrete foundation, has stucco siding above a brick veneer base, and has a cross Dutch hip shake roof. The front entry door is located at the interior corner beneath a corner of roof overhang. Fenestration includes a three-part vinyl window positioned directly to this door's left and vinyl sliding windows of varying sizes throughout. There is an interior brick chimney with a false front veneered to the front wall. The integrated two-car garage wing on the south side has a slightly lower roof ridge and a tilt-up metal garage door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1, view of west façade, camera facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1961, Kern County Assessor Records

***P7. Owner and Address:**
Howard and Betty Lamond
3324 Elcia Dr.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1961; replacement windows at unknown date
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The period immediately following World War II was a time of immense population growth for Bakersfield. There was a great influx of veterans to California, and with it came a great need for more housing. In addition, federal housing programs allowed home buyers unique opportunities to purchase homes throughout the United States. Although developers began a strong campaign to close the housing gap as early as the late 1940s, Kern County's population remained greater than the available houses throughout the 1950s. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

The unprecedented postwar growth also put strains on the state's road and highway system, including Highway 99. By the 1950s, the City of Bakersfield began planning street and highway improvements to alleviate congestion along local streets. The city favored patterns around, not through, the downtown area, thus influencing the state's construction of the Highway 99 bypass in 1963 that routed traffic along the west edge of the city. The property documented on this form was built two years before the completion of this bypass and is sited immediately west of the highway. This house was likely built by Raymond N. Montoya, a roofing contractor, and his wife Emma in 1961 in an unincorporated area just outside Bakersfield's city limits. The family owned and lived in a residence on Wible Road (directly east of this location) from at least 1954 until 1960; however building of the bypass required the demolition of that home, resulting in the family constructing the Ranch-Style house a short distance away from the new highway. The Montoyas retained ownership of the (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers); *California Voter Registrations 1900-1968*, accessed online at www.ancestry.com. See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** September 2009
(This space reserved for official comments.)

B10. Significance (continued):

property until Emma's death in 2004, at which time the property went to her heirs -- Ronald (son), Roger and James Montoya.[1]

Aside from replacement windows, this property appears to retain integrity of design, materials, workmanship, location and association. However, the construction of Highway 58 immediately south of the property in the mid-1970s has damaged this property's overall integrity of setting and feeling.

NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in postwar Bakersfield. Under NRHP Criterion B (CRHR Criterion 2), this building does not appear to be significant for its association with the lives of persons important to history. While the Montoya's likely constructed the house for over forty years, raising their family, it does not appear that either Raymond or Emma made demonstrably important contributions to history at the local, state, or national level.

The Ranch style dates from 1932, when San Diego architect Cliff May took inspiration from the Spanish "rancho" and created a building type that he called the "early California Ranch house." These low-slung, ground-hugging vernacular buildings were designed to follow the contours of the land, much like the Midwest's Prairie School architectural style. The Ranch house became immensely popular in the late 1940s and 1950s once May's idea became widely known and published, and were built nationwide in suburban communities, including throughout Bakersfield. A traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. While this particular house exhibits all of these defining characteristics, it is one of thousands constructed in Bakersfield and throughout the state, and therefore does not appear to be eligible under NRHP Criterion C (CRHR Criterion 3). Furthermore, under Criterion D (CRHR Criterion 4), this building does not appear to be significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. This property 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.

[1] *Bakersfield Californian*, Obituary for Emma A. Montoya, March 26, 2004; *Bakersfield Californian*, Obituary for Raymond Nicholas Montoya, January 4, 1977, p34.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-14

P1. Other Identifier: 3400 Elcia Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 2; _____ **B.M.**

c. Address 3400 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-211-10

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

This 854-square foot Ranch-style house has a wood-shingle, side-gable roof with wide eaves and projecting gable ridge peaks. A prominent cross-gable roof shelters a two-bay garage with two diagonal wood doors. The gable end features dog-eared vertical wood siding. The walls of the house are clad with textured stucco. The front entry is located adjacent the garage, beneath a section of roof overhang. The door is sheltered by a metal security door. To the west of the entrance is a multi-light steel casement window. The house rests on a roughly L-plan concrete foundation.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Main façade, camera facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor

***P7. Owners and Addresses:**
Howard R. & Betty Lamond
3330 Elcia Drive
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-14

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1953.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision.

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale. Despite the housing shortage, by 1948 only two houses were constructed within this tract this subdivision, which developed slowly over the next ten years. The house documented on this form was constructed in 1953 on Lot 1, which encompassed 0.26 acre. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1956, 1968, and 1975; *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945,"Three Hundred Veterans Join Rush for 90 Homes,", 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, and "Housing Pact Canceled by Bakersfield," 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; *Bakersfield Californian*: "New Subdivision," 18 June 1947, p20, "Miss Hubbard Honored," 7 February 1949, p8, and "For Sale-Improved Property," 22 Oct 1948; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011); see Footnotes.
B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

This building appears unaltered and retains integrity of design, workmanship, materials, location, feeling, setting and association. Nevertheless, it does not meet any of significance criteria.

Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This subdivision provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Under NRHP Criterion B (CRHR Criterion 2), this building does not appear to be significant for its association with the lives of persons important to history. The earliest known owners of this residence were newlyweds Cedell Robert and Betty Jo McDonald who lived in the residence as early as 1958. It does not appear that either made demonstrably important contributions to history at the local, state, or national level.[1] Similarly, this subdivision housed middle and working class families, such as a pipefitter, gardener, printer, oil worker, and contractors. It does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this house is not significant for possessing distinctive characteristics of a type, period, or method of construction. This particular building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became popular in suburban communities nationwide from the 1950s into the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Kern County Assessor, Property Record for 149-211-10; State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1958, 1960); "Cavalry Church is Setting for Double-Ring Ceremony," *Bakersfield Californian*, October 8, 1957.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 08-15

P1. Other Identifier: 3401 Elcia Drive

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 2; _____ **B.M.**

c. Address 3401 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-212-10

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

This 0.17-acre parcel contains a 914-square foot, L-shape, Ranch-style residence with wood-shingle hip roof. The roof has wide eaves and exposed rafter tails. The walls are clad with stucco. A one-car garage projects northward from the east end of the residence. The garage door has diagonal wood siding. The main entrance is located under a projecting shed roof, supported by a square wood post, which covers a small raised concrete porch. Fenestration consists of vinyl sliding replacement windows throughout. A shed-roof canopy extends from the rear of the house, covering a back patio. The house rests on a concrete foundation.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. 3401 Elcia Drive, facing southwest.

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owners and Addresses:**
Howard R. & Betty Lamond
3330 Elcia Drive
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

10. Survey Type: (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-15

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Constructed in 1953, replacement window likely within last 10 years
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was constructed in 1953 within Tract 1334 during a period of great growth in the Bakersfield region. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision.

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale. Despite the housing shortage, by 1948 only two houses were constructed within this tract this subdivision, which developed slowly over the next ten years. The house documented on this form was built in 1953 on Lot 20, which encompassed 0.17 acre. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1956, 1968, and 1975; *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945,"Three Hundred Veterans Join Rush for 90 Homes,", 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, and "Housing Pact Canceled by Bakersfield," 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; *Bakersfield Californian*: "New Subdivision," 18 June 1947, p20, "Miss Hubbard Honored," 7 February 1949, p8, and "For Sale-Improved Property," 22 Oct 1948; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011); see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011

(This space reserved for official comments.)

B10. Significance (continued):

While the building's integrity of design, workmanship and materials has been somewhat compromised by the replacement of its original windows, the residence still appears to retain integrity of location, feeling, setting and association. Nevertheless, the property does not meet any of significance criteria.

Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield. The residence is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This subdivision provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Under NRHP Criterion B (CRHR Criterion 2), this building does not appear to be significant for its association with the lives of persons important to history. The earliest known resident in this house was Alice Whitney Ford in 1954 and Orval K. and Ruth J. Ford by 1956. The Ford's remained at this house until at least 1960. None of the people known to be associated with the use and development of this residence, including Alice, Orval, or Ruth Ford, made demonstrably important contributions to history at the local, state, or national level.[1] Similarly, this subdivision housed middle and working class families, such as a pipefitter, gardener, printer, oilworker, and contractors. It does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C (CRHR Criterion 3), this house is not significant for possessing distinctive characteristics of a type, period, or method of construction. This particular building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became popular in suburban communities nationwide from the 1950s into the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1954, 1956, 1958, 1960).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-16

P1. Other Identifier: 3404 Elcia Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3404 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-211-09

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

This 0.17-acre property contains a 1,103-square foot Minimal Traditional-style house with a detached garage. The residence is topped by a composition-shingle hip roof with projecting eaves, exposed rafter tails and sits on a concrete foundation. The main entry is located on the east side of the front projecting element of the façade. The entry is accessed by a concrete slab approach and consists of a replacement door with a fan-light and a metal security door. Three large multi-light, metal windows are located on the façade, with three smaller, similar windows on the east side, and two on the west side. The detached garage has a hip roof, exposed rafter tails, composition shingle roof and a two-car overhead door. The house and garage are both clad in stucco

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
Edward Spaulding
3404 Elcia Drive
Bakersfield, CA 93309-3327

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1953; pool added in 1982.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

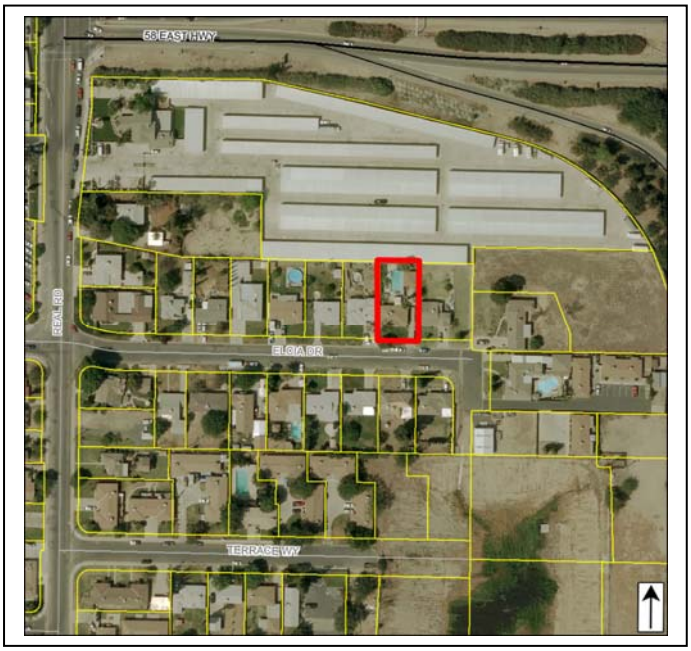
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:



***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 2 that included the residence documented on this form, were developed.[1]

Although this property appears to be mostly unaltered (except for the construction of a backyard pool in 1982 and replaced front door) and retains integrity of design, workmanship, materials, setting, location, feeling and association, it appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Research revealed that Doral A. Ambrose, and his wife Mary, purchased the property soon after construction was completed in 1953 and lived at the residence into the late 1960s. Doral was employed as a brakeman for the Southern Pacific Railway Company. It does not appear that the Ambroses made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.[2] Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, gardener, printer, oil worker, etc., and it does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this residence do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. This building is a modest and ubiquitous example of Minimal Traditional-style architecture, which was popular throughout Bakersfield and the State during the 1930s-1950s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p.20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.

[2] "Newcomer News," *Bakersfield Californian,* Dec. 28, 1953; *Polk's Bakersfield California City Directory 1955* (Los Angeles: R.L. Polk and Co. Publishers, 1955); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1970).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-17

P1. Other Identifier: 3405 Elcia Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3405 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-221-09

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

This 0.17-acre parcel contains a 1,006-sqaure foot, Ranch-style house with a rectangular footprint. The house has a main hipped roof with two symmetrical hip roof projections on the façade and an off-center gable projection. The entire roof is covered in wood shingles, underscored on the façade with a decorative fascia board, and has exposed rafter tails on the west and east sides. The main entry consists of a replacement door and is located on the east side of the recessed area between the hip-roof projections. A large, multi-light vinyl replacement window fills up the remainder of the recessed area. Two-part, sliding, vinyl replacement windows are located on the façade of the eastern projection, and two more on the east side of the house. The west side of the house lacks openings. A two-car, tilt-up metal garage door is centered in the west projection. The entire house is clad in stucco.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
Wesley A. Brown
4215 Praire Road
Paso Robles, CA 93446-9565

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1953; replacement windows and entry door at unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

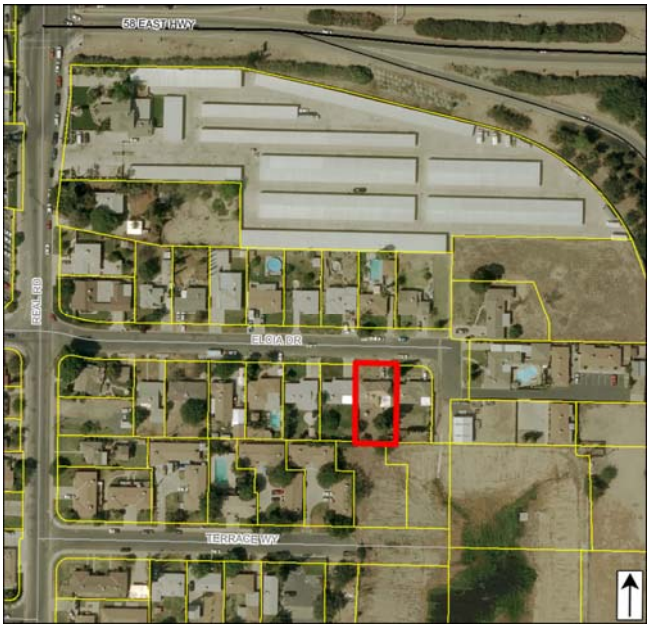
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011), see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 19 that included the residence documented on this form, were developed.[1]

While property has been altered by the replacement of its original windows, which were likely metal casement sashes, with vinyl sliding windows, a modification that somewhat compromises the building's integrity of design, workmanship, and materials; it still retains integrity of setting, feeling, association and location, Nevertheless, the property appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Research revealed that Donald R. Mitchell, and his wife Eleanor, owned and occupied the house soon after its completion in 1953. Donald was employed as an oil worker for Western Gulf Oil. The Mitchells resided at the property together until their divorce in 1980. It does not appear that the Mitchells made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.[2] Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, gardener, etc., and it does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this residence do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. This building is a modest and ubiquitous example of Ranch-style architecture, which was popular throughout Bakersfield and the State during the 1950s through the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

---

[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.

[2] *Polk's Bakersfield California City Directory 1955* (Los Angeles: R.L. Polk and Co. Publishers, 1955); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1970); Ancestry.com. *California Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2007, Original data: State of California. *California Divorce Index, 1966-1984.* Microfiche. Center for Health Statistics, California Department of Health Services, Sacramento, California; Kern County Recorder, Mar. 19, 1982, Book 5446, Page 40; Kern County Recorder, Mar. 19, 1982, Book 5446, Page 41.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-18

P1. Other Identifier: 3408 Elcia Drive

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 3408 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-211-08

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

This 0.17-acre parcel contains a rectangular, 1,018-square foot, Ranch-style house with a two-car garage attached to its east side. The house is clad in stucco and brick veneer, with horizontal wood siding around the entrance. The building is topped by a complex hip roof low-pitch roof covered with composition shingles and wood fascia. An interior brick chimney pierces the roof near the garage. The main entrance is sheltered beneath an extension of the main roof, which is supported by a square brick column. Fenestration includes a mixture of fixed and multi-light metal casement windows. The building's east end lacks openings. The two car garage includes a metal tilt-up garage door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing north

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
Richard J. Martinez
3408 Elcia Drive
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-18

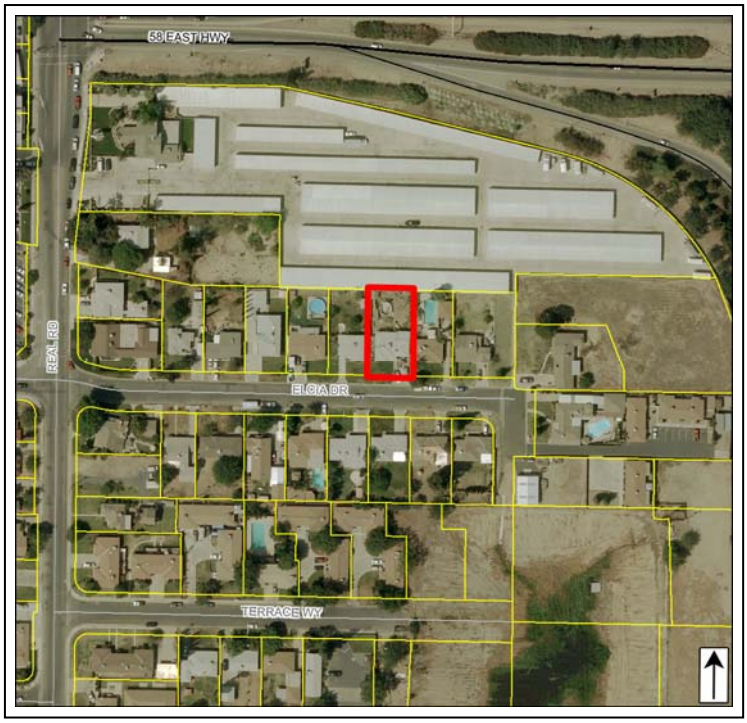
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1953; brick veneer and porch column likely added in 1970s or thereafter.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: J.L. Dandy
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:



***B14. Evaluator:** Chandra Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 3 that included the residence documented on this form, were developed.[1]

While the residence has been altered by the addition of brick veneer on its façade and a brick column porch support, which together have compromised the building's integrity of design, workmanship and materials, the building still retains integrity of feeling, association, setting and location.

The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

The house was built by local contractors J.L. Dandy & Company which advertized that that two-car garage could be converted to a playroom or additional bedroom. The earliest known residents of this house was Lewis Hoyt Sanders, manager of Hughes Tools, and his wife Robyn, who owned the property as early as 1955; however the Sanders sold the property in 1957 to Leonard A. and Dorothy M. Larson. By 1968, George E. Griffin, an elder of the Primitive Baptist Church, owned and occupied the property into the late 1970s.[2] It does not appear that the Sanders, Larsons or Griffins made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2. Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, gardener, printer, oil worker, etc., and it does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this residence do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. This building is a modest and ubiquitous example of Ranch-style architecture, which was popular throughout Bakersfield and the State during the 1950s through the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian,* Oct. 22, 1948.

[2] "Cal-Vet Open House," *Bakersfield Californian,* March 6, 1954; *Polk's Bakersfield California City Directory 1955, 1958, 1960, 1968* (Los Angeles: R.L. Polk and Co. Publishers); "Kern County Obituary Notices," Feb. 6, 1977; *Bakersfield Californian,* "Kern County Obituary Notices," *Bakersfield Californian,* Aug. 30, 1977; Deed Book 5145 Page 83, October 6, 1978; Official Record, Book 2816 Page 5555, July 16, 1957; Deed, Book 6052 Page 2257, September 29, 1987.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-19

P1. Other Identifier: 3409 Elcia Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3409 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-212-08

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

This 0.17-acre parcel contains a rectangular plan 1,018-square foot, stucco-clad, Ranch-style house with an attached garage. The building is topped by a complex hip roof covered with composition shingles. A wood post supports the roof extension over the centrally located main entrance accessed by a concrete steps. Fenestration includes fixed and sliding vinyl replacement windows in varying sizes. The garage includes a metal tilt-up garage door. The building's east wall lacks openings.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
Rickie L. & Claire M. Stevens
7100 E. Brundage Lane
Bakersfield, CA 93307

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-19

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built 1953; replacement windows likely within last 10 years
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: __

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:

***B14. Evaluator:** Chandra Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 18 that included the residence documented on this form, were developed.[1]

This property has been altered by the replacement of original windows, which somewhat compromise its integrity of design, workmanship, and materials, but the property still retains integrity of setting, location, feeling and association. Nevertheless, it appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

The first known owners were Melvin R. McBurnie, a retired candy and cigar salesman for the Hopper Candy Company in Oakland, and his wife Emma Elizabeth, who arrived in Bakersfield in 1955 and resided at in this residence by at least 1958. Melvin died in 1963 and Emma continued to live at their home until at least 1970.[2] It does not appear that the McBurnies made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.[3] Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, gardener, printer, oil worker, etc., and it does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this residence do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. This building is a modest and ubiquitous example of Ranch-style architecture, which was popular throughout Bakersfield and the State during the 1950s through the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.

[2] "For Rent-Houses," *Bakersfield Californian,* Dec. 8, 1954; "News About Newcomers to Kern County," *Bakersfield Californian,* Nov. 28, 1955; *Polk's Bakersfield California City Directory 1955, 1958, 1970* (Los Angeles: R.L. Polk and Co. Publishers); "Kern County Obituary Notices," Jan. 1, 1963; *Bakersfield Californian,* "Kern County Obituary Notices," *Bakersfield Californian,* Aug. 30, 1977.

[3] "Newcomer News," *Bakersfield Californian,* Dec. 28, 1953; *Polk's Bakersfield California City Directory 1955* (Los Angeles: R.L. Polk and Co. Publishers, 1955); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1970).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-20

P1. Other Identifier: 3412 Elcia Drive

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3412 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-211-07

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

This 0.17-acre parcel contains an 871-square foot, Contemporary-style house with a square footprint. The building is topped by a low-pitched, front gable roof that extends to the west to form a carport, which is supported by metal posts. The main entry is centered on the façade with a two concrete steps flanked by brick planters. A square brick column supports the west end of the porch roof overhang. A secondary entrance is located on the south end of the west side of the house. Fenestration includes fixed and sliding vinyl replacement windows throughout. Picket shutters flank the window located on the east side of the façade. The exterior is clad in a combination of vertical wood siding and stucco.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
James H. Webb
3412 Elcia Drive
Bakersfield, CA 93309-3327

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Contemporary
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1953; reroof and repair existing roof in 1998; replacement windows and door at unknown date.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

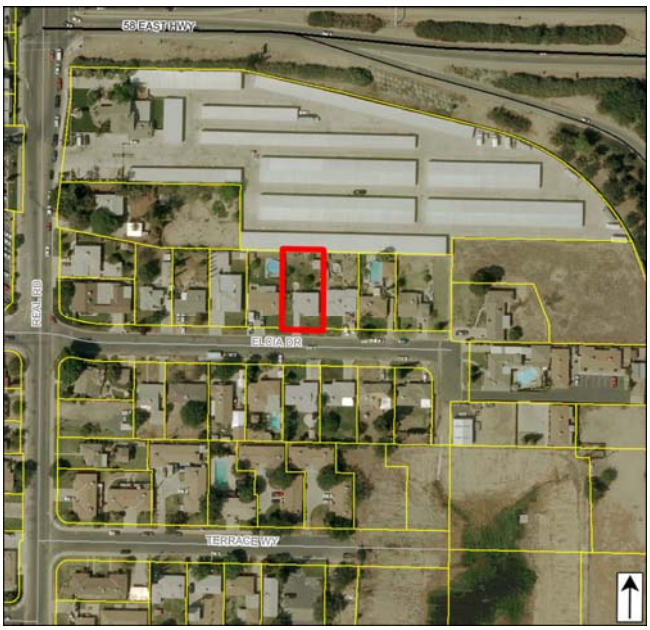
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 4 that included the residence documented on this form, were developed.[1]

Although this property appears to be mostly unaltered (except for the replacement of the original gravel roof with composition shingles and in-kind window replacement) and retains integrity of design, workmanship, materials, setting, location, feeling and association, it appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Research revealed that Canadian-born James Harry Webb and his wife Doris Verna have owned and occupied the house since it was completed in 1953. Mr. Webb was employed as a printer for the Bakersfield Californian newspaper and the Webbs obtained American citizenship in 1963. It does not appear that they made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2.[2] Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, gardener, oil worker, etc., and it does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this residence do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. This particular building is a modest and ubiquitous example of mid-twentieth century Contemporary-style architecture, which became popular in suburban communities nationwide from the 1950s into the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street pattern predominately found in pre-war subdivision. Because this tract was not fully developed for nearly 10 years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.

[2] *Polk's Bakersfield California City Directory 1954* (Los Angeles: R.L. Polk and Co. Publishers, 1954); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1970); "New Citizens," *Bakersfield Californian*, Feb. 21, 1963.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 08-21

P1. Other Identifier: 3413 Elcia Drive

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3413 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-212-07

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

This 0.17-acre property contains a 1,026-square foot Ranch-style house with a rectangular shape footprint. The side gable roof has a moderate overhang, fascia board, and is covered in composition shingles. A roof extension above the front entry and porch is supported by square wood posts with a low wood railing below. The metal security door entry is centered on the façade and is accessed by concrete steps and built-up porch. The residence includes an integrated single car garage with an metal tilt-up garage door. Fenestration consists of multi-light, metal-frame casement windows. A wood-frame patio shelter is affixed to the rear of the house, directly behind the garage. The exterior is entirely clad in stucco.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
Anna Antrim
3413 Elcia Drive
Bakersfield, CA 93309-3326

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1953; patio shelter constructed at an unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: __
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 17 that included the residence documented on this form, were developed.[1]

Besides the addition of a patio awning on the rear side of the residence, this building has been unaltered and retains its integrity of design, workmanship, and materials, setting, location, feeling and association. Nevertheless, it appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Under NRHP Criterion B and CRHR Criterion 2, it does not appear that this property is associated with the live of persons who made important contributions to history at the local, state, or national level significant. Research reveals that Charles F. Conroy and his wife, Opal N., owned and occupied the residence shortly its construction in 1953 until their deaths in 1966 and 1974, respectively. Both born in Nebraska, the Conroys moved to California in the 1920s, settling around the Pasadena area. Charles, formerly a farmer, worked as a plumber and later as special police in the Pasadena area before moving to the Bakersfield region in the mid 1940s. During their years in Bakersfield, Charles was employed as a gardener at Garces High School and Opal as a saleswoman for Sears & Roebuck and lived at 3501 Elcia which was two houses away from their new house (documented on this form).[2] Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, printer, oil worker, etc., and it does not appear that Tract 1334 is significant under NRHP Criterion B and CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This particular building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which was immensely popular in suburban communities nationwide during the 1950s through 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] "New Subdivision," *Bakersfield Californian*, June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian*, February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.

[2] *Polk's Bakersfield California City Directory 1951, 1955, 1960, 196, and 19705* (Los Angeles: R.L. Polk and Co. Publishers, *1951, 1955, 1960, 1965, 1970*); *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002; *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002; *Thurston's Pasadena (California) City Directory, U.S. City Directories* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010; Death Notice, *Bakersfield Californian*, February 11, 1974, p 31; State of California. *California Death Index, 1940-1997* (Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 08-22

P1. Other Identifier: 3416 Elcia Drive

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 30S; R 27E; __ ¼ of Sec ____; _____ B.M.

c. Address 3416 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-211-06

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

This 0.17-acre parcel contains a 1,123-square foot Contemporary-style house with an irregular shaped footprint. The house consists of two joined, low-pitched side-gable elements with a wide overhang, fascia board, and composition shingles. The main entry is located on the dominate façade and consists of a single panel wood door and a screen with a concrete step approach. A large 16-light, metal window is located to the west of the door and a smaller, six-light metal window is located below the roofline east of the door. Three metal casement windows are located on the east side of the house and single casement window is located on the west side of the dominate façade. The building includes an integrated garage, which was partially converted into a shop in 1957. This section includes a single-car overhead door, a centered secondary entrance of the same materials as the main entry, and a large, fixed, three-part metal window.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

*P7. Owner and Address:
Donald K. & Marilyn K. Evans
3416 Elcia Drive
Bakersfield, CA 93309-3327

*P8. Recorded by: (Name, affiliation, address)
Heather Miller and Heather Norby
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: July 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Contemporary
***B6. Construction History:** Built in 1953; partial garage conversion to den in 1957.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: J.L. Dandy & Company
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

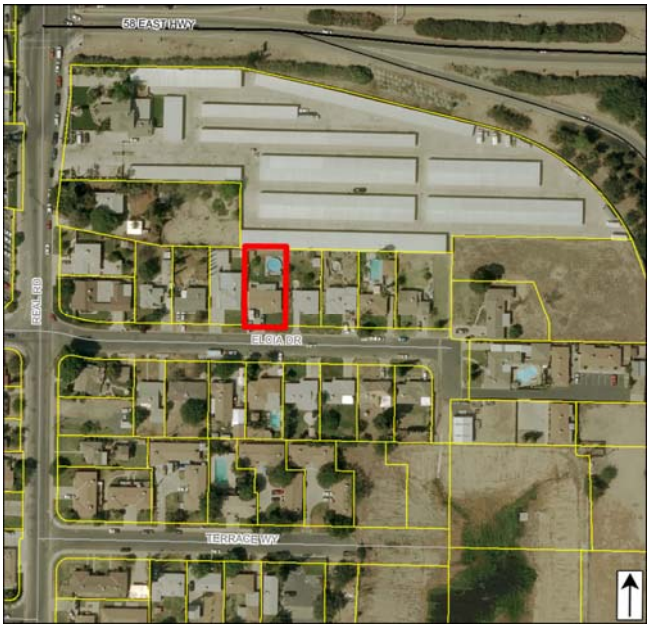
This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)



B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 5 that included the residence documented on this form, were developed.[1]

The only known alteration consists of a partial garage conversion from more than 50 years ago, thus property appears to retain integrity of design, materials, workmanship, location and association, but it appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

Research revealed little information about the owners or occupants of this property. The building was constructed by local contracting firm of J.L. Dandy & Company in 1953. It appears that Clifford F. Stotts Jr. and his wife Carol purchased the property by 1955. Four years later the property was sold to the Hitomi family. The head of the family, Kentaro Hitomi, was a native of Japan and was employed as a gardener while residing on this property. Kentaro and his wife Kishiye died three months apart in 1969. It does not appear that the Stotts or the Hitomis made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under Criterion 2 or B.[2] Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, gardener, oil worker, etc., and it does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this residence do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. This particular building is a modest and ubiquitous example of mid-twentieth century Contemporary-style architecture, which became popular in suburban communities nationwide from the 1950s into the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.

[2] Kern County Recorder, Mar. 29, 1956, Book 2584, Page 361; *Polk's Bakersfield California City Directory 1955* (Los Angeles: R.L. Polk and Co. Publishers, 1955); *Polk's Bakersfield California City Directory 1958* (Los Angeles: R.L. Polk and Co. Publishers, 1958); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *Polk's Bakersfield California City Directory 1970* (Los Angeles: R.L. Polk and Co. Publishers, 1970); Ancestry.com. *Social Security Death Index* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2011. Original data: Social Security Administration. *Social Security Death Index, Master File*. Social Security Administration; "Obituary Notices," *Bakersfield Californian,* May 1, 1969; Advertisement, *Bakersfield Californian,* May 29, 1953 p23 and May 14, 1953 p45.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 08-23

P1. Other Identifier: 3500 & 3504 Elcia Drive

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 2; _____ **B.M.**

c. Address 3500 & 3504 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 3500: 149-211-05, 3504: 149-211-03

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

This form records two nearly identical Minimal Traditional-style residences in Tract 1334. The houses are located on 0.17 (3500 Elcia) and.018 acre (3504 Elcia) lots. Each house is roughly rectangular in plan with a hipped roof projection on the façade and one on the side. Both sit on concrete foundations, have a composition-shingle hip roofs with closed eaves, and exteriors clad in stucco. The main entries are centrally located on the south façade and are accessed by concrete stairs. Fenestration includes 1/1, vinyl replacement windows throughout each. The only notable difference between these two residences is the three-quarter wide shed-roof porch on 3500 Elcia (Photograph 1), while the residence at 3504 Elcia has a small shed roof shelter over the entry stairs and door (Photograph 2). While 3504 Elcia remains mostly unaltered, the house at 3500 Elcia includes a 486-square foot addition as well as a 320-square foot patio awning to its north side. Both modifications were completed in 1953. More recently, a metal pole framed carport has been affixed to the house and is located in front of the garage. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. 3500 Elcia Drive, Facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1949, Kern County Assessor

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-23

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) 3500 Elcia: Built in 1949, addition & patio awning built in 1953, vinyl replacement windows at an unknown date. 3504 Elcia: Built 1949; vinyl replacement windows at an unknown date, garage converted to living space at an unknown date.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

These buildings do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011); see footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

P3a. Description (continued):

Each property includes a detached garage that were originally 12 feet by 20 feet, with composition shingle hipped roofs, stucco siding, and a single car garage door. The garage at 3500 Elcia has a large addition at the rear that has more than doubled the square-footage. The garage at 3504 Elcia has been converted to a living space with the removal of the garage door and the installation of a vinyl door and an aluminum frame, sliding window.

P7. Owners and Addresses: (continued):

3500 Elcia:	3504 Elcia:
Michael G. Lewis	Irene E. Stockton c/o David Stockton Trust
2208 Mountain Oak Road	3000 Royal Oak Drive
Bakersfield, CA 93311-1614	Bakersfield, CA 93306-2477

B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract (those that are documented on this form) which were offered for sale by A. Harris Realty. Five years later only seven of the lots were developed.[1] It appears that the two residences documented on this form may have been constructed by D. Livengood, owner of Livengood Construction, in late 1948. Livengood is listed as an early owner of property in this tract and utilized 3504 Elcia as offices for his construction business in 1949 and 1950. That property (3504 Elcia) is also associated with Ward M. Stockton, a local contractor, who is listed as living at this residence in 1949, as well as Ovide L. Lewis, a painter for Kern County School District, who also is listed at this address in 1950 and as owner (along with Stockton) in 1951. It appears Lewis and his family purchased 3500 Elcia around this time, residing in the residence while raising a family until at least 1976. The Stockton's continued to reside and own the other residence (3504 Elcia) until his death in 1971.[2]

Alterations to theses residences (replacement windows and/or additions and converted garage) have somewhat compromised their integrity of design, materials, and workmanship. However, they still retain the general characteristics of a mid-twentieth century Minimal Traditional residence and retain integrity of setting, location, association and feeling. Nevertheless, these individual buildings do not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). These houses are two of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

This subdivision housed middle and working class families, such as pipefitter, contractors, gardener, printer, oilworker, etc. It does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2). Furthermore, it does not appear that Hubbard, Livengood, Stockton, or Lewis played an important role in the local housing industry during the postwar years.

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[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.

[2] Advertisement, *Bakersfield Californian*, July 19, 1950, p14; Deeds, Book 1515 Page 339, May 4, 1948, Book 1479 Page 402 April 8, 1948, Book 1571 Page 113 November 4, 1948; *Polk's Bakersfield California City Directory 1949, 1951, 1955, 1960, 1965, 1970* (Los Angeles: R.L. Polk and Co. Publishers); "Legal Notices," *Bakersfield Californian,* May 18, 1976; Services Set for Ward Stockton," *Bakersfield Californian,* Jul. 5, 1971; Kern County Assessor Records

Under NRHP Criterion C and CRHR Criterion 3, these buildings do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor do they appear to be the work of a master. The residences are typical examples of Minimal Traditional style architecture. The Minimal Traditional style was used heavily among developers throughout Bakersfield in the 1930s and 1940s. The style reflected a continuation of small, economical houses stemming from early twentieth century Bungalows. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: 3504 Elcia Drive, facing northwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-24

P1. Other Identifier: 210 S. Real Road

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 210 S. Real Road City Bakersfield, CA Zip 93309

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 Number: 149-200-05

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

This 1,020-square-foot Bungalow has a composite shingle hipped roof with a west-facing gable element on the north side. The moderate overhanging boxed eaves include wood fascia and frieze board. The house is clad with clapboard wood siding. The front (west) façade is recessed under a full-width shed-roof extension which shelters a raised concrete front porch and is supported by square wood posts. The main entry door is located behind a security door, centered on the front wall between two wood-sash 1/1 double-hung windows which have wood casing and decorative sills. There is an exterior brick chimney on the south side of the building flanked on both sides by a pair of wood-sash 1/1 double-hung windows. This type of window is found throughout. The rear wall includes a shed roof porch. The house sits on a raised concrete foundation. A corrugated metal shed is located behind the house.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1929, Kern County Assessor Records

***P7. Owner and Address:**
Mildred L. Eberhardt
5357 Truxtun Ave.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Bungalow
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1929.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

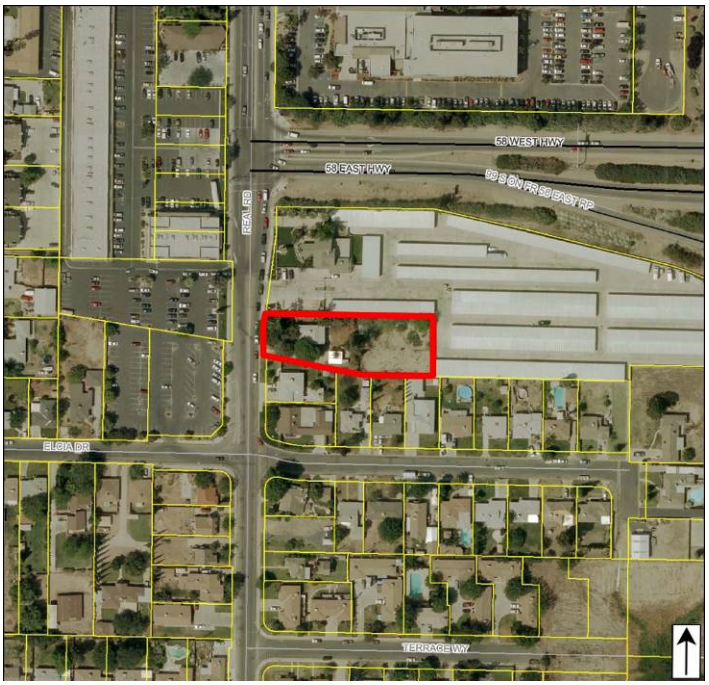
This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

The property was developed during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2009 at www.dof.ca.gov/research/demographic/reports/census-surveys/historical_1850-2000/; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The property was originally constructed in an area populated by agricultural land. However, following World War II, Bakersfield expanded south and west to meet a growing housing demand. Residential projects popped up all around the residence and eventually a shopping complex was built across Real Road. In the 1960s and 1970s, the City of Bakersfield and the State of California worked to develop better freeways through the city. As a result, the state constructed Highway 58 directly north of the property documented on this form.[1]

The building retains integrity of location, materials, workmanship, design, and association as it appears very little has changed from the original construction. However, this property's overall integrity of setting and feeling has diminished with the construction of Highway 99 in the early 1960s to the west, Highway 58 in the mid-1970s to the north and a large self-storage property directly north of the house.

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with residential development in Bakersfield during early twentieth century. The property was one of hundreds of homes constructed on agricultural lands converted to residential property during the 1920s. Research did not reveal the original owners or residents of this property. The earliest known residents are Oscar A. and Mary Jensen, who lived here from at least from 1950 until 1956. Oscar Jensen was a driver with Peacock Dairies. By 1960 Frank Kalen owned the property, and by 1965 Oscar Eberhardt was listed as owner. Kalen was a salesman for Hubbard's while Eberhardt was a driller at Shell Oil Company. The individuals related to the development and use of this resource did not make demonstrably important contributions to history at the local, state, or national level, and thus the building does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[2]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The residence is a modest example of Bungalow style architecture, which became the dominant house style in the Bakersfield as well as California during the early part of the twentieth century. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] Kern County Assessor Records, "210 South Real Road, Bakersfield, CA, APN: 149-200-05-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2923, 1975; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-131, flown by Hycon Aerial Surveys, 1956; State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California.

[2] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); Ancestry.com, *U.S. City Directories* [database on-line]; *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-25

P1. Other Identifier: 3502 Elcia Drive

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3502 Elcia Drive City Bakersfield, CA Zip 93309

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 Number: 149-211-04

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

This 0.17-acre parcel contains a 854-square foot, L-shaped, stucco clad Ranch-style house with attached garage. The building is topped by a side gable roof covered with modern tile with narrow projecting eaves and sits on a concrete foundation. The main entrance consists of a modern door sheltered beneath a main roof extension, which is supported by wood post, and accessed by concrete steps. The residence includes an integrated two-car garage with two single-car metal garage doors. Fenestration throughout includes vinyl sliding replacement windows of varying sizes all with false muntins.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest, July 2011.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor Records

***P7. Owner and Address:**
J.S. Cagle & P.A. 2011 Trust
9313 Kingsmill Ln.
Bakersfield, CA 93312

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby and Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-25

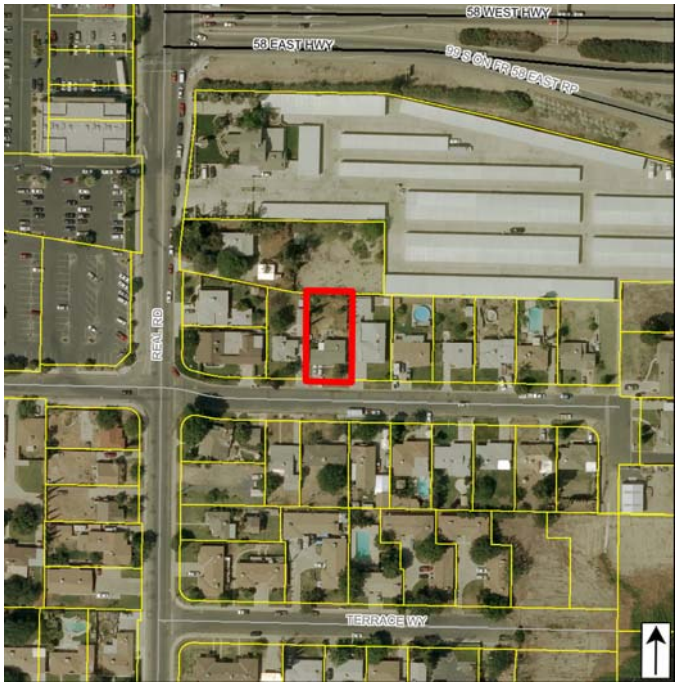
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built 1953; replacement windows at unknown date
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

This residential tract, Tract 1334, was developed in 1946 during this postwar housing boom. As subdivided, the tract has a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Sixteen of the lots front Elcia while four front South Real Road. By the late 1940s, the area surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. The majority of the buildings within this subdivision date between 1949 and 1953; however, three lots already buildings that predate this subdivision. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; County Tract Maps, Tract 1334, Sept. 10, 1946; Caltrans, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (2011). See footnotes.

B13. Remarks:



***B14. Evaluator:** Chandra Miller/Toni Webb
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

Horace R. Hubbard, an engineer, subdivided Tract 1334, naming the street after his daughter, Elcia. In 1947 year he offered individual lots or the entire tract for sale, however despite the housing shortage, this subdivision developed slowly over the next ten years. By the end of 1948 there were only two completed homes in the tract which were offered for sale by A. Harris Realty. Five years later only seven of the lots, including Lot 7 that included the residence documented on this form, were developed.[1]

Alterations to the residence include the replacement of a gravel roof with modern tile roof and metal casement windows with vinyl sliding windows with modern trim. These modifications are not in kind with the original designs and materials, and compromise the building's integrity of design, materials, workmanship, and feeling. The property does not appear to be significant within the context of postwar residential development in Kern County or Bakersfield (NRHP Criterion A and CRHR Criterion 1). This house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. For the same reasons, Tract 1334 does not appear to be significant under this criterion. This housing tract provided needed housing for the Bakersfield surging population in the years immediately following World War II, however, it is a relatively small example of a postwar housing tract that took nearly ten years to fully develop and is one of many such developments constructed on the outskirts of Bakersfield during this period. It is neither an early or innovative example of suburban post-war residential development.

The earliest known owner of the house was Hal E. Smith, a pipefitter for Bankline Oil, and his wife Mona, who resided at the property as early as 1955 through 1960, at which time they sold the property and moved to Terrace Way. By 1968 Al S. Smith is listed in city directories as owning and living on this property.[2] It does not appear that either Smith family made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B and CRHR Criterion 2. Like this residence, this subdivision housed middle and working class families, such as pipefitter, contractors, gardener, oil worker, etc., and it does not appear that Tract 1334 is significant for its association with the lives of persons important to history (NRHP Criterion B and CRHR Criterion 2).

Under NRHP Criterion C and CRHR Criterion 3, this residence do not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. This particular building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became popular in suburban communities nationwide from the 1950s into the 1970s. Additionally, this housing tract does not appear to be significant under this criterion. As originally planned this subdivision incorporated some of the trends of post-war subdivisions such as small lot but also employed a grid street patter predominately found in pre-war subdivision. Because this tract was not fully developed for nearly years, it does not appear to convey the architectural cohesiveness of most post-war housing tracts. Instead this subdivision includes mixture of Minimal Traditional, Contemporary, and Ranch-style houses, as well as a few residences constructed before the tract was subdivided. Therefore, it does not appear significant under this criterion. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] "New Subdivision," *Bakersfield Californian,* June 18, 1947, p20; "Miss Hubbard Honored," *Bakersfield Californian,* February 7, 1949, p8; "For Sale-Improved Property," *Bakersfield Californian*, Oct. 22, 1948.
[2] *Polk's Bakersfield California City Directory 1955, 1958, 1960, 1968* (Los Angeles: R.L. Polk and Co. Publishers, 1955, 1958, 1960, 1968).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-26

P1. Other Identifier: 236 South Real Road

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 236 South Real Road City Bakersfield, CA Zip 93309

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 Number: 149-211-01

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

The 1,000-square-foot Ranch-style house at 236 South Real Road is situated on a 0.19-acre parcel with a 480-square foot secondary residential building. The main residence is located on the west end of the property, facing South Real Road and the secondary building is located to the east. The primary residence features a low-pitch hip roof with two hip projections toward the west. The roof is covered with composition shingles and features wide, closed eaves. The house has stucco siding and replacement vinyl windows. The entrance is centrally located on the front (west) façade, and is sheltered by a shed-roof projection. The two-car garage located at the south end of the house is flanked on the north by a personnel door. The garage functions as an auto-body shop known as Benny's Trim Shop. The house rests on an L-plan concrete foundation. A shed-roof patio cover is located at the southeast corner of the property. The secondary building was mostly obscured from view during fieldwork. It features a composition-shingled hip roof, and a rectangular footprint.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property / HP6 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:
Photograph 1. 236 South real Road, facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953, Kern County Assessor

***P7. Owners and Addresses:**
Dale Stuart Kinoshita
236 South Real Road
Bakersfield, CA 93309

***P8. Recorded by:**
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-26

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential / Commercial
***B5. Architectural Style:** Ranch
***B6. Construction History:** Primary residence constructed, 1953; secondary residence constructed 1968
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence at 236 South Real Road does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house was initially constructed in 1953 within Tract 1334 during a period of great growth in the Bakersfield region. The secondary building was constructed in 1968, and is currently used as a residential property. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes.

This tract was subdivided in 1946 by Horace R. Hubbard, an engineer who owned the land. It featured a rectilinear plan with 20 rectangular parcels ranging from 0.17 to 0.26 acres. Four parcels were located along South Real Road, while the remaining 16 lots were on either side of Elcia Drive. Three parcels already contained houses when Hubbard subdivided the tract. The tract developed slowly and by 1952, only seven of the lots were developed. The area immediately surrounding this subdivision (south of Stockdale Highway, north of Belle Terrace, east of the Stine Canal and west of Oak Street) was sparsely populated, while the areas north of Stockdale, west of the Stine Canal and east of Oak Street, were well developed with postwar housing tracts. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1956, 1968, and 1975; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

B10. Significance (continued):

By the early 1960s, as the city spread south and west of downtown, this area was fully developed with a number of small housing tracts. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system. As a result, the state constructed Highway 99 east of this tract in the early 1960s and the east-west running Highway 58 directly north of the tract in the 1970s.

Under NRHP Criterion A or CRHR Criterion 1, this building does not appear to be significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in postwar Bakersfield. The house was constructed in 1953 during a period of widespread residential development, and did not play an important role within that development or contribute to future residential growth in and around Bakersfield. Under NRHP Criterion B or CRHR Criterion 2, this building does not appear to be significant for its association with the lives of persons important to history. Tract 1334 was originally developed by Horrace R. Hubbard. The earliest known occupants of the house at 236 South Real Road were Ben T. and Mariko Kinoshita. Ben Kinoshita was a mechanic who eventually opened his own auto-body shop. The shop, known as Benny's Trim Shop, was originally located on G Street in Bakersfield when it opened in 1971. The property has remained in the Kinoshita family's ownership since it was constructed. None of the people known to be associated with the use and development of the property, including Ben and Mariko Kinoshita, made demonstrably important contributions to history at the local, state, or national level.[1]

Under NRHP Criterion C or CRHR Criterion 3, this house is not significant for possessing distinctive characteristics of a type, period, or method of construction. The residence is a modest and unimportant example of the Ranch style, which dates from 1932, when San Diego architect Cliff May took inspiration from the Spanish "rancho" and created a building type that he called the "early California Ranch house." These low-slung, ground-hugging vernacular buildings were designed to follow the contours of the land, much like the Midwest's Prairie School architectural style. The Ranch house became immensely popular in the late 1940s and 1950s once May's idea became widely known and published, and were built nationwide in suburban communities, including throughout Bakersfield. A traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. The design for the house at 236 Real Road includes many of these elements but is modest and insignificant in execution, and does not represent an important example of the style. Furthermore, under NRHP Criterion D and CRHR Criterion 4, this building does not appear to be significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The overall integrity of the property has been substantially diminished with the addition of a secondary residential building at the rear of the property, the replacement of the original windows with vinyl sliding windows, and the construction of Highway 99 to the east of the property and Highway 58 to the north of the property. Not only has it lost integrity to the original construction, but the property also does not meet any of the significance criteria. This property 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.

[1] State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1954, 1956, 1958, 1960); "Benny's Trim Shop," advertisement, *Bakersfield Californian*, August 14, 1971.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 08-27

P1. Other Identifier: 301 South Real Road

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T30S; R 27E; __ ¼ of Sec 1; _____ B.M.

c. Address 301 South Real Road City Bakersfield, CA Zip 93309

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 Number: 149-231-18

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

This .18-acre property acre parcel is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The 1,112-square foot Minimal Traditional residence with Spanish Eclectic characteristics is located on the southwest corner of South Real Road and Elcia Drive. The building is clad in stucco with a raised concrete foundation and a cross hip roof with narrow eaves, fascia board, and Spanish tile. The asymmetrical façade includes a dominant hipped roof gable on the south end, a partial-width concrete porch in the middle, and a bay window on the north end. The main entry is located on the façade and consists of a vinyl replacement panel door. Fenestration consists of single, pairs, or groups of three double-hung wood sash windows with wood trim and sills.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1940 Kern County Assessor

*P7. Owners and Addresses:
John W. Jr & Alice L. Lewis
C/O John W. Jr & Alice L. Lewis Trust
6000 Diamond Oaks Avenue
Bakersfield, CA 93306

*P8. Recorded by: (Name, affiliation, address)
Toni Webb and David Riggs
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 2011

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-27

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional; Spanish Eclectic
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1940
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The house at 301 South Real Road was built in an unincorporated area of Kern County in 1940.

The decade before World War II brought hardships across the country. Bakersfield was not saved from the Great Depression and Dust Bowl migration; however, the city emerged in the second half of the decade, and answered the call for more housing. The Great Depression led to high unemployment figures and the Dust Bowl migration drove many more unemployed families into the valley city. The population influx during this time of economic hollow resulted in a significant housing shortage. The resurgence of the country in the mid- to late-1930s, however, put Bakersfield on sound footing. Construction activity amplified and a steady increase in building permits were issued by the city. Housing subdivision expansion was occurring in the northeast of the city, which included the development of the Alta Vista and La Cresta tracts. In 1940, Bakersfield's population was 74,000, and new development spread to the north, south and east of downtown. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Bailey, *Heart of the Golden Empire*, 91-93; Stein, *California and the Dust Bowl Migration*, 21-24, 51; *City Manager Annual Report* (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Chris Brewer, *Historic Kern County*, 78; City of Bakersfield Planning Commission, *Greater Bakersfield Area Urban Growth Map* (1950). See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Although this property appears to be mostly unaltered from its construction in 1940 and retains integrity of design, workmanship, materials, setting, location, feeling and association, it appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant within the context of prewar residential development in Kern County or Bakersfield under NRHP Criterion A (CRHR Criterion 1).

The earliest known owners of the property are Jack and Mildred Wong. By 1945 the Wongs owned one large parcel on the southwest corner of South Real Road and Elcia Drive that has since been subdivided and includes the two parcels to the south. The Wongs ran Wing's Café, a Chinese restaurant, from 1939 to its closing in 1958. Jack continued to live at the residence until 1988 when the property was transferred to Judee Satterwaite who immediately sold to the present owners who reside at another address. The new owners, John W. Jr. and Alice Lewis, filed a parcel map in the same year of purchase that divided the original, larger parcel into three smaller parcels. The northernmost parcel was occupied with the residence and the other two parcels were vacant. Under NRHP Criterion B (CRHR Criterion 2), this building is not significant for its association with the lives of persons important to history. It does not appear that any persons associated with this property made demonstrably important contributions to history at the local, state, or national level.[1]

Architecturally, this residence is a common example of Minimal Traditional style architecture with Spanish Eclectic characteristics. The Minimal Traditional style was used heavily among developers throughout Bakersfield during the 1930s and 1940s. The style reflected a continuation of small, economical houses stemming from early twentieth century Bungalows. Under NRHP Criterion C (CRHR Criterion 3), this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. Furthermore, under Criterion D (CRHR Criterion 4), this building does not appear to be significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

This property 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.

[1] Kern County Recorder, Proposed County Road No. 1301 [map], February 1945; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); "Rites Slated Thursday for Mrs. Jack Wong, 64," Bakersfield Californian, 4 April 1972; Kern County Recorder, 8 April 1988, Order, Book 6110, Page 2061; Kern County Recorder, 8 April 1988, Order, Book 6110, Page 2069; Kern County Recorder, Parcel Map. No. 8713, filed 21 October 1988; Kern County Aerial Photos, Townahip30S, Range 27E, flown 11 May 1988, 1981_3340.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 08-28

P1. Other Identifier: 225 Williamson Way

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 225 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-232-04

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

The 0.27-acre parcel includes a 1,455-square foot Ranch-style house and detached garage. The L-shape residence has a concrete foundation and cross-hip roof covered with composite shingles (Photograph 1), and is clad in stucco above a three foot high brick veneer base. The front entry door has a sidelight and is recessed beneath the roof overhang at the building's ell. The front porch has a half-height brick wall that extends from the main façade. Fenestration includes multi-light vinyl sliding windows throughout. A corrugated-metal flat roof has been attached to the south of the building to create a carport. A hip-roof, two-car detached garage is located north of the house. The garage is attached via a breezeway to a small storage shed, and includes a shed-roof extension to the west.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1954, Kern County Assessor

*P7. Owner and Address:
Kenneth III and Kristi Putnam
225 Williamson Way
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-28

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1954; carport (date unknown); vinyl replacement windows (date unknown).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, the properties along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

The residence has been altered by the replacement of original windows, addition of brick veneer and wall, and carport. These changes have compromised the building's integrity of materials, design and workmanship; however, it retains integrity of setting, location, association and feeling. (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A (CRHR Criterion 1), this property is not significant for its association with postwar residential development in Kern County or Bakersfield. Built during a period of widespread housing expansion throughout the greater Bakersfield area, this is just one of thousands of houses constructed to house the growing population. Philip E. and Maxine D. McGraw were the earliest known owners and residents of this house, residing here as early as 1956. At the time, Philip worked as a roofer for various construction companies. The McGraws owned the property until 2007. It does not appear that the McGraws made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2).[1] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This residence is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which was immensely popular in suburban communities nationwide during the late 1950s and through the 1970s. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 08-29

P1. Other Identifier: 217 Williamson Way

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 217 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-232-03

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

This 0.25 parcel contains a 1,259-square foot Ranch-style house and detached garage. The rectangular residence has a raised concrete foundation, composite-shingle hip roof, and stucco siding with horizontal-wood siding below. The main entrance is recessed beneath the roof overhang and accessed by concrete steps. Fenestration includes vinyl sliding windows of varying sizes and configurations with modern trim. A patio awning is attached to the rear (west) side of the residence. The detached garage is located north of the house and encompasses 616 square feet. The garage is clad in stucco siding and has a composite-shingle hip-roof. A patio awning is attached to the south side of the garage.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southwest.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1954, Kern County Assessor Records

*P7. Owner and Address:
Scott Inman
217 Williamson Way
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-29

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Massed Ranch
***B6. Construction History:** Built in 1954; both patio awnings added by 1962; windows replaced likely within last 10 years.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

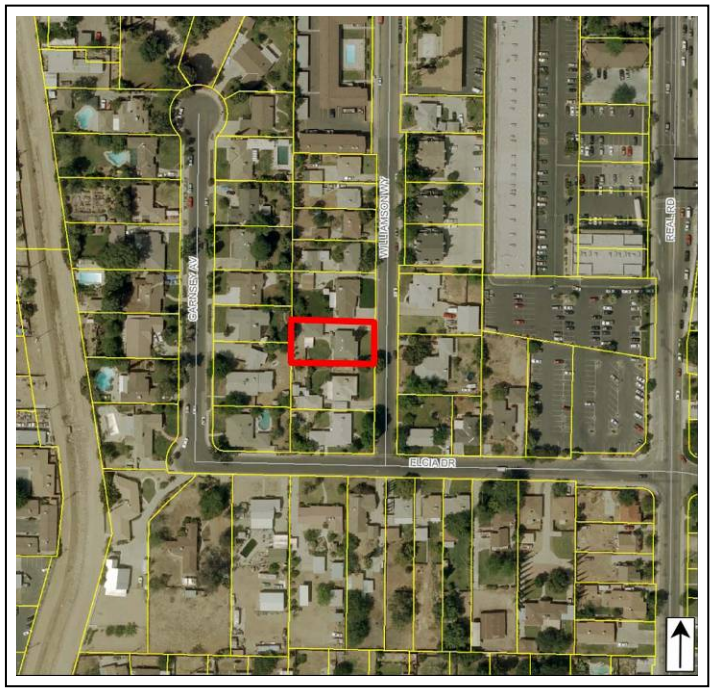
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, the properties along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

The residence has been altered by the replacement of original metal sliding windows; however the new windows are an in-kind replacement and do not substantially detract from the original design of the building. Therefore, the residence still retains integrity of materials, design and workmanship, setting, location, association and feeling. (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A (CRHR Criterion 1), this property is not significant for its association with postwar residential development in Kern County or Bakersfield. Built during a period of widespread housing expansion throughout the greater Bakersfield area, this is just one of thousands of houses constructed to house the growing population. The earliest known owners and residents of this property are Johnnie W. and Geraldine M. Clanton, who lived here from as early as 1956. The Clantons sold the property in 1960 to Ethel Canaday, a retired widow, who lived in the residence until her death in 1967. Frank R. and Linda M. Brown purchased the property the following year, followed by Keith A. and Nancy E. Hamman in 1971. It does not appear that any of the known residents or owners made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B or CRHR Criterion 2).[1] Under Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This residence is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which was immensely popular in suburban communities nationwide during the late 1950s and through the 1970s. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Deed, Book 3252 Page 608, March 25, 1960; Deed, Book 4558 Page 481, August 6, 1971.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-30

P1. Other Identifier: 215 Williamson Way

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 215 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-232-02

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

This 0.28-acre parcel includes a 1,911-squarefoot Ranch-style house and two detached garages. The rectangular residence has a raised concrete foundation, stucco siding and a composite-shingle hip roof with project eaves (Photograph 1). The main entrance is recessed beneath the main roof, access by a concrete porch. Fenestration includes metal sliding windows throughout. A brick planter wraps around part of the front façade. The south end the building was originally an attached garage that was converted into a living space in 1984. Horizontal wood siding, metal sliding windows and a secondary entrance (sheltered by a metal awning) replace the garage door. Two additional one-car garages were constructed in 1984 and 1985 northwest of the residence. Attached, these buildings have a parallel gable roof with composite shingles, stucco siding and roll-up garage doors, one of which was recently replaced (Photograph 2).

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1955, Kern County Assessor Records

***P7. Owner and Address:**
Victor and Simona Gavrilescu
215 Williamson Way
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-30

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1955, original garage converted to living space in 1984; 2 garages built in 1984 and 1985
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, the properties along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

While the property retains integrity of setting, location, association and feeling, it has been altered, most notably by the 1980s conversion of its original attached garage into living space and the construction of two attached one-car garages. These changes have compromised the property's integrity of materials, design and workmanship. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this property is not significant for its association with postwar residential development in Kern County or Bakersfield. Built during a period of widespread housing expansion throughout the greater Bakersfield area, this is just one of thousands of houses constructed to house the growing population. Albert Tatsuno and his wife, Fumi, were the earliest known owners and residents of this house. Born in Bakersfield in 1918, Albert was interned at the Poston Relocation Center (Arizona) during World War II. He moved to Cleveland after the war, married and returned to Bakersfield where he operated a landscape and gardening business and raised his family. Fumi and Albert owned and resided in their home until their deaths in 1998 and 2004, respectively. It does not appear that the Tatsunos made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B or CRHR Criterion 2).[1] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This residence is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which was immensely popular in suburban communities nationwide during the late 1950s and through the 1970s. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

Photographs (continued):

Photograph 2: Detached garage, facing west.

[1] US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; US Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; US Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-30, flown by Hycon Aerial Surveys, 1956; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 3000, 1975; Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Obituary, *Bakersfield Californian*, 10 March 2004.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-31

P1. Other Identifier: 320 South Garnsey Avenue

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 320 South Garnsey Avenue City Bakersfield, CA Zip 93309

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 Number: 149-232-14

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

This 0.35-acre parcel is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The 2,288-square-foot house, built in 1943, is oriented perpendicular to Garnsey Avenue and its primary façade faces south. It is clad in stucco and has a side-gabled roof with boxed eaves. A shed roof extension supported by metal poles shelters a full-width raised concrete front porch with wrought iron rails. The off-center front entry door is flanked by a pair of two-part vinyl windows on its right. A 1/1 vinyl sash window is located near each corner. The street-facing gabled end has a pair of vinyl sliding windows with canopies, and a louvered vent beneath its apex. There is a gabled extension attached to the east of the house, a 1979 addition, which can roughly be seen from the right-of-way. A two-car detached garage with a gable roof is located north of the house at an angle facing northwest. It was built in 1956.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. South and west facades, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1943, Kern County Assessor Records

***P7. Owner and Address:**
Scott W. and Renae A. Wade
320 S. Garnsey Ave.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1943; detached garage addition (1956); rear addition (1979) replacement windows (date unknown).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a need for more housing. Throughout the decade, Kern County's population remained greater than the number of available houses, and it was many years before supply caught demand. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. Twenty square miles of development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was the site of new development.

The unprecedented postwar growth period strained Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to attack congestion problems. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. Census figures show a 50% increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was the primary target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed primarily via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88. See footnotes.

B13. Remarks:

***B14. Evaluator:** Greg Rainka and Toni Webb
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

The residential area bounded by Stockdale Highway to the north, Apache Avenue to the south, Real Road to the east, and the Stine Canal to the west mostly developed at the end of the 1950s. Prior to this time, this land was wholly agricultural with only a handful of residences. Elcia Drive (via Real Road) was the only paved way in, and this residence was constructed at its west end in 1943 on property owned by Edward and Monica Armstrong. In 1956, the Armstrongs subdivided their land immediately to the west, between this house and the Stine Canal, as Tract 1938. This called for the construction of South Garnsey Road, though the residential tract included only the west side of the street. It fully developed by the end of that decade, and houses were concurrently constructed on the east side of South Garnsey Road, north of this residence to Stockdale Highway. Williamson Way, a former dirt access road off of Elcia Drive, filled with new houses as well. This residence was given its current address once it no longer fronted Elcia Drive after the construction of a house to its south in 1961.[1]

Under NRHP Criterion A or CRHR Criterion 1, this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield near the end of World War II. This house was constructed at the outset of a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. This property, as well as much of the surrounding land, was owned by Edward Armstrong of Warde D. Watson Realty. He retained ownership of the house until at least 1965. It does not appear that Mr. Armstrong made demonstrably important contributions to our history at the local, state, or national level.[2] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a modest and typical example of a commonly-produced architectural type that became widely popular in suburban communities nationwide during the late 1940s and 1950s. In addition to failing to meet this criterion, additions and alterations have altogether lent a lack of integrity to the property as a whole in terms of design, materials, workmanship, and feeling. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968, 1975.

[2] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-32

P1. Other Identifier: 306 South Garnsey Avenue

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 306 South Garnsey Avenue City Bakersfield, CA Zip 93309

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 Number: 149-232-08

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

This 0.20-acre parcel is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The 1,746-square-foot T-shaped Ranch house has an overhanging cross gable composite shingle roof with exposed rafter tails. Each gable is swept-back (the peak projects farther than its lower edges), and the south gable has a single cornice return. The front entry door is located in the ell near the building's interior corner, recessed beneath the roof overhang and opposite the two-car garage door that faces south rather than toward the street. The street-facing gable end of the projecting garage wing has a centered shed-roofed square oriel bay with a large sliding window. Fenestration also includes a metal sliding window centered in the ell. The house is clad in stucco above a two-foot brick base and raised flower bed. There is a hint of decorative half-timbering. The rear gabled extension cannot be seen from the right-of-way.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1959, Kern County Assessor Records

***P7. Owner and Address:**
Kent M. Pearson and Diana G. Pasqua-Pearson
306 S. Garnsey Ave.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-32

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built 1959; addition of square oriel bay (date unknown).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

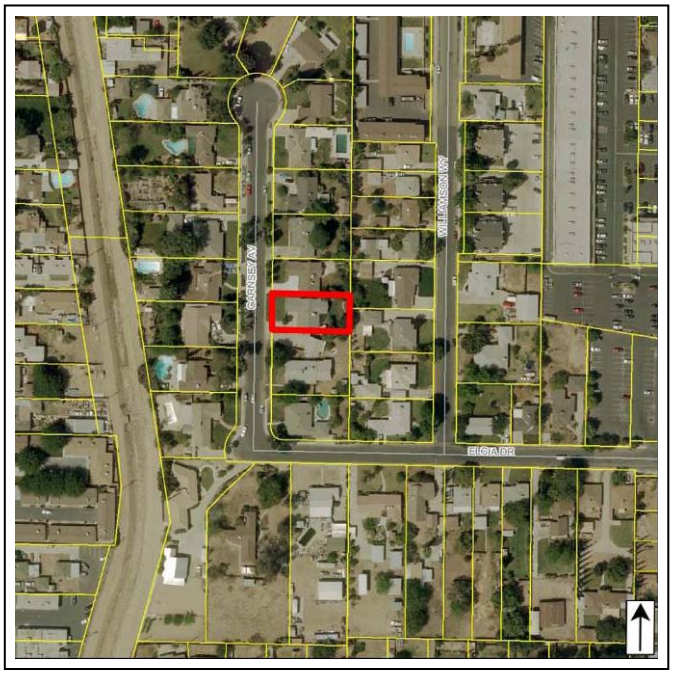
This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a need for more housing. Throughout the decade, Kern County's population remained greater than the number of available houses, and it was many years before supply caught demand. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. Twenty square miles of development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was the site of new development.

The unprecedented postwar growth period strained Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to attack congestion problems. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. Census figures show a 50% increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was the primary target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed primarily via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88. See footnotes.

B13. Remarks:



***B14. Evaluator:** Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The residential area bounded by Stockdale Highway to the north, Apache Avenue to the south, Real Road to the east, and the Stine Canal to the west mostly developed at the end of the 1950s. Prior to this time, this land was wholly agricultural with only a handful of residences, and Elcia Drive (via Real Road) was the only paved way in. In 1956, Edward and Monica Armstrong subdivided their land between the Stine Canal and the west terminus of Elcia Drive as Tract 1938. This called for the construction of South Garnsey Road, though the residential tract included only the west side of the street. It fully developed by the end of that decade, and builders erected houses concurrently on the east side of South Garnsey Road, which included this residence.[1]

This residence appears unaltered, except for the addition of a square oriel bay, since its construction; therefore it retains basic integrity of location, setting, design, workmanship, materials, feeling, and association. Under NRHP Criterion A or CRHR Criterion 1, this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, including for this house, residential development in post-war Bakersfield. The house is one of thousands constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. The earliest known owner was John Hardy, a native of England who arrived in the US in 1957 and a golf professional since 1958, and owned the property at least as early as 1965. Hardy became a PGA Master in 1994, and has since become CEO of Zero-In Golf, a club manufacturer. Hardy's importance, however, would be represented by golf courses where he worked and taught (such as Big Canyon Country Club at Newport Beach in the 1970s or Alisal Dude Ranch, Solvang), or at his company facilities, rather than a residence from relatively early in his career. He is currently listed as a PGA Master Professional in instruction in Murrieta, California. Hardy no longer owns the residence. Research did not indicate that any other individuals related to the development and use of this resource, have made demonstrably important contributions to history at the local, state, or national level.[2]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. Though this building retains architectural integrity to its date of construction, it is an example of a commonly produced type that became widely popular in suburban communities nationwide during the late 1940s and 1950s. The traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding materials. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. Details tend to reference architectural precedents, most commonly Colonial Revival. This building generally reflects all of these defining characteristics. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968, 1975.

[2] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); http://www.golfcalifornia.com/holland 11.htm; http://www.pgamediaguide.com/pgaofamerica.cfm?poaid=mp; http://zeroingolf.com/about.html, accessed December 2011.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-33

P1. Other Identifier: 300 South Garnsey Avenue

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 300 South Garnsey Avenue City Bakersfield, CA Zip 93309

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 Number: 149-232-01

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

This 0.19-acre parcel is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The 1,526-square-foot T-shaped Ranch house has an overhanging cross gable composite shingle roof with exposed rafter tails. Each gable is wood-sided and has a beak-like projecting ridge with exposed ridge beam. The front entry door is located in the ell near the building's interior corner, opposite the two-car-wide garage door that faces south rather than toward the street. The street-facing gable end of the projecting garage wing has a centered wide metal sliding window with fixed louvered shutters. Fenestration also includes an aluminum sliding window with louvered shutters centered in the ell and a larger metal sliding window at its corner. The house is clad in stucco above a two-foot tall brick base. The rear gabled extension cannot be seen from the right-of-way.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1959, Kern County Assessor Records

***P7. Owner and Address:**
Jerry and Delanya Wolford
300 S. Garnsey Ave.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-33

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1959.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was teeming with new development.

The unprecedented postwar growth period strained Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to correct congestion problems. The city ultimately wanted traffic to move around, not through, the downtown area, and led to construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly south of, and parallel to, Brundage Lane. Census data show a 50% increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was the primary target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed primarily via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13; Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88. See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The residential area bounded by Stockdale Highway to the north, Apache Avenue to the south, Real Road to the east, and the Stine Canal to the west mostly developed at the end of the 1950s. Prior to this time, this land was wholly agricultural with only a handful of residences, and Elcia Drive (via Real Road) was the only paved way in. In 1956, Edward and Monica Armstrong subdivided their land between the Stine Canal and the west terminus of Elcia Drive as Tract 1938. This called for the construction of South Garnsey Road, though the residential tract included only the west side of the street. It fully developed by the end of that decade, and houses were concurrently constructed on the east side of South Garnsey Road, which included this residence.[1]

This residence appears unaltered since its construction; therefore it retains basic integrity of location, setting, design, workmanship, materials, feeling, and association. Under NRHP Criterion A or CRHR Criterion 1, this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, including residential development in post-war Bakersfield. This house is one of thousands that was constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. Research revealed little information regarding the owners and occupants of this property. The earliest known tenant was Jack Troupe of Culligan Soft Water Service, who resided there at least as early as 1965. It does not appear that Mr. Troupe, and likely any of the individuals related to the development and use of this resource, have made demonstrably important contributions to history at the local, state, or national level.[2]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. Though this building retains architectural integrity to its date of construction, it is an example of a common, oft-produced type that became quite popular in suburban communities nationwide during the late 1940s and 1950s. The traditional Ranch house is one-story, rectilinear in plan, and features a broad, low-pitched roof with wide eaves and a combination of exterior cladding. The primary façade is generally asymmetrical and may include an integrated garage that projects to the front or side of the house. Details tend to reference architectural precedents, most commonly Colonial Revival. This building generally reflects all of these defining characteristics.

Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

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[1] Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968, 1975.

[2] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 08-34

P1. Other Identifier: 100 Stine Road

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 30S; R 27E; NE ¼ of Sec 2; _____ B.M.

c. Address 100 Stine Road City Bakersfield, CA Zip 93309

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 Number: 149-340-10

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

This 0.23-acre parcel includes two buildings: a Minimal Traditional-style residence and a duplex. The buildings are attached by a wood and metal carport. The main residence encompasses 1,166 square feet and sits on a concrete foundation. It has V-groove rustic wood siding, set horizontally on the north and south sides and vertically and horizontally on the façade. The building is topped by a composition-shingle hip roof with a prominent front gable on the façade (Photograph 1). A shed roof awning shelters the main entrance which is accessed by a concrete stoop. The majority of the original metal casement windows have been replaced by sliding replacement windows with false muntins; some windows have been resized. The duplex was constructed 1965 directly west of the main house and is generally not visible from the public right-of way. The relatively small residential units encompass 771 square feet each, and are separated by a 563-square foot detached garage. This building has a hipped roof, stucco siding, and metal sash sliding windows (Photograph 2).

*P3b. Resource Attributes: (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing northeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor Records

*P7. Owner and Address:
Carlos del Prado
100 Stine Rd.
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 08-34

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** single family unit built in 1950; replacement windows ca. 2000; duplex built in 1965; carport constructed in 1967.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

These buildings do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. Coupled with federal housing programs that enabled many people to buy homes, the increased population created a demand for housing in Bakersfield that quickly grew beyond the existing available residences. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, housing supply had caught up with demand. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway (just north of the residence described in this form) southwest of downtown was the location of new construction during this period. The residential area directly south of Stockdale Highway and west of the Stine Canal mostly developed when the vast extent of this land was subdivided as Tracts 1522 and 1610 in the 1950s. Prior to this time, this land was wholly agricultural with only a smattering of residences dating to the 1930s. It should be noted that only the west side of Stine Road was included in a subdivision (Tract 1522); the parcels on the east side of Stine Road (where this residence is located) were likely sold to and developed by individual owners as infill construction. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1005, July 3, 1931; Kern County Tract Maps, Tract No. 1522, Dec. 29, 1949; Kern County Tract Maps, Tract No. 1610, April 3, 1952. See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Alterations to the 1950 building, particularly the replacement of its original windows, have diminished the integrity of the building's design, materials, and workmanship. The property has also lost integrity due to the addition of a multi-unit building to the rear the original building in 1965— the conversion of the property from a single-family to a multi-family residence has compromised the property's overall integrity of feeling, association, and setting.

In addition to its compromised integrity, this property appears to lack significance under any of the NRHP or CRHR criteria. Under NRHP Criterion A or CRHR Criterion 1, this building does not appear to be significant within the context of residential development in Bakersfield during the years following World War II. The main residence was one of thousands of homes constructed in the 1950s during a widespread build-up of Bakersfield's housing stock. Research revealed little information about the owners or occupants of this property. Dean Winn, a construction engineer, and his wife Ruby, owned and occupied this residence from 1951 until at least 1960. It does not appear that the Winns made demonstrably important contributions to history at the local, state, or national level; therefore this property does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[1] Under NRHP Criterion C or CRHR Criterion, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This particular building is a modest and ubiquitous example of Minimal Traditional-style architecture, which was popular throughout Bakersfield and the State during the 1930s-1950s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2. North side of duplex, facing southeast.

[1] *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1956* (Los Angeles: R.L. Polk and Co. Publishers, 1956); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-01

P1. Other Identifier: 92 Oak Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 92 Oak Street City Bakersfield, CA Zip 93309

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 Number: 008-062-17

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

This large one-story commercial building (Photograph 1) is comprised of three sections: office space located at the west end and two garage sections to the east. The building sits on a concrete foundation and encompasses 12,700 square feet of space. The office section has a flat roof and includes a cantilevered corrugated metal marquee that wraps around its southwest corner and an aluminum shade structure on the west side. The west wall consists of a full-height patterned concrete block curtain wall and four full-height aluminum-frame windows (Photograph 2). The office's south wall has three aluminum-frame fixed windows with a glass double-door entry and transom, and corrugated metal siding. The rear sections of the building are attached garage buildings with corrugated metal siding on the south wall. The north wall consists of concrete blocks, likely added within the last decade. The middle section projects south and north from the office space and has a flat roof. This section has four large bays on the south wall. The eastern-most section has a low-pitch gable roof and three bays. A shed-roof shade structure is attached to this section's east wall.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. West and south sides, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1962-1963, Historic Aerial, Kern County Assessor Records

***P7. Owner and Address:**
George Barnett
5001 California Ave. #140
Bakersfield, CA 93309

***P8. Recorded by:**
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-01

B1. Historic Name: _____

B2. Common Name: Goodyear Barnett's Tire Co.

B3. Original Use: Commercial B4. Present Use: Commercial

***B5. Architectural Style:** Mid Century Commercial

***B6. Construction History:** 1962-1963; small addition on east end ca. 1963-1971.

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Following World War II, Bakersfield, like most of California, experienced a growth in population and an economic resurgence. The economic upswing continued into the late 1950s and as a result development along the city's main commercial corridors increased. By the early 1950s, Brundage Lane (just south of this property) had grown into an important commercial strip for the city's southern population. While the intersection of Brundage Lane and Oak Street housed a few businesses like a service station and market, this stretch of Oak Street (north of Brundage) was sparsely developed. Once the state constructed the Highway 99 Bypass, which paralleled the west side of Oak Street, in 1963 and constructed an off-ramp just south of Brundage, new automobile-related businesses began to develop nearby. It was likely because of its proximity to the new highway that the automobile shop at 92 Oak Street was constructed between 1962 and 1963. The original building consisted of three sections; by 1971 a smaller shop was added to the far east of the building.

Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be significant within the context of mid-century commercial development in Bakersfield. This building likely served as an auto repair/tire shop since its construction and merely represents typical commercial expansion of this city at that time. Research did not reveal the original owner or businesses that may have occupied this building. However, as early as 1977, the building was used by Goodyear. The current owner is George H. Barnett, after whom the store is named Barnett's Tire Company. It does not appear that Barnett, or any other individuals related to the development and use of this resource made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B or CRHR Criterion 2). (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** T.E. Whaley, "Widening of U.S. 99 in Bakersfield to Six Lanes Will Reduce Traffic Accidents," *California Highway and Public Works* September-October 1947; "State Okays Oak Street Freeway," *Bakersfield Californian*, November 26 1957; "Slip-form Machine Paves Three Lanes in One Pass," *Contractors and Engineers*, July 1963, 64-70; J.E. Roberts, M.F. Silva and N.L. Lambeth, "U.S. 99 – Bakersfield," *California Highways and Public Works* September-October 1963, 7-11; US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 3000 (1975) and GS-VBZI 1-233 (1968); State of California, Department of Public Works, Division of Highways, "Bakersfield, 06-KER-99, P.M. 21.08-22.60 [aerial photograph]," Kern County, California, negative number 8747-9, 28 March 1962 and "Bakersfield Bypass, Rte 99, 06-KER-99, P.M. 20.05-23.08 [aerial photograph]," Kern County, 26 July 1963, and "Rte 99/58 I.C."[photograph], file number C6030-10, April 26 1977, all on file at Caltrans Library (Sacramento, California). See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** October 2009

(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion C or CRHR Criterion 3, this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This type of building was commonly constructed during the mid-twentieth century and is found in many commercial and industrial areas of Bakersfield. Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. While this building does not meet the Criteria for listing in the NRHP or CRHR, it does appear to retain integrity of the historic period, aside from relatively minor additions made to the building, including a small shop addition to the east end. This property 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.

Photographs (cont):

Photograph 2: View of front (west) façade.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 09-02

P1. Other Identifier: 3050-3090 Brundage Lane

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T 29S; R 27E ; __ ¼ of Sec 36; _____ B.M.

c. Address 3050 Brundage Lane City Bakersfield, CA Zip 93304

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 Number: 008-062-13

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

The 0.44-acre parcel contains a one-story commercial building that includes three separate storefronts. This south-facing building has a flat roof with a plywood parapet wall on the south side that partially wraps around the west wall. The walls are primarily clad in stucco siding, but also include board-and-batten wood siding covering the westernmost storefront, and a short stone skirt wall running along the entire south wall. A flat awning projects from the south wall near the roofline and is partially clad in wood lattice. Above the entrance to 3050 Brundage Lane is a decorative metal panel supported by metal posts that is attached to the awning. The panel is made of slightly rounded, narrow metal columns each containing several small horizontal holes. The name of the business is displayed on the panel. This store and 3070 Brundage Lane contain aluminum-framed windows and glass-panel doors. The Bellvedere at 3090 Brundage Lane has a checker-board patterned wood wall sheltering the entrance. At the east end, the building is attached to a modern commercial building located on a separate legal parcel with a different physical address. It appears the buildings are related only in that they share a wall.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1956, Kern County Assessor Records

*P7. Owner and Address:
Doris T. Coffey
109 Pine Street
Bakersfield, CA 93304-2648

*P8. Recorded by: (Name, affiliation, address)
Greg Rainka and Andrea Trickey
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Mid-Century Commercial
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1956.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

The commercial building at 3050-3090 Brundage Lane was constructed in 1956 and originally housed a drug store, a clothes cleaner, and an auto store. The property was developed during a period of great expansion in Bakersfield. In the period following World War II, Bakersfield's population and economy grew rapidly, a result of returning veterans and general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing, and resulted in increased development. In the first decade after the war, over twenty square miles of new housing was developed in the greater Bakersfield area and between 1950 and 1955 alone approximately 12,000 new homes were built. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts. From 1950 to 1975, the city tripled in size, as Bakersfield continued to extend its borders to meet the ever-growing housing demand. Commercial businesses opened in great numbers throughout Bakersfield during the postwar period, benefitting from the greater population and expanding city boundaries. Increasingly, commercial properties located along several main thoroughfares that were linked to numerous residential neighborhoods. Brundage Lane was surrounded on the north and south by new housing tracts and became an important east-west route across the city. (See Continuation Sheet.)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records, "3808 Stockdale Highway, Bakersfield, CA, APN: 020-200-12-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2923, 1975; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; see footnotes.
B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** July 2011
(This space reserved for official comments.)

B10. Significance (continued):

This property was constructed in 1956 with three commercial spaces. In August 1956, the first storefront (3050 Brundage Lane) in this building was occupied by the third Bakersfield location of El Tejon Drug Store, which was originally established in Bakersfield in the 1920s. The following March, Ideal Cleaners launched its grand opening at 3070 Brundage Lane with refreshments and searchlights illuminating the night's sky above the store. Two months later, with somewhat less fanfare, Fred Klein opened his Western Auto Associate Store at 3090 Brundage Lane. Western Auto, a national auto parts store, was replaced by Beyers Realty in 1958, and then by The Bellvedere, a restaurant and cocktail lounge, which has operated at this location since 1959. Along with The Bellvedere, Ideal Cleaners still occupies 3070 Brundage storefront. El Tejon stayed at 3050 Brundage Lane until 1977 when it had outgrown the small commercial space and built a new, larger store just east at 3040 Brundage Lane.[1]

Under NRHP Criterion A (CRHR Criterion 1), this building does not appear to be not significant for its association with important historic events. The building does not have significant associations with commercial development in the postwar period. This building, like many other commercial buildings constructed during the mid twentieth century, provided typical services for the surrounding subdivisions that were constructed at the same time to meet the growing demands brought on by the widespread population increase. Although El Tejon later gained a reputation as one of the oldest drug stores in the city, the Brundage Lane location was the store's third branch at the time it opened, and was established 30 years after the company started. Research revealed little information about the owners of these businesses; therefore under NRHP Criterion B (CRHR Criterion 2), this building does not appear to be significant for its association with the lives of persons important to history. Architecturally, this building is a typical example of a mid twentieth century commercial building and does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C and CRHR Criterion 3). Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] El Tejon Drug Company advertisement, *Bakersfield Californian*, March 9, 1928; El Tejon Drug Company advertisement, *Bakersfield Californian*, August 3, 1956; Ideal Cleaners advertisement, *Bakersfield Californian*, March 7, 1957; Western Auto Associate Store advertisement, *Bakersfield Californian*, May 8, 1957; Beyers Realty advertisement, *Bakersfield Californian*, April 11, 1958; The Bellvedere advertisement, *Bakersfield Californian*, February 26, 1959; Remodeling Completed by Restaurant; *Bakersfield Californian*, September 15. 1959; "Drug Store Moving to Larger Site," *Bakersfield Californian*, October 9, 1976; Franklin Estates Realtors advertisement, *Bakersfield Californian*, December 8, 1976; "Franklin Estates Relocates," *Bakersfield Californian*, January 23, 1977; El Tejon Drugs advertisement, *Bakersfield Californian*, March 1, 1977.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-03

P1. Other Identifier: 3116-3118 Verde Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3116-3118 Verde Street City Bakersfield, CA Zip 93304

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 Number: 008-061-22

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

This 0.11-acre parcel contains a 1,233-square foot, Ranch-style duplex constructed in 1954. The L-shaped building has a concrete foundation, stucco siding and a composite-shingle cross gable, roof. Vertical wood siding is found on its gable ends. The building has two entrances; one is located at the interior corner, on the south wall while the other is located near the center of the west wall under a shed roof extension. Fenestration includes vinyl sliding replacement windows throughout. The setback wing consists of 2 one-car garages with metal doors.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1954, Kern County Assessor Records

***P7. Owner and Address:**
L W Trust
4811 Islands Dr.
Bakersfield, CA 93312

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** June 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Multi-family Residence B4. Present Use: Multi-family Residence
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1954; vinyl replacement windows likely within last ten years.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. With little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over 20 square miles of new housing was developed resulting in the building of more than 12,000 new homes.

The Bakersfield region continued to grow over the next few decades; between 1950 and 1975, the City of Bakersfield tripled in size as it expanded its borders to meet growing housing demand. This unprecedented postwar growth also put strains on the state's road and highway system, in particular Highway 99. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city sought to move traffic around, not through, the downtown area, which led the state to construct the Highway 99 bypass immediately west of this property in 1963. (See Continuation Sheet)

B11. Additional Resource Attributes: ___
***B12. References:** Kern County Aerial Photographs, 1937, 1947, 1955, 1956, 1968, and 1975; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** October 2009
(This space reserved for official comments.)

B10. Significance (continued):

The duplex recorded on this form was built in 1954 in a part of Bakersfield that, until the late 1940s, was on the western edge of the city. By the early 1950s, a few small single-family housing developments populated the area immediately surrounding this residence, and several larger tracts were built in the broader area. By 1956, the area was fully included in the urban/suburban setting.[1]

The only known alteration to this building is the replacement of its original metal casement windows with vinyl single-hung sashes. This modification has compromised the building's integrity of materials, workmanship, and design. The property retains integrity of setting, location, feeling and association. Nevertheless, the building does not meet the criteria for eligibility in the NRHP or the CRHR. Under NRHP Criterion A and CRHR Criterion 1, this property does not appear to be significant within the context of postwar residential development in Bakersfield. This house is one of thousands of residences constructed during a widespread mid-century build-up of the city's housing stock, specifically on outlying agricultural land converted to buildable residential lots. Research revealed little information about the early owners or residents of this property. The earliest known resident was Mrs. Robert Raymond, who was residing at 3116 Verde in 1954. As a rental property, a variety of people lived temporarily within these duplexes over its history; including Isabel J. Cutter (1955), Charles A. Bray (1956), Greer Leonard (1957) Maude Bean (1960), and Dennis Smith (1965).[2] It does not appear that either any of the known tenants gained significance as defined under this NRHP Criterion B or CRHR Criterion 2. Under NRHP Criterion C and CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This building is a typical example of a common architectural type that became immensely popular in suburban communities nationwide during the late 1940s and 1950s. Furthermore, built environments are rarely significant under NRHP Criterion D and CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

[1] US Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, 8M-832 2944, 1975; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., GS-VBZI 1-233, 1968; US Department of Interior, Geological Survey, Aerial Photography Kern County, GS-WK 22-13, August 1952; US Department of Agriculture, Aerial Photography Kern County, ABL-19R-30, flown by Hycon Aerial Surveys, 1956; State of California, Department of Transportation, "State Highway Program: Financial Statements & Statistical Reports, Fiscal Year 1977: Completed Contracts District 06," California Department of Transportation Library, Sacramento, California.

[2] "Application Deadline for Yearbook Told," *Bakersfield Californian*, August 17, 1954, p16; Death Notice, *Bakersfield Californian*, November 29, 1955, p43.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-04

P1. Other Identifier: Tract No. 1397

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1397 was subdivided in 1947 and has a rectilinear plan. It originally included 106 rectangular parcels in the area bounded by the mid-block line between Verde and Bank streets to the north, Stockdale Highway to the south, Oakdale Drive to the east, and Real Road to the west, and containing Verde, Wetherley and Western Drives. When Highway 99 was constructed on the east side of the tract, 16 houses were demolished, leaving only 90 parcels in the tract. Eighteen of these properties are documented on this form. Each of the surveyed properties is between 0.14 and 0.20 acres in area and contains a Minimal Traditional house between 1,014 and 1,556 square feet that can be categorized as one of two types.

Type 1 houses have a squarer footprint and a variation of broad hipped roof. Slight differences in form and structure further divide Type 1 into five subtypes. Type 1.1 houses have a front hipped roof extension, either half-width and to one side or smaller and centrally-located. The front porch spans the width of a setback wall with the entry located at an interior corner. Type 1.2 houses have a front entry porch recessed within a corner cutaway. Type 1.3 houses have a centered shed roof extension that shelters the front entry stoop and a flanking window. Type 1.4 houses have a (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Wetherley Dr. streetscape, facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1947-1948, Kern County Assessor Records

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman/Heather Norby/Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009/July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** subdivided in 1947; buildings constructed in 1948 (see continuation sheet for alterations).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: Ken Mynatt
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Tract 1397 and the 18 individual houses recorded here do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA because they do not have historical significance, nor have they retained integrity to the date of construction.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. In particular, the land straddling Stockdale Highway southwest of downtown was teeming with new development. Lawrence Lake and W. Elmer McFaddin, co-owners of Bakersfield's Motor Center, owned a section of land just north of Stockdale Highway and west of Oak Street that became this residential tract. They authorized Ken Mynatt to subdivide Tract 1397 in 1947 and it was fully developed by spring 1949. Prior to this time, this land was wholly agricultural, as Oak Street was the western limit of the City of Bakersfield.

The individuals responsible for developing the land had been active in their professions in Bakersfield for many years. Lawrence Lake appears to have started in the local automobile industry in the early 1930s, when he purchased the Delano Motor Company. He had previously worked as a sales manager for Valley Chevrolet in Bakersfield. He continued to expand his business until he took over as owner and manager of Motor Center. Elmer McFaddin was also involved in the automobile industry for several years before developing Tract 1397. As early as the 1920s, McFaddin was selling cars for the Valley Chevrolet Company. In the 1930s, he was manager of the company, and by the 1940s he joined Lake at the Motor Center. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1397, Sept. 25, 1947, Book 6 of Maps, Page 67-68; *Los Angeles Times*: "Kern Homes Crisis Aired,", 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952; *Bakersfield Californian*: "Lawrence Lake Heads Bakersfield Chamber, 27 November 1943, 5, "Delano Motor Co. Sold by Hickman," 9 August 1930, "A Winner in Redwood Highway Marathon," 14 July 1928; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1937, 1938, 1942, 1951). See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

centered front entry and flanking projecting three-sided bay window. Type 1.5 houses have a half-width front-gabled extension to one side that contains the recessed front entry opening. Type 1.7 houses have a centered entrance with no overhang or porch, and a garage attached via a breezeway to the rear of the house.

Type 2 houses have a more rectangular footprint and a side-gabled roof. Type 2 has two subtypes. Type 2.1 houses have a half-width projecting front gable. The front entry is located at the interior corner recessed within a small cutaway of this extension. Type 2.2 houses have a shed-roofed projecting center bay that contains the raised front entry and a flanking window. In addition, there is a setback side extension with a slightly lower side gable roof.

This tract features a rectilinear layout and asphalt streets lined with concrete sidewalks, gutters and square curbs. The majority of the properties include a lawn in the front yard. Some yards, like the one at 115 Oakdale Drive, are fenced. Less than one-quarter of the properties have mature trees that might date to the original development; the rest either have young trees or no trees in the front yard. Utility lines run along wood poles located behind the houses. Oakdale Drive terminates in a cul-de-sac on the south end.

The following table lists individual parcels of Tract 1397 that are located within the survey area of this project, including their respective type and any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
020-063-11	1 Oakdale Dr	1948	1.5; hip and gable roof	replacement windows; enclosed breezeway	2
020-063-24	5 Oakdale Dr	1948	1.3; hip roof		3
020-063-23	11 Oakdale Dr	1948	2.1; gable roof	replacement windows	4
020-063-08	15 Oakdale Dr	1948	1.1; hip roof	altered entry; replacement windows	5
020-063-07	19 Oakdale Dr	1948	1.4; hip roof	replacement windows, rear addition	6
020-063-06	23 Oakdale Dr	1948	1.1; hip roof		7
020-063-05	27 Oakdale Dr	1948	1.2; hip roof	rear addition	8
020-063-04	31 Oakdale Dr	1948	2.2; gable roof	replacement stucco, rear addition	9
020-063-03	101 Oakdale Dr	1948	1.5; hip and gable roof	replacement stucco, rear addition	10
020-063-02	105 Oakdale Dr	1950	1.1; hip roof	rear addition	11
020-063-01	111 Oakdale Dr	1948	1.3; hip roof		12
020-064-07	115 Oakdale Dr	1948	1.5; hip and gable roof	replacement windows; enlarged garage	13
020-064-06	119 Oakdale Dr	1948	1.2; hip roof	replacement windows	14
020-064-05	123 Oakdale Dr	1948	1.2; hip roof		15
020-064-04	127 Oakdale Dr	1948	1.1; hip roof	replacement windows, rear addition	16
020-064-03	131 Oakdale Dr	1948	1.1; hip roof	replacement windows; replacement stucco . rear addition	17
020-064-02	135 Oakdale Dr	1948	2.2; gable roof	added stone veneer; replacement windows	18
020-064-01	139 Oakdale Dr	1948	2.1; gable roof	aluminum replacement windows	19

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
1 Oakdale Dr	Aurelia Mendez Navarro	1 Oakdale Dr. / Bakersfield, CA 93309
5 Oakdale Dr	Argent Securities, Inc. 2006-W3	n/a
11 Oakdale Dr	Derrel A. Zimmerman	11 Oakdale Dr. / Bakersfield, CA 93309
15 Oakdale Dr	Larry Richard Clanahan	15 Oakdale Dr. / Bakersfield, CA 93309
19 Oakdale Dr	Mike L. and Paula Donovan	19 Oakdale Dr. / Bakersfield, CA 93309
23 Oakdale Dr	Edward F. and Helen L. Huhn	23 Oakdale Dr. / Bakersfield, CA 93309
27 Oakdale Dr	Mabel L. Foster	27 Oakdale Dr. / Bakersfield, CA 93309

31 Oakdale Dr	Serrano Family	PO Box 1043 / Pismo Beach, CA 93448
101 Oakdale Dr	Kenneth N. and Patty J. Hasselbar	101 Oakdale Dr. / Bakersfield, CA 93309
105 Oakdale Dr	Stroope Realtors	4800 Easton Dr. / Bakersfield, CA 93309
111 Oakdale Dr	Revoniah Breazeale	111 Oakdale Dr. / Bakersfield, CA 93309
115 Oakdale Dr	Ronald W. and Kim L. Reimer	115 Oakdale Dr. / Bakersfield, CA 93309
119 Oakdale Dr	Patricio and Pamella R. Tinoco	119 Oakdale Dr. / Bakersfield, CA 93309
123 Oakdale Dr	Marcelo Ruelas, Jr.	123 Oakdale Dr. / Bakersfield, CA 93309
127 Oakdale Dr	Sandra Maria Marquez	127 Oakdale Dr. / Bakersfield, CA 93309
131 Oakdale Dr	Michael R. and Valerie Sylvester	131 Oakdale Dr. / Bakersfield, CA 93309
135 Oakdale Dr	Hughes Family	14260 NW Bordeaux Ln. / Portland, OR 97229
139 Oakdale Dr	Steve M. and Phyllis K. Dallons	139 Oakdale Dr. / Bakersfield, CA 93309

B10. Significance (continued):

Ken Mynatt, a Bakersfield native who also got his start in the 1930s, developed a successful career of his own in the home-building and real estate business. In the late 1930s, real estate appears to have been a second profession; Mynatt listed his primary occupation as owner of Ken Mynatt's – Hancock Service Station. A few years later, he was listed in Bakersfield City Directory as a real estate agent working with his father, Dale C. "Slim" Mynatt. One of his first subdivisions was a tract of nearly 50 houses in East Bakersfield which he developed in 1946. He followed this with three other tracts before working with Lake and McFaddin on the Oakdale subdivision. Two of his earlier tracts were continuous and added up to 84 properties. The year Mynatt finished Oakdale, he began Tract 1503 with more than 150 properties in southeast section of the city. He also built and sold houses on an individual basis. Mynatt died at the age of 49 in 1962.[1]

In 1947, McFaddin and Lake contracted with Mynatt to subdivide Tract 1397 and build 106 houses. The tract map was submitted to the Kern County Recorder's office in September 1947 and by December Mynatt had his crew preparing the site for construction. The houses were built and sold over the next 16 months. The houses, which sold from $9,400 for a three-bedroom, ranged in size from 850 to 1,250 square feet and featured a variety of options, including one or two bedrooms, finished kitchens, and a utility room. Every house was sold by February 1949, a couple months before construction completed.[2] In 1950, the area immediately north of Tract 1397 was subdivided and developed by Ralph Smith and Gannon Construction Company. While the two tracts share common streets and are laid out in a similar rectilinear pattern with Minimal Traditional houses, there appears to be no connection between the different developers. JRP recorded Tract 1530 for the current project on a separate DPR 523 form (see Map Reference No. 10-01).

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. The alignment of this new highway bisected Tract 1397, and resulted in the elimination of nearly twenty of its parcels.[3]

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The

[1] "Funeral Services Tomorrow for Kenneth Mynatt," *Bakersfield Californian*, 7 June 1962, 32; Kern County Tract Maps, Tract No. 1300, Jan. 8, 1947, Book 5 of Maps, Page 199; Kern County Tract Maps, Tract No. 1369, June 26, 1947, Book 6 of Maps, Page 51; Kern County Tract Maps, Tract No. 1281, Feb. 20, 1946, Book 5 of Maps, Page 124; Ken Mynatt advertisement, *Bakersfield Californian*, 9 April 1949, 4; Ken Mynatt advertisement, *Bakersfield Californian*, 2 March 1949, 7; *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1937, 1938, 1942).

[2] "Oakdale Subdivision Supplies Quality Housing at Low Prices," *Bakersfield Californian*, 5 March 1949, 4; Kern County Tract Maps, Tract No. 1397, Sept. 25, 1947, Book 6 of Maps, Page 67-68.

[3] "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13.

study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[4] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[5]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[6] This tract is an example of a moderately sized residential subdivision featuring houses with generally the same design and architectural style. Tract 1397 does not appear significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under Criterion 1 or A. Instead, the development is one of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. While it contained more than 100 houses, Mynatt had previously built a tract with almost 85 houses and started a tract with more than 150 houses the same year Tract 1397 was completed. Research does not indicate that any important or innovate production techniques were used to develop the tract. And these pales in comparison to houses built by the thousands in other parts of the country. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[7] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. The residences were owned or rented by a range of primarily working class individuals. It does not appear that anyone related to the use of these resources made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[8] Research indicated that no individuals significant to history had important associations with the tract.[9]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features and house designs are modest representations of the standard postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar to or the same as many others in the same tract and elsewhere in the region and country.[10] None of the individual residences in this tract represent important examples of a general architectural style. The houses are ordinary examples of the Minimal Traditional

[4] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[5] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[8] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[9] *Polk's Bakersfield California City Directory 1950* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.
[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

style. This type of house was more affordable and built extensively throughout the country in the years immediately preceding and following World War II.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Parks guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[11] The tract was developed by auto dealers Lawrence Lake and Earl McFaddin, and home builder and realtor Ken Mynatt. Research indicates that Lake and McFaddin were successful business leaders in Bakersfield with interest in a variety of industries. However, they were not known as housing developers during their career, and are not master builders. While Ken Mynatt's career was building and selling homes, he is also not considered a master builder. He appears to have been successful, subdividing almost ten tracts between 1946 and 1962. However, he never received recognition among his peers for greatness in the profession.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[12] Instead, the houses are modest examples of Minimal Traditional-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." However, as the National Parks guidelines note, the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[13] Even though Tract 1397 is a distinguishable entity comprised of houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), the tract and the individual residences are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. Most of the properties surveyed on this form, and many of the properties located within this tract but not surveyed here, have undergone alterations since their original construction that has compromised the integrity of the individual properties as well as the tract as a whole. These alterations (shown in the table in P3a above) include replacement windows, replacement siding and large rear additions. Almost all of the houses feature replacement composite shingle roofing. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity; although, as the Caltrans study points out, the integrity threshold for the individual contributors is lower than the threshold for an individual property.[14] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1397 includes concrete sidewalks, gutters and squared curbs. Each lot generally features a front lawn with some level of vegetation. Some properties include mature trees and vegetation in the front yard, while others have young trees or none at all. The utility lines stretch along poles located behind the residences. Most lots have a concrete driveway leading to a detached garage behind the house and about half have a separate concrete walkway to the front door. Sixteen of the original 106 houses were demolished during the construction of Highway 99. Given that about 15 percent of the houses are no longer extant and many of the remaining houses have undergone alterations to varying degrees, the tract does not retain sufficient overall integrity.

This subdivision and its individual properties have 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 do not appear to be historical resources for the purposes of CEQA.

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[11] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[12] California Department of Transportation, "Tract Housing in California," 125-126.
[13] California Department of Transportation, "Tract Housing in California," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[14] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 1 Oakdale Dr., primary façade, facing northwest.

Photograph 3. 5 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 4. 11 Oakdale Dr., primary façade, facing west.

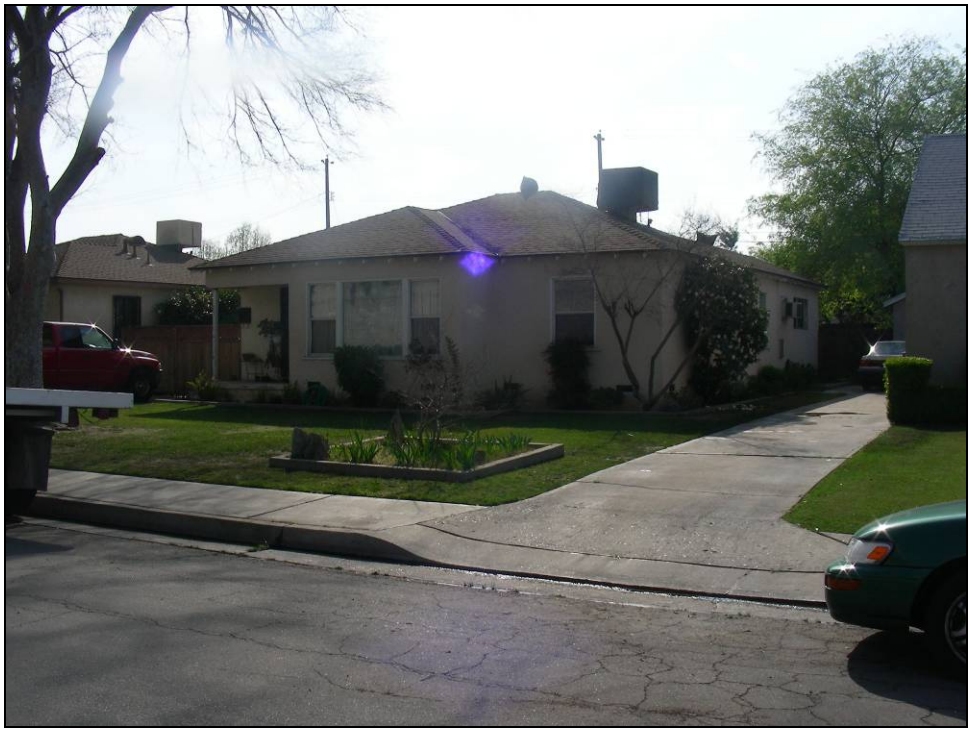
Photograph 5. 15 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 6. 19 Oakdale Dr., primary, façade, facing west.

Photograph 7. 23 Oakdale Dr., primary façade, facing west.

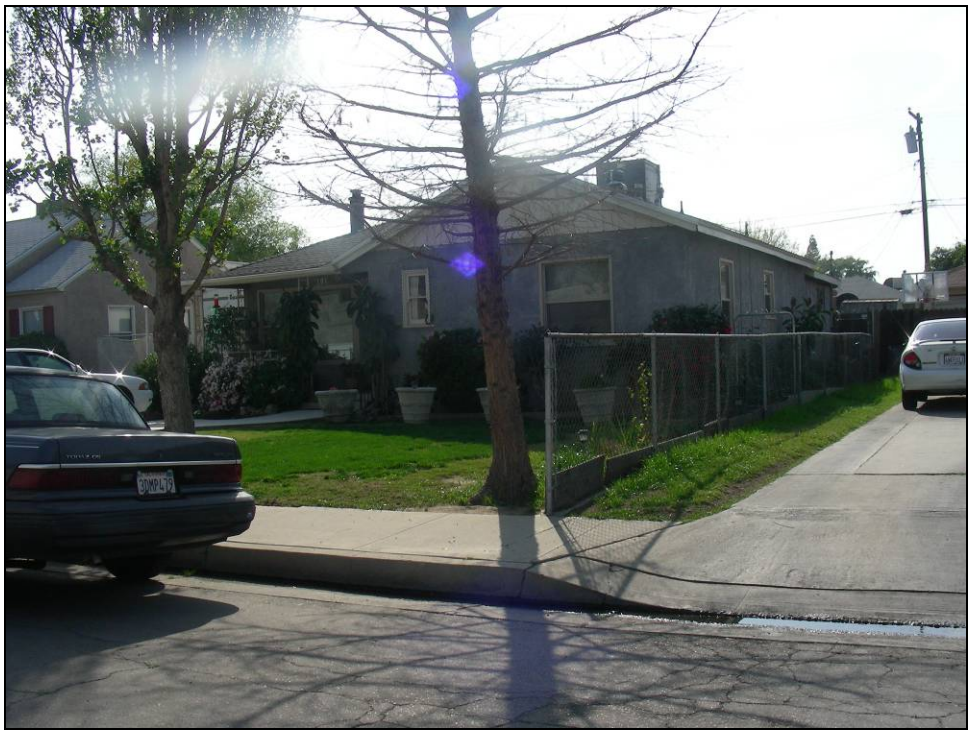
Photographs (continued):



Photograph 8. 27 Oakdale Dr., primary façade, facing west.

Photograph 9. 31 Oakdale Dr., primary façade, facing west.

Photographs (continued):



Photograph 10. 101 Oakdale Dr., primary façade, facing west.

Photograph 11. 105 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 12. 111 Oakdale Dr., primary façade, facing southwest.

Photograph 13. 115 Oakdale Dr., primary façade, facing northwest.

Photographs (continued):

Photograph 14. 119 Oakdale Dr., primary façade, facing west.

Photograph 15. 123 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 16. 127 Oakdale Dr., primary façade, facing west.

Photograph 17. 131 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 18. 135 Oakdale Dr., primary façade, facing west.

Photograph 19. 139 Oakdale Dr., primary façade, facing west.

Sketch Map:

NOTE: Tract 1397 outlined in BLACK; Parcels shaded RED are located within the survey are for this project.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-05

P1. Other Identifier: 20 Williamson Way

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address 20 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-222-01

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

This .55-acre property is located just south of Stockdale Highway, just outside the city limits of Bakersfield. It consists of a two-story, stucco-clad, apartment building with a U-shape footprint and a central courtyard. The building faces Williamson Way with driveways on its north and south sides that lead to a rear (west) parking lot. The street-facing (east) ends of the building have overhanging low-pitch front gable roofs with wood fascia board. The interior half of each end is covered with wood siding. The central section of the building has a similarly overhanging side gable roof also with exposed rafters. A ground floor walkway and a second-floor cantilevered balcony with metal rail wrap the interior of the building. Metal stairwells provide access to the upper floor units. Two breezeways, one at each interior corner, lead to the rear parking lot. Each of the 22 units has a single wood entry door and aluminum-sash sliding windows. A pool is located within the courtyard, closed off from the public view by a concrete block wall and a metal rail.

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. View facing northeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1964, Kern County Assessor Records

***P7. Owner and Address:**
Balvir Singh Nijjar and Kaur Jasvinder
56 Las Lomas Rd.
Duarte, CA 91010

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-05

B1. Historic Name: _____

B2. Common Name: Williamson Apartments

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Courtyard Ranch

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1964

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

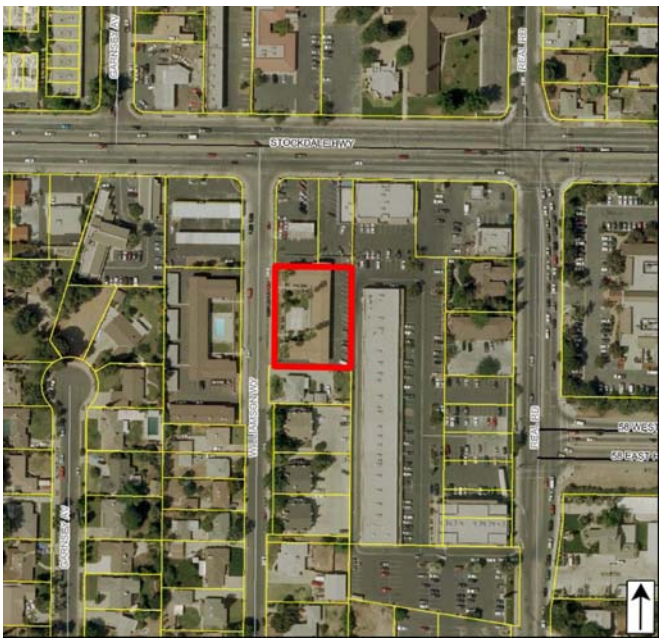
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. The demand for housing in Bakersfield quickly grew beyond the existing residences which resulted in a surge in development. Thousands of new homes were built in the city each year, and the city's boundaries expanded to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included more than 12,000 new homes built. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

This 18-unit apartment complex (originally addressed as 20-32 Williamson Way) was constructed in 1964, during this period of great growth in Bakersfield, by local developer and entrepreneur Anthony Cueto. (See Continuation Sheet)



B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945, "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, and "Housing Pact Canceled by Bakersfield," 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; US Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-198, 1968; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-15R-131, flown by Hycon Aerial Surveys, 1956; *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); "First Zoning Map Hearing for Highway 466 Planned," *Bakersfield Californian*, 8 April 1964; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** November 2009

(This space reserved for official comments.)

B10. Significance (continued):

This building does not appear to be significant within the context of mid twentieth century residential development in Bakersfield or Kern County (NRHP Criterion A or CRHR Criterion 1). While the apartment complex provided additional housing necessary during the expansion of the Bakersfield, it was one of many residential buildings constructed during this postwar period. The units were likely rented by middle income residents, and it does not appear that any made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B or CRHR Criterion 2). Cueto began his career in Bakersfield after World War II at Industrial Sheet Metal, which sold evaporative coolers later air conditioners. In the early 1960s he formed Coast Improvement Company, where he began subdividing land and building houses, apartment, and motels in Bakersfield and other cities. Along with his development business, Cueto also owned and operated women's clothing shops. While the complex is indirectly associated with Cueto, he never resided at this location and it does not appear that he was significant within the local development or construction business.[1]

Under NRHP Criterion C (CRHR Criterion 3), this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master architect or builder. This is a modest example of the use of Ranch style architecture on a courtyard apartment complex. The Ranch style became immensely popular in the postwar period when residential buildings were built in the style nationwide in suburban communities, including throughout Bakersfield.[2] Under NRHP Criterion D (CRHR Criterion 4), this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building retains integrity of materials, design and workmanship, as little appears to have changed to the building since its original construction. The building also retains integrity of setting, location, association and feeling. This property 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.

[1] Obituary, *Bakersfield Californian*, October 1, 2003.
[2] "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," National Register Bulletin, 2002; Kenneth T. Jackson, *Crabgass Frontier: The Suburbanization of the United States,* (New York: Oxford University Press, 1985), 240; Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004), 11-17.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-06

P1. Other Identifier: 3621 Stockdale Highway

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**___; **R** ___; __ ¼ **of Sec** ___; _____ **B.M.**

c. Address 3621 Stockdale Highway City Bakersfield, CA Zip 93309

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 Number: 149-222-21

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

The 1,050-square-foot commercial building at 3621 Stockdale Highway in Bakersfield was originally the service building of a garage / filling station. The building has a moderate overhanging flat roof with boxed eaves that wrap down the rear wall at an acute angle. The wide fascia is of sheet metal. The walls are clad in sheet metal as well. The front (north) façade includes a large horizontal-sliding door, a glazed personnel door, and tall, paired fixed windows. These windows are located on the east and west sides also. The eave line turns to the vertical at the rear of the building as is continued to grade at an acute angle. The original gasoline pump island and canopy have been demolished, but this building has retained its original use for automobile repairs. According to aerial photographs, the canopy was removed sometime after 1981.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1962, Kern County Assessor Records

***P7. Owner and Address:**
Han Jin Chung and Sook Ji
12107 Bedfordshire Dr.
Bakersfield, CA 93311

***P8. Recorded by:**
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-06

B1. Historic Name: Tommy's Hancock Service Gas Station

B2. Common Name: Stockdale Auto Electric & Smog

B3. Original Use: Service Station B4. Present Use: Service Station

***B5. Architectural Style:** Mid Century Modern Commercial / Gas Station

***B6. Construction History:** Built in 1962; pump island and canopy demolished post-1981.

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

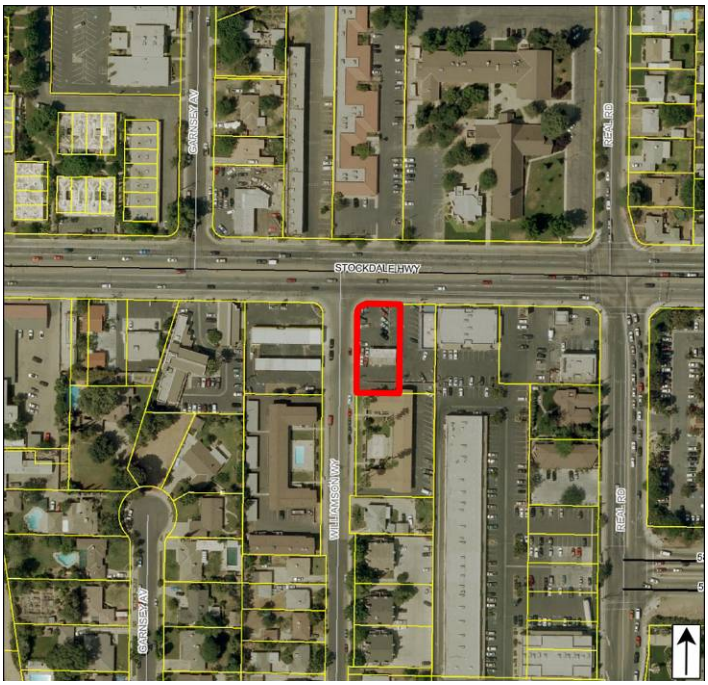
This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

Like most of California, Bakersfield experienced a postwar economic resurgence. A surge in population during the late 1940s and throughout the 1950s developed into a strong upturn in the economy. Several sectors of the economy grew rapidly, including, importantly, residential and commercial properties. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions, including in the Stockdale area southwest of downtown. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In addition, commercial development grew in the postwar period. Increasingly, commercial properties located along several main arterial roadways. By the early 1950s, Stockdale Highway had grown into an important commercial strip for the city's southwest population. This former gas station at 3621 Stockdale Highway was constructed in 1962 during the general growth along Stockdale Highway. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records, "3621 Stockdale Highway, Bakersfield, CA, APN: 149-222-21-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2923, 1975; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; see footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** October 2009

(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this building does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with commercial development in Bakersfield during mid twentieth century. This former gas station was built in the 1960s during a period of surging commercial development, especially along Stockdale Highway, and increasing reliance and use of automobiles. Research did not reveal the original owner; however, it was originally used by Tommy's Hancock Service Gas Station. Dee L. Roberts owned the property in the 1970s before selling it to Richard and Muriel E. Roberts. The current owners, Han Jin Chung and Ji Sook, purchased the property in 1992. It does not appear that any of the owners of this property made demonstrably important contributions to history at the local, state, or national level, and thus the building does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[1] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The building is a modest example of a Mid-Century Commercial / gas station and automobile service station. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4).

The building's integrity of materials, design and workmanship have diminished with the removal of its pump canopy and gas station islands; this property's overall integrity of setting, location, feeling and association remain intact, as it has not been moved and retains its original function as an automobile-related business. This property 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.

[1] Kern County Recorders Office Records, Grantor/Grantee online index, accessed online at http://recorderonline.co.kern.ca.us/ on 28 October 2009; *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 09-07

P1. Other Identifier: 209 Williamson Way

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 209 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-222-14

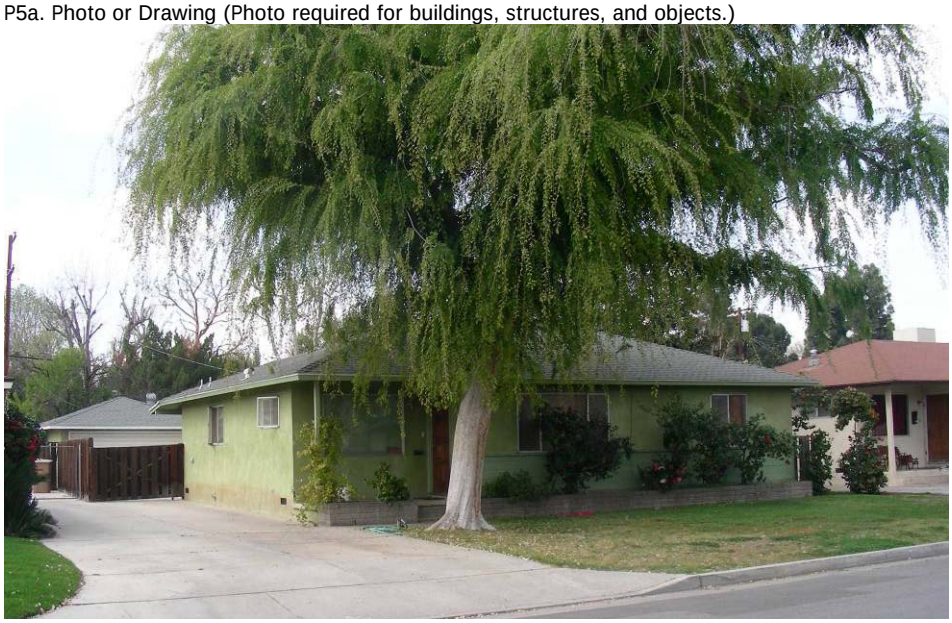
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.18-acre parcel contains a 1,153-square-foot Ranch house and detached garage. The rectangular residence sits on a concrete foundation and is topped by a composite-shingle hip roof. A front porch is recessed beneath the southeast corner of the roof with the overhang supported by a single square wood post. The entrance is located at the interior corner of the porch facing south. Fenestration includes fixed and multi-light metal casement windows throughout. The house is clad entirely in stucco aside from a section of wide horizontal wood siding wrapping the front façade walls beneath the windows. A raised concrete block flower bed lines the entire front of the house. A two-car garage, with pyramidal hipped roof and replacement door is located to the rear (west) of the residence. The garage includes a 224-square foot addition with a cross-hip roof constructed in 1957. A full-width covered patio extends west from the building.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing west.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor

*P7. Owner and Address:
Emress Y. Jung
209 Williamson Way
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-07

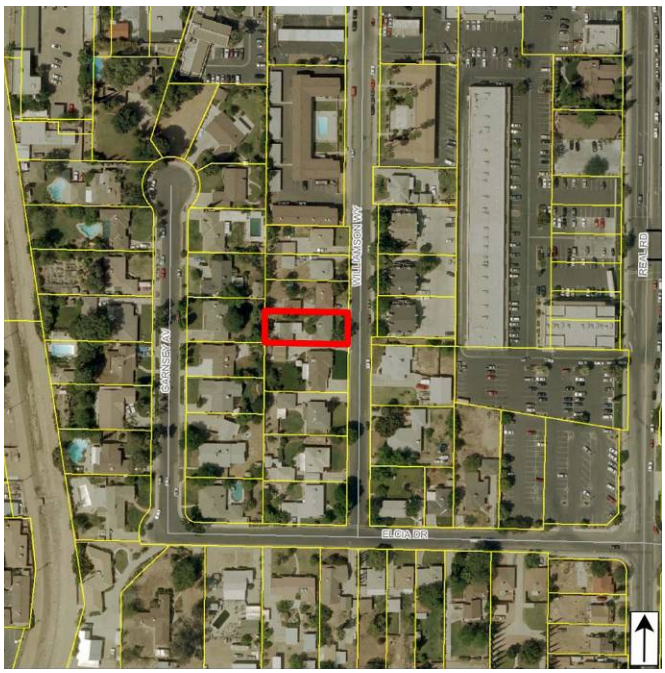
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built in 1957; garage addition in 1957
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: Wayne Reeder and American Builders
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, the properties along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

George Wayne Reeder developed this property as well as three adjacent properties (201, 205, and 125 Williamson) in 1957. Reeder started his real estate and insurance firm in Bakersfield in 1955 while in his last year of college. It appears that his primary focus initially was on selling of existing homes and lots being developed by others. However, he quickly moved into development as well, as seen here with the four properties on Williamson Way. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.



B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

American Builders, a local firm for which Reeder became president of by 1958, constructed these custom homes in 1957. By the early 1960s, Reeder had evolved into a large-scale builder and developer in Bakersfield, building hundreds of home in the College Crest and College Heights neighborhoods, as well as neighborhoods in south Bakersfield, such as the Treasure Park (Pacheco Road between Hughes & South H Street) and Skylark Homes (Wilson and Stine Roads) subdivisions. By 1964 Reeder's advertisements touted his company as the county's largest homebuilder. He continued to subdivide, construct, and sell homes in the Bakersfield region, but also expanded his operations to Oxnard, San Luis Obispo, Livermore, and Tracy areas. Between 1962 and 1970 he built over 700 homes in subdivisions in Oxnard alone. By early 1971, Reeder's companies had $17 million in project in some stage of planning, development or construction across the United States.[1]

Aside from the garage addition, this residence appears to be unaltered and thus retains integrity of design, materials and workmanship, setting, location, association and feeling; however it lacks significance. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant for its association with postwar residential development in Kern County or Bakersfield. Built during a period of widespread housing expansion throughout the greater Bakersfield area, this is just one of thousands of houses constructed to house the growing population. It does not appear that any residents or owners of this house made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2). It appears that this property was owned and occupied Andrew and Emress Y. Jung from as early as 1958 until their deaths in 2002 and 2007, respectively. During the 1960s Andrew worked as a clerk, and later assistant manager, at Albert M. Lewis, Inc.[2] Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide between 1950s and 1970s. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). While the house was developed and constructed by Reeder, it is not representative of his work as a large-scale building and developer. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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[1] "Parlays studies and Employment into Own Offices," *Bakersfield Californian*, 10 Sept. 1955, pp3-4; Advertisement, *Bakersfield Californian*, 7 March 1964, p6; Advertisement, *Bakersfield Californian*, 19 August 1961, p25; Advertisement, *Bakersfield Californian*, 15 June 1961, p53; "Reeder's Development," *Bakersfield Californian*,30 July 1960, p14; "Pleasant Valley Estates Open for Inspection," *The Press Courier* (Oxnard), 2 Dec. 1966, p9;"Success Breeds Success…," *The Press Courier* (Oxnard), 1 Aug 1970, p9; "Reeder Announces PV Estates Units," *The Press Courier* (Oxnard), 30 June 1970, p19A; "Moore-Reeder," *Bakersfield Californian*, 12 Nov. 1977, p16; Corporate Report, Inc., *Corporate Report Fact Book* (1972), p395; David Martin, "He's No Angel: Developer Wayne Reeder may have a prison record, but the city's banking on him," *The Pitch* (Kansas City), 16 September 2004, online at http://www.pitch.com/2004-09-16/news/he-s-no-angel/, accessed on 5 November 2009; Notice of Completion, Book 2865 Page 583, November 7, 1957.

[2] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 09-08

P1. Other Identifier: 205 Williamson Way

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 205 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-222-15

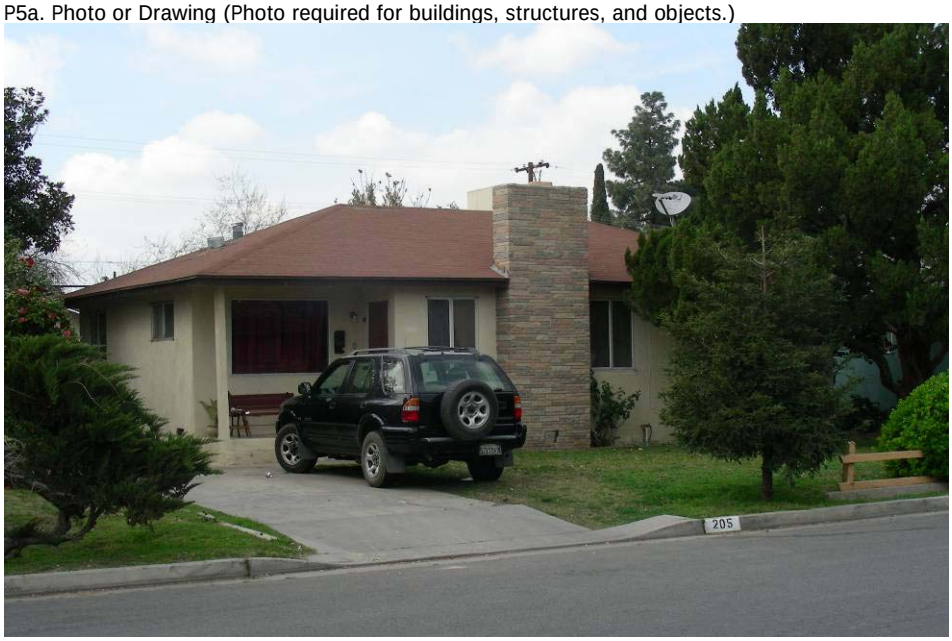
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.18-acre parcel contains a 1,052-square foot Ranch house and detached garage. The residence has a rectangular footprint, concrete foundation, and composite-shingle hip roof (Photograph 1). Clad in stucco siding, a wide exterior random ashlar stone chimney is positioned prominently on the center of the front façade, and is flanked by metal casement windows on both sides. A front entry porch is recessed beneath the southeast corner of the roof with the overhang supported by a single square wood post. The main entry door is located at the interior corner of the porch facing south and a metal fixed picture window faces east toward Williamson Way. Remaining fenestration consists of metal casement windows. A detached garage with a front-gable roof is located behind the house.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor

***P7. Owner and Address:**
Eneida Luviano and Ignacio de Garcia
PO Box 402
Lost Hills, CA 93249

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-08

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1957.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: Wayne Reeder and American Builders
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes as the city's boundaries began to widen and outlying agricultural land was converted to residential tracts. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, the properties along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

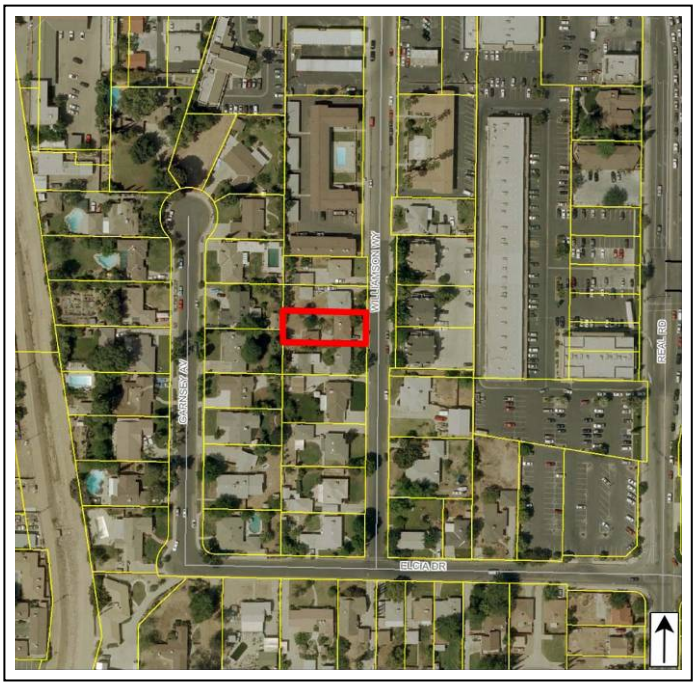
George Wayne Reeder developed this property as well as three adjacent properties (125, 201, and 209 Williamson) in 1957. Reeder started his real estate and insurance firm in Bakersfield in 1955 while in his last year of college. It appears that his primary focus initially was on selling of existing homes and lots being developed by others. However, he quickly moved into development as well, as seen here with the four properties on Williamson Way. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)



B10. Significance (continued):

American Builders, a local firm for which Reeder became president of by 1958, constructed these custom homes in 1957. By the early 1960s, Reeder had evolved into a large-scale builder and developer in Bakersfield, building hundreds of home in the College Crest and College Heights neighborhoods, as well as neighborhoods in south Bakersfield, such as the Treasure Park (Pacheco Road between Hughes & South H Street) and Skylark Homes (Wilson and Stine Roads) subdivisions. By 1964 Reeder's advertisements touted his company as the county's largest homebuilder. He continued to subdivide, construct, and sell homes in the Bakersfield region, but also expanded his operations to Oxnard, San Luis Obispo, Livermore, and Tracy areas. Between 1962 and 1970 he built over 700 homes in subdivisions in Oxnard alone. By early 1971, Reeder's companies had $17 million in project in some stage of planning, development or construction across the United States.[1]

While this residence and garage appear to retain integrity of design, materials, setting, location, workmanship, feeling and association, it lacks significance. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant for its association with postwar residential development in Kern County or Bakersfield. Built during a period of widespread housing expansion throughout the greater Bakersfield area, this is just one of thousands of houses constructed to house the growing population. It does not appear that any residents or owners of this house made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2). Robert M. and Barbara F. Parmley were the original owners and residents of this house. Robert worked as a salesman for Three Way Chervrolet. In 1962, the Parmleys sold the property to Edgar William and Twila June Philips, who owned it for less than two years before selling to Fuller Roy Davis Jr., and Leah B. Davis. Fuller Davis worked as a clerk at Signal Oil while he owned this house. The Davises held onto the property for a short period as well, selling it in 1967 to Ben W. and Darlene O. Johnston. The Johnstons kept the house for nearly thirty years before selling it to Hammurabi Rene Hernandez and Frances Calderon. It does not appear that any of these residents or owners are significant under this criterion.[2] Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Ranch style architecture, which was immensely popular in suburban communities nationwide between the 1950s and 1970s. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). While the house was developed and constructed by Reeder, it is not representative of his work as a large-scale building and developer. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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[1] "Parlays studies and Employment into Own Offices," *Bakersfield Californian*, 10 Sept. 1955, pp3-4; Advertisement, *Bakersfield Californian*, 7 March 1964, p6; Advertisement, *Bakersfield Californian*, 19 August 1961, p25; Advertisement, *Bakersfield Californian*, 15 June 1961, p53; "Reeder's Development," *Bakersfield Californian*,30 July 1960, p14; "Pleasant Valley Estates Open for Inspection," *The Press Courier* (Oxnard), 2 Dec. 1966, p9;"Success Breeds Success…," *The Press Courier* (Oxnard), 1 Aug 1970, p9; "Reeder Announces PV Estates Units," *The Press Courier* (Oxnard), 30 June 1970, p19A; "Moore-Reeder," *Bakersfield Californian*, 12 Nov. 1977, p16; Corporate Report, Inc., *Corporate Report Fact Book* (1972), p395; David Martin, "He's No Angel: Developer Wayne Reeder may have a prison record, but the city's banking on him," *The Pitch* (Kansas City), 16 September 2004, online at http://www.pitch.com/2004-09-16/news/he-s-no-angel/, accessed on 5 November 2009; Notice of Completion, Book 2865 Page 583, November 7, 1957.

[2] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-09

P1. Other Identifier: 201 Williamson Way

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 201 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-222-16

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

This 0.18-acre parcel contains a 1,052-square-foot Minimal Traditional residence and detached garage. The residence has a rectangular footprint, composition-shingle pyramidal, and concrete foundation. The front (east) façade consists of a small hip-roof extension on the wall's south half and a shed-roof extension over a porch on the north half. The front entry door is positioned at the porch's interior corner with a three-part window to its north. Fenestration also includes paired stee casement windows. Except for the recessed porch wall, which has board-and-batten wood siding, the house is clad in stucco. A two-car detached garage with a pyramidal roof is located west of the house. The garage has a replacement door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor

***P7. Owner and Address:**
Thompson Family
2830 18th St.
Bakersfield, CA 93301

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Built in 1957.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: Wayne Reeder and American Builders
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, the properties along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

George Wayne Reeder developed this property as well as three adjacent properties (125, 205, and 209 Williamson) in 1957. Reeder started his real estate and insurance firm in Bakersfield in 1955 while in his last year of college. It appears that his primary focus initially was on selling of existing homes and lots being developed by others. However, he quickly moved into development as well, as seen here with the four properties on Williamson Way. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

American Builders, a local firm for which Reeder became president of by 1958, constructed these custom homes in 1957. By the early 1960s, Reeder had evolved into a large-scale builder and developer in Bakersfield, building hundreds of home in the College Crest and College Heights neighborhoods, as well as neighborhoods in south Bakersfield, such as the Treasure Park (Pacheco Road between Hughes & South H Street) and Skylark Homes (Wilson and Stine Roads) subdivisions. By 1964 Reeder's advertisements touted his company as the county's largest homebuilder. He continued to subdivide, construct, and sell homes in the Bakersfield region, but also expanded his operations to Oxnard, San Luis Obispo, Livermore, and Tracy areas. Between 1962 and 1970 he built over 700 homes in subdivisions in Oxnard alone. By early 1971, Reeder's companies had $17 million in project in some stage of planning, development or construction across the United States.[1]

While this residence and garage appear to retain integrity of design, materials, setting, location, workmanship, feeling and association, it lacks significance. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant for its association with postwar residential development in Kern County or Bakersfield. Built during a period of widespread housing expansion throughout the greater Bakersfield area, this is just one of thousands of houses constructed to house the growing population. It does not appear that any residents or owners of this house made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2). The property has been owned by the Thompson Family since it was constructed. Lawrence E. and Maxine J. Thompson were the original owners/residents. While living here, Lawrence worked as a meter reader for Pacific Gas & Electric Company. By 1965, the house appears to have been rented out to Ronal Edwards, a soil scientist with the United States Soil Conservation Service.[2]
Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which became immensely popular in suburban communities nationwide between the 1930s and 1950s. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). While the house was developed and constructed by Reeder, it is not representative of his work as a large-scale building and developer. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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[1] "Parlays studies and Employment into Own Offices," *Bakersfield Californian*, 10 Sept. 1955, pp3-4; Advertisement, *Bakersfield Californian*, 7 March 1964, p6; Advertisement, *Bakersfield Californian*, 19 August 1961, p25; Advertisement, *Bakersfield Californian*, 15 June 1961, p53; "Reeder's Development," *Bakersfield Californian*,30 July 1960, p14; "Pleasant Valley Estates Open for Inspection," *The Press Courier* (Oxnard), 2 Dec. 1966, p9;"Success Breeds Success…," *The Press Courier* (Oxnard), 1 Aug 1970, p9; "Reeder Announces PV Estates Units," *The Press Courier* (Oxnard), 30 June 1970, p19A; "Moore-Reeder," *Bakersfield Californian*, 12 Nov. 1977, p16; Corporate Report, Inc., *Corporate Report Fact Book* (1972), p395; David Martin, "He's No Angel: Developer Wayne Reeder may have a prison record, but the city's banking on him," *The Pitch* (Kansas City), 16 September 2004, online at http://www.pitch.com/2004-09-16/news/he-s-no-angel/, accessed on 5 November 2009; Notice of Completion, Book 2865 Page 583, November 7, 1957.

[2] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-10

P1. Other Identifier: 125 Williamson Way

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 125 Williamson Way City Bakersfield, CA Zip 93309

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 Number: 149-222-17

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

This 0.17-acre parcel includes a 1,054-square foot Minimal Traditional house and a detached garage. The residence has a square footprint, raised concrete foundation and composite-shingle pyramidal roof with fascia board (Photograph 1). There is a small hipped roof extension on the building's front north corner with a pair of metal casement windows centered on its street-facing wall. The remainder of the façade is a porch recessed beneath a shed roof extension supported by square wood posts. The front entry door is positioned at the porch's interior corner with an adjacent 16-light fixed metal window. Fenestration also includes paired metal casement windows on the secondary facades. The house is clad entirely in replacement stucco aside from board and batten siding wrapping the bottom half of the front façade walls. A two-car detached garage with a pyramidal roof is located west of the house. It has stucco siding and a metal rollup door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, Kern County Assessor

***P7. Owner and Address:**
Marita Halili Cruz and Santos Pepito
125 Williamson Way
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1957.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: Wayne Reeder and American Builders
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. In response, the federal government provided housing programs that enabled many people to buy homes. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. At the time, developers were focusing on building up the Stockdale area, north and south of Stockdale Highway. It quickly grew into a large residential area, with Stockdale Highway as the commercial hub. Unlike the planned postwar subdivisions being constructed in the vicinity, the properties along Williamson Way were instead subdivided over a period of years and developed separately by individual owners or developers; therefore, the properties along this street (between Stockdale Highway and Elcia Way) are a mixture of residences and apartment complexes of varying sizes and styles built between 1915 and 1984.

George Wayne Reeder developed this property as well as three adjacent properties (201, 205, and 209 Williamson) in 1957. Reeder started his real estate and insurance firm in Bakersfield in 1955 while in his last year of college. It appears that his primary focus initially was on selling of existing homes and lots being developed by others. However, he quickly moved into development as well, as seen here with the four properties on Williamson Way. (See Continuation Sheet)

B11. Additional Resource Attributes: __

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

American Builders, a local firm for which Reeder became president of by 1958, constructed these custom homes in 1957. By the early 1960s, Reeder had evolved into a large-scale builder and developer in Bakersfield, building hundreds of home in the College Crest and College Heights neighborhoods, as well as neighborhoods in south Bakersfield, such as the Treasure Park (Pacheco Road between Hughes & South H Street) and Skylark Homes (Wilson and Stine Roads) subdivisions. By 1964 Reeder's advertisements touted his company as the county's largest homebuilder. He continued to subdivide, construct, and sell homes in the Bakersfield region, but also expanded his operations to Oxnard, San Luis Obispo, Livermore, and Tracy areas. Between 1962 and 1970 he built over 700 homes in subdivisions in Oxnard alone. By early 1971, Reeder's companies had $17 million in project in some stage of planning, development or construction across the United States.[1]

While this residence and garage appear to retain integrity of design, materials, setting, location, workmanship, feeling and association, it lacks significance. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant for its association with postwar residential development in Kern County or Bakersfield. Built during a period of widespread housing expansion throughout the greater Bakersfield area, this is just one of thousands of houses constructed to house the growing population. It does not appear that any residents or owners of this house made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B and CRHR Criterion 2). Richard F. Green, a serviceman for an office supply company (AB Dick Products), and Barbara M., purchased this house directly from Reeder in late 1957 and resided at this property until 1976.[2] Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional style architecture, which became immensely popular in suburban communities nationwide between the 1930s and 1950s. It does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). While the house was developed and constructed by Reeder, it is not representative of his work as a large-scale building and developer. Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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[1] "Parlays studies and Employment into Own Offices," *Bakersfield Californian*, 10 Sept. 1955, pp3-4; Advertisement, *Bakersfield Californian*, 7 March 1964, p6; Advertisement, *Bakersfield Californian*, 19 August 1961, p25; Advertisement, *Bakersfield Californian*, 15 June 1961, p53; "Reeder's Development," *Bakersfield Californian*,30 July 1960, p14; "Pleasant Valley Estates Open for Inspection," *The Press Courier* (Oxnard), 2 Dec. 1966, p9;"Success Breeds Success…," *The Press Courier* (Oxnard), 1 Aug 1970, p9; "Reeder Announces PV Estates Units," *The Press Courier* (Oxnard), 30 June 1970, p19A; "Moore-Reeder," *Bakersfield Californian*, 12 Nov. 1977, p16; Corporate Report, Inc., *Corporate Report Fact Book* (1972), p395; David Martin, "He's No Angel: Developer Wayne Reeder may have a prison record, but the city's banking on him," *The Pitch* (Kansas City), 16 September 2004, online at http://www.pitch.com/2004-09-16/news/he-s-no-angel/, accessed on 5 November 2009; Notice of Completion, Book 2865 Page 583, November 7, 1957.

[2] Deeds, Book 2850 Page 495, October 2, 1957 and Book 4985 Page 2274, October 25, 1976; State of California, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1960 and 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1960 and 1965).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 09-11

P1. Other Identifier: Tract No. 1938

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; __ ¼ of Sec ____; _____ B.M.

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract 1938 was subdivided in 1956 and developed over the next four years. This small tract originally featured 12 generally rectangular parcels positioned along the section of South Garnsey Avenue north of Elcia Drive and terminating just south of Stockdale Highway. Eleven of the properties are located within the survey area of this project and were built between 1957 and 1960. They are architecturally similar houses but have individual design elements and characteristics. The tract is located in an unincorporated county island roughly bounded by State Route 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west.

The residence located at 200 South Garnsey Avenue has a composition shingle, cross-gable roof with wide eaves. The building has an L-shaped footprint. The walls are clad in stucco, and fenestration includes aluminum sliding windows. The main entrance is located on the interior corner of the main façade. The three-wall garage projects from the south end of the main façade, and is partially supported by square wood posts. The house located at 201 South Garnsey Avenue has a wood-shingle Dutch-hip roof with a hip-roof projection to the north and wide eaves. A small square (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. 200 S. Garnsey Ave., facing east.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1956-1960, Kern County Assessor Records

*P7. Owners and Addresses:
(See Continuation Sheet)

*P8. Recorded by: (Name, affiliation, address)
Polly Allen/Joseph Freeman/Toni Webb
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009 / December 2012

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Tract subdivided in 1956; houses = between 1957 and 1960; fallout shelters = summer of 1962.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: Womack & Jones Building Contractors
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Tract No. 1938, the individual residences, and two fallout shelters associated with two of the residences do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purposes of CEQA. Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the housing gap had successfully been bridged. Twenty square miles of residential development took place in the Greater Bakersfield area from 1945 to 1955, which included approximately 12,000 new houses built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was the scene of development.

The residential area bounded by Stockdale Highway to the north, Apache Avenue to the south, Real Road to the east, and the Stine Canal to the west was mostly developed at the end of the 1950s. Prior to this time, this land was agricultural with only a handful of residences, and Elcia Drive (via Real Road) was the only paved road. In 1956, Edward and Monica Armstrong subdivided their land between the Stine Canal and the west terminus of Elcia Drive as Tract 1938. This called for the construction of South Garnsey Road, though the residential tract included only the west side of the street. It fully developed by the end of that decade.

Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. However trends in residential development changed during the postwar era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; "Kern Homes Crisis Aired," Los Angeles Times, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," Los Angeles Times, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," Los Angeles Times, 28 December 1946; "Minter Field Units to House 400 Families," Los Angeles Times, 2 February 1947; "Housing Pact Canceled by Bakersfield," Los Angeles Times, 7 March 1952; Kern County Tract Maps, Book 9 of Maps, Page 115, Tract No. 1938, 20 December 1956. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman, Toni Webb, Rand Herbert
***Date of Evaluation:** December 2012
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

cupola is located on the north projecting roof ridge. The house is clad in stucco with a partial brick apron and has replacement vinyl sliding windows. The main entrance is located under an interior corner on the main façade, under a continuous-roof porch. The house has two interior chimneys. The property includes a detached garage that was converted to an attached living space, as well as a detached garage/office space added in 1962. A commercial garage building, constructed in by 1968, is located northwest of the main residence. In addition, the property includes a subterranean fallout shelter constructed in the summer of 1962. The structure (Photographs 12-14) is constructed entirely of board-formed concrete and is approximately 10 feet by 12 feet with a 2-foot extension which provides for a nearly-vertical wood stairway that folds to allow the toilet facility (a simple hole in the ground) behind the stairs. The ceiling was originally clad with acoustic tile that has since been removed. An air intake with what appears to be an electrical blower is located on the shelter's north wall. The aboveground intake pipe with screened hood is visible at the garage's northwest (exterior) corner. The exhaust pipe extends from near the stairs up through the garage's concrete slab. An interior steel water tank is located in the northeast corner of the shelter. Simple wood shelves near the water tank are original to the structure. The steel hatch door was removed within the last five years. Presently the shelter is used for storage.[1]

The house located at 205 South Garnsey Avenue has a hipped roof with several hip-roof projections and wide eaves. The roofing is modern composition shingles. One projection to the southwest contains a two-care garage with a metal panel door. The walls are clad in stucco and horizontal wood siding. Fenestration consists of multi-pane, metal casement windows of varying sizes and configurations. The main entrance is set back on the primary façade and located under an extended roof porch. The residence located at 206 South Garnsey Avenue is topped with a wood-shingle hipped roof with wide eaves. The garage is located on a hip-roof projection to the north and has a modern roll-up door. The main façade has a westward hip-roof projection. The house has modern beveled horizontal metal siding. Fenestration includes metal casement and replacement vinyl windows. A short concrete block planter runs the width of the front façade.

The house located at 209 South Garnsey Avenue has a modern-tile hipped roof, with wide, closed eaves and a projecting hip-roof garage. The house is clad in stucco, and has metal sliding windows. The main entrance is set-back behind a metal gate. The residence located at 212 South Garnsey Avenue sits on an L-shape footprint. It has a side-gable roof with a projecting cross Dutch-hip two-car garage. The roof has composition shingles and wide eaves. The house has vertical board-and-batten wood siding and replacement vinyl windows. The main entrance is located on a setback wall on the primary façade. The panel garage door faces north. This property also includes a subterranean fallout shelter (Photographs 15-19) in the backyard. Constructed in the summer of 1962, this shelter is located beneath a concrete block planter reportedly built during the shelter's construction. The shelter is constructed of concrete block walls with a board-formed concrete ceiling and poured concrete floor. A steel bulkhead provides access to the shelter's wood stairway that leads to long hallway. The main room measures approximately 20 feet long and 12 feet wide and includes a hand-cranked centrifugal intake blower on the north wall and the exhaust pipe is located within the hallway. The aboveground intake pipe with screened hood and exhaust are still extant within the planter. The structure originally included two steel water tanks buried within the planter (outside the shelter) which have recently been removed.[2]

The residence at 218 South Garnsey Avenue is topped with a composition shingle hip roof, and has wide eaves. A two-car garage with replacement rollup door is located in a hip-roof projecting toward the south. A westward hip-roof projection extends from the main façade. The entrance is located under a shed-roof porch which is supported by a stone column. The house has stucco siding with a stone apron, and replacement vinyl sliding windows. The house located at 221 South Garnsey Avenue has a modern-tile hipped roof with wide eaves. The walls are clad in stucco siding and wood board-and-batten siding. Fenestration includes two bays on the main façade with replacement vinyl windows and stone veneer apron, as well as fixed replacement vinyl windows and metal casement windows. The main entrance is located under an extended-roof porch. A detached two-car garage with a hip roof and metal door is located behind the residence.

[1] Keith Womack, personal communication with Toni Webb, JRP Historical Consulting, LLC, December 12, 2012; Mattie Padilla, personal communication with Toni Webb, JRP Historical Consulting, LLC, December 12, 2012.
[2] Steve Pierce, personal communication with Toni Webb, JRP Historical Consulting, LLC, December 12, 2012

The house located at 255 South Garnsey Avenue has a composition shingle cross-gable roof above the two-car garage. The house has board-and-batten wood siding above a brick veneer base, and single-hung aluminum windows. The recessed entrance is located beneath a shed-roof porch which is supported by square wood posts with decorative brackets. The house located at 275 South Garnsey Avenue has a side-gable roof with two cross-gable projections, and topped with modern tile roofing. Both projections extend from the north end of the main façade. The larger projection extends slightly while the smaller one projects further east and contains the two-car garage. An exterior chimney is located on the larger projection. The house has horizontal wood and vertical board-and-batten wood siding. Fenestration includes metal windows.

Like 275 South Garnsey Avenue, the house located at 295 South Garnsey Avenue has a side-gable roof with two cross-gable projections. It has composition shingle roofing and wide eaves. The larger projection extends slightly while the smaller one projects further east and contains the two-car garage. The entrance is located under the large gable projection which is partially supported by a brick veneer column. The house has horizontal wood siding with a brick veneer apron, and aluminum sliding windows.

Tract 1938 has a rectilinear layout with asphalt streets, concrete gutters and squared curbs. Most of the properties feature a landscape strip between the curb and the concrete sidewalk. Each of the properties has a lawn in the front yard. Some yards have mature landscaping while others have young vegetation. Utility lines are generally located along wood poles behind the residences. South Garnsey Street terminates at the north end in a cul-de-sac and at the south end at the intersection with Elcia Drive.

Each of the surveyed properties consists of a Ranch house built between 1957 and 1960.

APN	Address	Date	Alterations and/or Additions	Photo #
149-320-01	200 S Garnsey Ave	1960		1
149-221-15, 149-320-05	201 S Garnsey Ave	1957	replacement windows; rear addition, converted garage to living space;fallout shelter, secondary garage,	2
149-320-06	205 S Garnsey Ave	1958		3
149-320-02	206 S Garnsey Ave	1958	replacement vinyl siding; some replacement windows; replacement garage door	4
149-320-07	209 S Garnsey Ave	1958	Replacement stucco siding; replacement tile roofing; fallout shelter	5
149-320-03	212 S Garnsey Ave	1957	Replacement vinyl windows	6
149-320-04	218 S Garnsey Ave	1958	Replacement windows and stucco siding, stone apron wall addition, altered porch	7
149-320-08	221 S Garnsey Ave	1959	Replacement windows and stucco; stone veneer added; replacement tile roofing	8
149-320-09	255 S. Garnsey Ave	1960		9
149-320-10	275 S Garnsey Ave	1960		10
149-320-11	295 S Garnsey Ave	1959		11

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
200 S Garnsey Ave	Scott G. Garcia	776 Viola Ct. / Nipomo, CA 93444
201 S Garnsey Ave	Anthony and Mattie Padilla	201 S. Garnsey Ave. / Bakersfield, CA 93309
205 S Garnsey Ave	Charles and Lucia Haney	205 S. Garnsey Ave. / Bakersfield, CA 93309
206 S Garnsey Ave	Trishia L. Duer	206 S. Garnsey Ave. / Bakersfield, CA 93309
209 S Garnsey Ave	Steve and Betty Pierce	209 S. Garnsey Ave. / Bakersfield, CA 93309
212 S Garnsey Ave	Retha J. Miller	212 S. Garnsey Ave. / Bakersfield, CA 93309
218 S Garnsey Ave	Jessie and Monica Ramos	218 S. Garnsey Ave. / Bakersfield, CA 93309
221 S Garnsey Ave	Robert W. Karpe Family	PO Box 1968 / Bakersfield, CA 93303
255 S. Garnsey Ave	Lifquist	255 Garnsey Ave. / Bakersfield, CA 93309
275 S Garnsey Ave	Bill and Carolyn Howerton	275 S. Garnsey Ave. / Bakersfield, CA 93309
295 S Garnsey Ave	Lloyd and Shawna Burns	295 S. Garnsey Ave. / Bakersfield, CA 93309

B10. Significance (continued):

rapid building construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or at least shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, and industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard. This particular subdivision incorporates the rectilinear street pattern common in the prewar era of housing development while following the postwar trend toward smaller lot sizes and general architectural homogeny.

Cold War Fallout Shelters Context

The end of World War II marked the beginning of the Cold War and the 45-year struggle between the US and Soviet Union for "global political and military supremacy."[3] Fearing attacks from one another, the two nations each quickly formed alliances with like-minded countries for their joint defense. The effort to remain ahead in this new struggle also led to a nuclear arms race. The US had already shown its nuclear capabilities with the detonation of atomic bombs on Hiroshima and Nagasaki in August 1945. It took another four years for the Soviet Union to conduct its first atomic test. The US responded to the Soviets' test with development of the more powerful hydrogen bomb, first tested in 1952. The following year the Soviet Union tested its own hydrogen weapon. Although both nations had nuclear weapons, at this time neither had means to convey these weapons long distance. It was not until the development of intercontinental ballistic missiles and long range jet bombers that allowed either country to hit targets thousands of miles away, that a full-blown exchange of nuclear weapons was possible.[4]

The fear of nuclear war led the US to establish the Federal Civil Defense Administration (FCDA) in 1950. It was assigned with promotion and public education of survival methods should the nation be faced with nuclear attack. As part of its educational campaign, the FCDA distributed pamphlets that provided emergency procedures, instructions for construction of fallout shelters, and listed supplies needed to survive within a shelter for up to two weeks while radiation dissipated. Because the shelters were to be used long-term, they needed lighting, toilet facilities, water, and filtered air intakes and exhausts. While the FCDA promoted fallout shelter construction during the 1950s, the federal government did not develop a national program for their construction, nor did it provide any funding to the public for their construction. Construction of fallout shelters spiked in the late 1950s, particularly after 1957, when the Soviet Union demonstrated its technological potential to deliver a nuclear weapon, launching the world's first artificial satellite. However, it was not until the early 1960s, when increased tensions between US and the Soviet Union and the subsequent funding augmentation of the nation's civil defense programs sparked a wave of fallout shelter construction.[5]

Cold War tensions increased dramatically between 1960 and 1961 as a result of three distinct events that amplified the public's anxiety over nuclear attack. In 1960, just before a US-Soviet summit meeting, the Soviet Union shot down an American U-2 spy plane over Soviet territory. Despite its initial denial, the US eventually conceded its spy mission, dooming hope for talks leading to a nuclear test ban treaty between the two nations. One year later, East Germany and the Soviet Union grew increasingly aggravated by the defection allowed by the open border between East and West Berlin, and threatened to occupy West Berlin. Because the US and its allies remained in West Berlin, President Kennedy publicly announced his willingness to defend West Berlin militarily. During this same period, animosity was building between the US and Cuba. The failed US-backed Bay of Pigs invasion in 1961 and subsequent embargo against Cuba in early 1962 forced Cuba to defend itself by obtaining long-range missiles from the Soviet Union. Upon discovery of the missiles, a US naval blockade of Cuba ensued for nearly two weeks, until the Soviets agreed to remove the missiles in exchange for the removal of US missiles in Turkey, thus ending what became known as the Cuban Missile Crisis.[6] These events heightened

[3] John S. Salmon, *Protecting America: Cold War Defensive Sites, A National Historic Landmark Theme Study* (Washington, D.C: October 2011) 5.
[4] John S. Salmon, *Protecting America: Cold War Defensive Sites,* 13; Caltrans, "Tract Housing in California, 1945-1973," 35-37.
[5] Caltrans, "Tract Housing in California, 1945-1973," 37-40.
[6] Caltrans, "Tract Housing in California, 1945-1973," 37-40.

the nation's fears about what many believed to be an impending nuclear war, and led private citizens across the country to seek information on construction of fallout shelters.

In Bakersfield, the county's Civil Defense Office reported in 1960 that it had distributed over 100,000 pieces of civil defense literature to the public, along with nearly 10,000 copies of construction plans for family shelters.[7] The increased demand from the public for more information on private fallout shelters spurred the county's Civil Defense Office to construct a working model of an aboveground backyard fallout shelter on the grounds of the Kern County Museum in June 1960. The shelter was based on plans from the US Office of Civil Defense Mobilization's "Family Fallout Shelter" booklets and cost approximately $700 to construct. The shelter is still on display at the museum's Pioneer Village.[8]

Around the same time, companies across the country began designing fallout shelters for sale to families. Prefabricated concrete and metal shelters, some of which were assembled by the property owner, were advertised in newspapers and magazines across the nation, sold door-to-door, and peddled at state and county fairs. Local companies, architects and builders also jumped into design and construction of private fallout shelters. McCarthy Steel & Tank Company, which built steel buildings and storage tanks in Bakersfield, began manufacturing and marketing prefabricated fallout shelters as early 1960. McCarthy displayed at the Kern County Fair in 1960 its five-person steel shelter, complete with air blowers, filters, and bunks that was approved by the county's Civil Defense office. McCarthy's shelters ranged in cost from $1,250 to $2,500, plus installation.[9]

According to the county's Civil Defense Office, inquiries into fallout shelters and request for *The Family Fallout Shelter* booklet increased "100 fold" following the Berlin Crisis in mid-1961. Growing fears led more than 1,700 people to complete the *Individual and Family Survival* course offered by Bakersfield Evening High School (in cooperation with the county's Civil Defense Office) in 1961, and the City of Bakersfield reported issuing five building permits for the construction of subterranean fallout shelters in August. At that time at least three local construction firms had fallout shelter designs that had been approved by city and county building departments.[10] One such company was likely Benum Pools, which designed a precast reinforced concrete shelter that was certified by city and county building departments and approved by county Civil Defense Office. In its marketing of its "U.S. Shelter," the company publicized that its concrete construction provided better acoustics than other steel shelters and its size (a basic model measured 11' by 12') and rectangular shape allowed for easy placement of furniture, shelving and wall hangings, so it could be used as a spare room. The company later introduced enhanced models with stairways and storage space.[11] The number of fallout shelter manufacturers reported nationally in mid-1961 increased from 40 in July to more than 120 companies with governmental approval in September. This, of course, does not include the unknown number of manufacturing companies and local contractors without federal or local approval who added this new construction type to their product line.[12]

Despite the certification or approval of some local fallout shelter plans by the City of Bakersfield's and Kern County's building departments, there were no regulations that permitted or forbade the construction of aboveground or subterranean fallout shelters for the county or city prior to September 1961. Although both the city and county notified the public that building permits must be obtained for the construction of fallout shelters, building departments used general health and safety specifications when approving their construction. This lack of standards was of particular concern in Bakersfield where residents were being denied permits because the proposed shelter plans were incompatible with existing building codes. In an effort to "encourage property owners to construct shelters for the purpose of protecting human life from the

[7] "Individual Effort Important in Civil Defense," *Bakersfield Californian*, January 5, 1961, p. 20.
[8] "Fallout Shelter," Kern County Museum, accessed online at www.kcmuseum.org/index.cfm?fuseaction=gal_item_detail&item_id=27, December 18, 2012; "Family Fallout Shelter," *Bakersfield Californian*, June 28, 1960, p. 18; "Bomb Shelter on Display at Kern County Museum," Bakersfield Californian, July 5, 1960, pp. 21-22.
[9] "McCarthy Fallout Shelter Attracting Lots of Attention at County Fair," *Bakersfield Californian*, September 30, 1960, p. 28; Advertisement, *Bakersfield Californian*, August 19, 1961, p. 7; "Family Fallout Shelter," *Bakersfield Californian*, June 28, 1960, p. 18; "Bomb Shelter on Display at Kern County Museum," *Bakersfield Californian*, July 5, 1960, pp. 21-22; "Fallout Shelter," Kern County Museum.
[10] "Fallout Shelter," *Bakersfield Californian*, August 29, 1961, p. 24.
[11] "Kern County Residents Begin 'Digging In'—Just In Case," *Bakersfield Californian*, September 16, 1961, pp. 19-20; "Pool Builder Has New Shelter Design," *Bakersfield Californian*, September 18, 1961, p. 24; "Stairway Adds to Shelter Livability," *Bakersfield Californian*, October 14, 1961, p. 28.
[12] Walter Karp, "When Bunkers Last In the Backyard Bloom'd: The Fallout Shelter Craze of 1961," American Heritage, Volume 31, Issue 2, February/March 1980, accessed online at www.americanheritage.com on December 17, 2012.

hazard of radioactive fallout," the city adopted an emergency ordinance regulating shelter construction in September 1961. The following month, the county adopted its own ordinance (although not an emergency) that established the permitting process and specifications for construction of fallout shelters in unincorporated Kern County.[13]

The wave of construction appears to have been highest in 1961. Los Angeles and San Diego reported a dramatic increase in building permits issued for shelters in the fall of 1961; however, by the end of that year, as the Berlin Crisis and Bay of Pigs incident dropped from the headlines, home shelter construction dramatically declined.[14] Research did not reveal the number of fallout shelters constructed in Bakersfield between 1960 and 1961. A review of the local newspaper does not identify any building permits for such structures issued during this time. Articles marketing specific buildings reveal two residential fallout shelters built during in fall of 1961 in the Greater Bakersfield (3309 Baylor Street and 2535 Beech Street) and model shelters built at Hartman Concrete Yard (Truxtun near Oak Street), and Neudeck Pool Company at 507 West Casa Loma Drive (presently Ming Avenue).[15] Sales and rental advertisements also indicate extant shelters on the residential properties of 3408 Laverne Avenue and 921 Sylvia Drive, as well as a residence near Garces in late 1961.[16] Additionally, a fallout shelter is reportedly located at 3904 Marsha Street (just east of the residential tract documented on this form); however its construction date is unknown.

Despite Congress appropriating more than $200 million to the federal civil defense program in 1962, the money was for shelter surveys, improvement to existing public shelters, construction of new public shelters, as well as supplies to stock public shelters.[17] Interest in fallout shelters continued into early 1962, both from a private and commercial perspective. Anticipating future construction of public or community shelters, well-known local architect Robert Eddy (Eddy & Paynter) attended a federally-sponsored seminar for shelter design and analysis at the University of Colorado in February 1962. However, this seminar was held as part of a federal shelter incentive program, which stressed community fallout shelters in schools, hospitals and public welfare establishments.[18]

While the Cuban Missile Crisis in October 1962 brought civil defense and fallout shelters to the front of the news again, it does not appear that it spurred any new construction of family fallout shelters in a significant way. Other recent scholarship, including Kenneth Rose's comprehensive 2001 study of fallout shelter construction and national policies related to sheltering the civilian population, suggests that the "the flashpoint for this remarkable phenomenon [of constructing home shelters] … was a speech given by John F. Kennedy on July 25, 1961." Rose explained that the speech emphasized the lengths to which the nation would go to defend Berlin from Soviet pressures. During the crisis both sides declared that interference in Berlin would lead to war. He added, "the urgency to build a shelter also decreased after the Berlin and Cuban crises had passed and tensions had eased somewhat between the United States and Soviet Union. But the main reason Americans rejected shelter building had to do with the troubling moral aspects of shelters. These included questions of personal ethics and relationships with ones neighbors." Finally, Rose maintained that "after 1963 the public's involvement with the issues of fallout shelters and nuclear arms rapidly fell off."[19]

Newspaper advertisements and articles about family shelter construction dramatically decreased during the year and in December 1962, the City of Bakersfield reported only issuing one permit for fallout shelters during that entire year. By this time, it had become apparent that with the US and Soviet's growing nuclear arsenals and the probability of total destruction in the event of a nuclear attack, family shelters would be virtually useless. Over the subsequent years, the sense of impeding nuclear threat subsided. In 1963, the Limited Test Ban Treaty was signed by the US, Soviet Union and Canada, which

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[13] Legal Notice, *Bakersfield Californian*, October 23, 1961, p. 32; "Shelters to be Taxed," *Bakersfield Californian*, September 12, 1961, p. 25; "Council Adopts Ordinance to Permit Shelter Construction in Front Yards," *Bakersfield Californian*, September 19, 1961, p. 19; City of Bakersfield, Ordinance No. 1383, September 18, 1961.
[14] Caltrans, "Tract Housing in California, 1945-1973," 37-40.
[15] "Fallout Shelter," *Bakersfield Californian*, August 29, 1961, p. 24; "Kern County Residents Begin 'Digging In'—Just In Case," *Bakersfield Californian*, September 16, 1961, pp. 19-20. The *Bakersfield Californian* incorrectly listed the Gullett property at 2523 Beech Street instead of 2535 Beech Street for which Dr. William Gallett Jr. resided as early as 1959.
[16] Advertisements, *Bakersfield Californian*, October 13, 1962, p. 32, and August 11, 1961, p. 31.
[17] Caltrans, "Tract Housing in California, 1945-1973," 37-40.
[18] "Architect Eddy will Take Fallout Course," *Bakersfield Californian*, February 2, 1963, p. 21.
[19] Kenneth D. Rose, *One Nation Underground: The Fallout Shelter in American Culture*. (New York: New York University Press, 2001) [ebook edition] pp. 11, 19.

prohibited atmospheric and underwater testing of nuclear weapons. This, coupled with increased public attention on the Vietnam Conflict, pushed the US and Soviet's nuclear programs further into the background.[20]

In Bakersfield, only two family fallout shelters (201 and 209 South Garnsey Avenue) are known to have been constructed in the summer of 1962 by local contractor James Womack (Jones and Womack) in a post-war housing tract. Womack's son, Keith Womack, notes that his father built his first shelter on his own property at 201 South Garnsey as a prototype and then immediately constructed the shelter at 209 South Garnsey. The two structures are different in size, construction material and methods, which supports the suggestion that the smaller shelter as a prototype. In fact, the shelter at 209 South Garnsey is similar in design to those shelters promoted by the federal civil defense office. James Womack likely constructed additional shelters during that period but none were built by him after 1962. It appears both were likely constructed without building permits.[21]

Evaluation

California Department of Transportation (Caltrans) has developed a context for evaluating postwar housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[22] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[23]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that are significant to history. Research indicated that the individual residences documented on this form do not have important associations with local, state or national historical trends that would make them eligible under Criterion A (CRHR Criterion 1). A postwar housing tract, however, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[24] Tract 1938 is an example of a small collection of residences developed over a period of four years. This tract does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under this criterion. Instead, the development is a small example of a residential tract, many of which were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that this tract is significant for incorporating any important or innovative production techniques into its design or construction. Individually, the houses in this tract are not significant under this criterion.[25]

According to the Caltrans study, an example of important associations with postwar housing might include construction of Cold War fallout shelters. The Caltrans study states that public shelters built specifically for that use (as opposed to basements or interiors of large publicly- or privately-owned buildings that were used for fallout shelters) and a housing tract in which family or community fallout shelters were built and marketed as part of the tract, might meet NRHP Criterion A. Furthermore, Caltrans notes that "an intact home fallout shelter in which the residence is also extant would likely meet National Register Criterion A for its association with the Cold War, as a stark reminder of the period's anxieties." To date, only one family fallout shelter in the state, built in January 1962, has been evaluated for the NRHP. The evaluation, completed by Caltrans District 6, noted that within the theme of "Cold War anxiety," the shelter exhibited "some potential for eligibility under Criterion A." However, Caltrans determined that because that shelter never fully functioned and because

[20] "Chief Inspector Notes Building Decline in 1962," *Bakersfield Californian*, December 31, 1962, p. 20; Caltrans, "Tract Housing in California, 1945-1973," 40-41.
[21] Keith Womack, personal communication with Toni Webb, JRP Historical Consulting, LLC, December 12, 2012; Kern County Assessor Records, Building Permit No. 113277, November 8, 1962.
[22] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[23] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[24] Caltrans, "Tract Housing in California, 1945-1973," 125.
[25] Caltrans, "Tract Housing in California, 1945-1973," 123.

its associated residence had been demolished, it lacked sufficient integrity to convey any potential significance under NRHP Criterion A. The State Historic Preservation Office concurred with Caltrans' finding of ineligibility. Although the Caltrans study notes that the actual number (or even reliable estimate) of shelters built (or extant) in the state is unknown, it does speculate that several thousand were probably built. Caltrans' broad statement suggests the potential eligibility of thousands of residences with family fallout shelters constructed during the Cold War. Excluding properties where their associated fallout shelters and/or residences lack integrity would reduce this number materially. The Caltrans study notes that there was a significant increase in the construction of shelters in 1957, after the launch of the Soviet's Sputnik satellite and further states that "the period of home shelter construction only lasted a short time, spiking in 1961 but declining precipitously by the end of the year, after the tensions of the Berlin Crisis had dissipated … it does not appear that the Cuban Missile Crisis in the fall of 1962 led to a significant revival of shelter construction."[26]

There are two properties documented on this form with associated fallout shelters. Both were built by James Womack in the summer of 1962, more than four years after their associated residences were constructed; therefore they were not included in the original design or marketing of the residential tract. Each property has been altered in subsequent years which have resulted in compromised integrity. Alterations to the property at 201 South Garnsey include the replacement of the residence's original aluminum sliding windows with vinyl, conversion of the original garage into living space, the construction of a secondary garage atop the fallout shelter, and removal of the fallout shelter steel trap door. Alterations to 209 South Garnsey consist of the replacement of the residence's stucco siding, replacement of original wood shake roof with tile roofing, and removal of the two subterranean water tanks associated with the fallout shelter. Therefore, none of the buildings or structures within the properties at 201 and 209 South Garnsey appear to meet the criteria for listing in either the NRHP of CRHR.

Under NRHP Criterion B (CRHR Criterion 2), the residences within this tract or the two fallout shelters do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level.[27] As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[28] Several original owners worked as salesmen for the Elmer F. Karpe real estate and development company. In addition, James Womack, of Womack & Jones Building Contractors, lived at 201 South Garnsey Avenue. Womack and Jones built many of the houses along South Garnsey Avenue.[29] However, none appear to be significant under this criterion.

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract does not include important characteristics of a postwar subdivision design, such as evidence of careful planning, curvilinear street layout or distinctive landscaping features, like tree-lined streets and sidewalk plantings. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[30] None of the individual residences in this tract represent important examples of a general architectural style. The houses contain elements of the Ranch-style

[26] Caltrans, "Tract Housing in California, 1945-1973," 40-42.
[27] State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1936-1945* (Los Angeles: R.L. Polk and Co. Publishers, 1936-1945); *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952).
[28] Caltrans, "Tract Housing in California, 1945-1973," 125.
[29] *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library) accessed online at www.ancesstry.com on December 17, 2009; *Polk's Bakersfield California City Directory 1936-1945* (Los Angeles: R.L. Polk and Co. Publishers, 1936-1945), accessed online at www.ancestry.com on December 17, 2009; "Gwendolyn Dawn Womack [obituary]" *The Bakersfield Californian* May 5, 2005; "Building Activity Stays High," *Bakersfield Californian*, August 6, 1959, p. 28; Keith Womack, personal communication with Toni Webb, December 12, 2012.
[30] Caltrans, "Tract Housing in California, 1945-1973," 123.

architecture, which became very popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state, and the nation. While the houses in Tract 1938 possess different design elements, they are modest examples of the Ranch style.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[31] The tract was subdivided in 1956, but development occurred over the span of four years. The only known contractor for this South Garnsey housing tract was Womack & Jones Building Contractors, which built at least the residences at 200, 201, 206, 209, 221, 275, and 295 South Garnsey Avenue. Research did not indicate that the company Womack and Jones, or the individuals, James Womack and his business partner Glen Jones, were master builders or architects. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[32] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[33] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[34] Even though Tract 1938 is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under Criterion C (CRHR Criterion 3) the fallout shelters do not embody distinctive characteristics of type, period or method of construction, nor are they the work of a master builder. Although fallout shelters could be constructed in extant basements, in California, where basements are uncommon, most fallout shelters were installed below ground in backyards. Generally shelters built were either prefabricated steel units, or prefabricated or site-built concrete (block or poured) structures. These shelters appear to be typical examples of privately built fallout shelters that used standard construction methods and materials. While the shelter at 201 South Garnsey was custom designed, it appears the shelter at 209 South Garnsey was likely based on a standard design that was promoted by the federal Civil Defense Office, and customized for size.[35]

Under NRHP Criterion D (CRHR Criterion 4), the tract, the individual residences, and fallout shelters are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Most of the houses have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement windows, replacement siding, additions, and converted garages. The two residences with fallout shelters have undergone varying levels of significant alteration (as noted above); and the fallout shelters have lost a degree of integrity to their original period of construction because of removal of equipment required for that function.

[31] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[32] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[33] Caltrans, "Tract Housing in California, 1945-1973," 125-126.
[34] Caltrans, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[35] Office of Civil Defense and Mobilization, *The Family Fallout Shelter*, MP-15, June 1959.

For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[36] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1938 lacks uniformity in some of the design features. Tract 1938 has a rectilinear layout with concrete gutters, squared curbs and sidewalks. The sidewalks and curbs are separated on most properties by a landscaping strip filled with grass. The front yard of each house has lawn. Some properties have mature trees while others have young or no trees in the front yard. The tract, individual residences, and fallout shelters have 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.

[36] Caltrans, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 201 South Garnsey Avenue, facing west.

Photograph 3. 205 South Garnsey Avenue, facing northwest.

Photographs (continued):

Photograph 4. 206 South Garnsey Avenue, facing east.

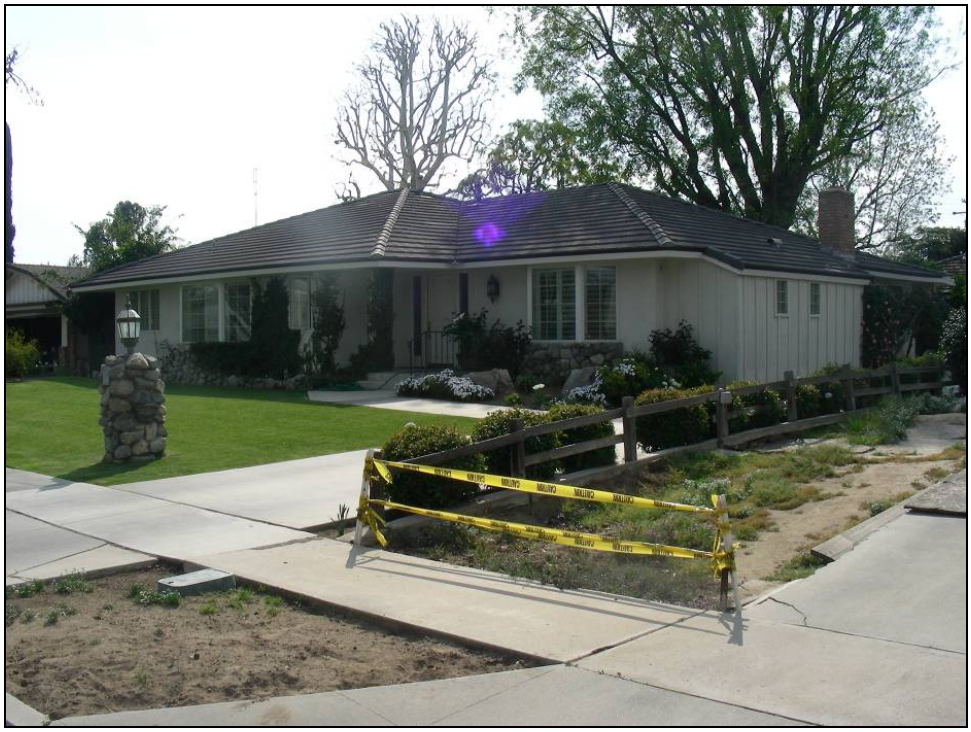
Photograph 5. 209 South Garnsey Avenue, facing west.

Photographs (continued):

Photograph 6. 212 South Garnsey Avenue, facing east.

Photograph 7. 218 South Garnsey Avenue, facing east.

Photographs (continued):



Photograph 8. 221 South Garnsey Avenue, facing southwest.

Photograph 9. 255 South Garnsey Avenue, facing northwest.

Photographs (continued):

Photograph 10. 275 South Garnsey Avenue, facing northwest.

Photograph 11. 295 South Garnsey Avenue, facing west.

Photographs (continued):

Photograph 12. Interior view of fallout shelter at 201 South Garnsey Avenue, facing north.

Photograph 13. Fallout shelter stairs at 201 South Garnsey Avenue showing intake pipe (near light), facing south.

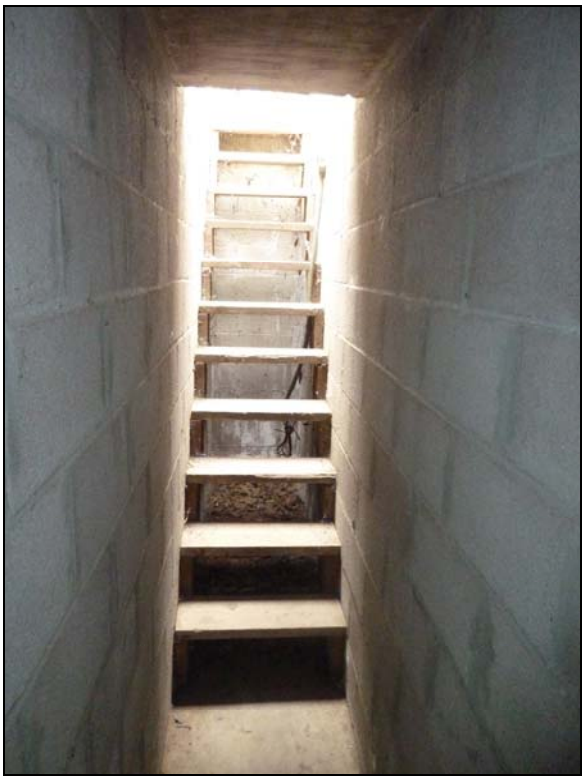
Photographs (continued):

Photograph 14. View of fallout shelter entrance at 201 South Garnsey Avenue.

Photograph 15. View of fallout shelter entrance at 209 South Garnsey Avenue.

Photographs (continued):

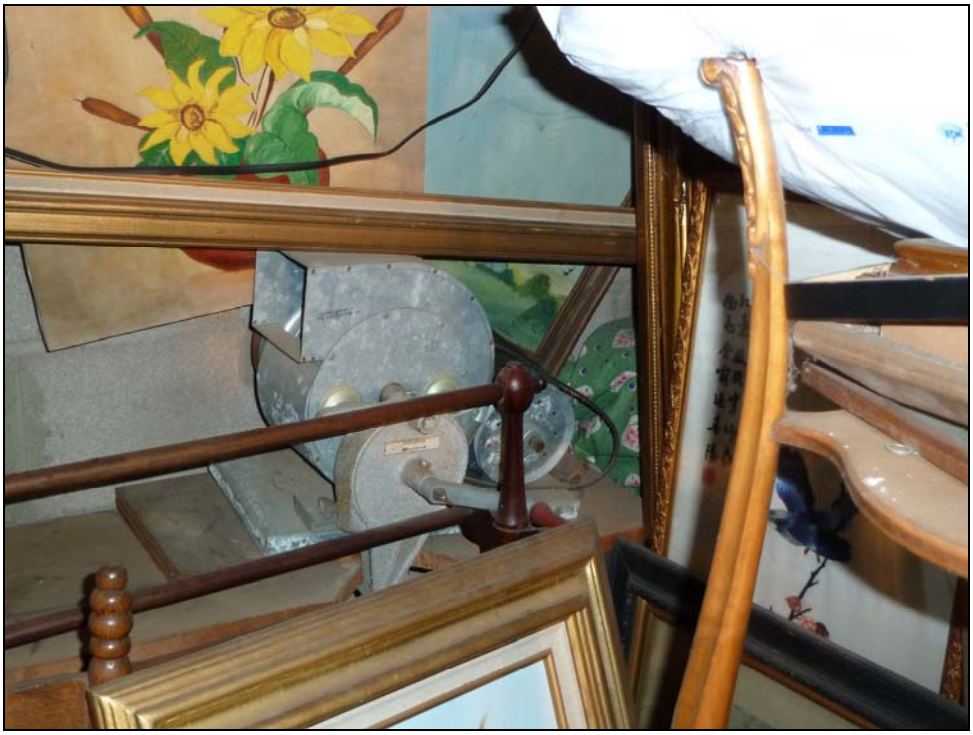
Photograph 16. View of fallout shelter entrance at 209 South Garnsey Avenue.



Photograph 17. View of fallout shelter stairway at 209 South Garnsey Avenue.

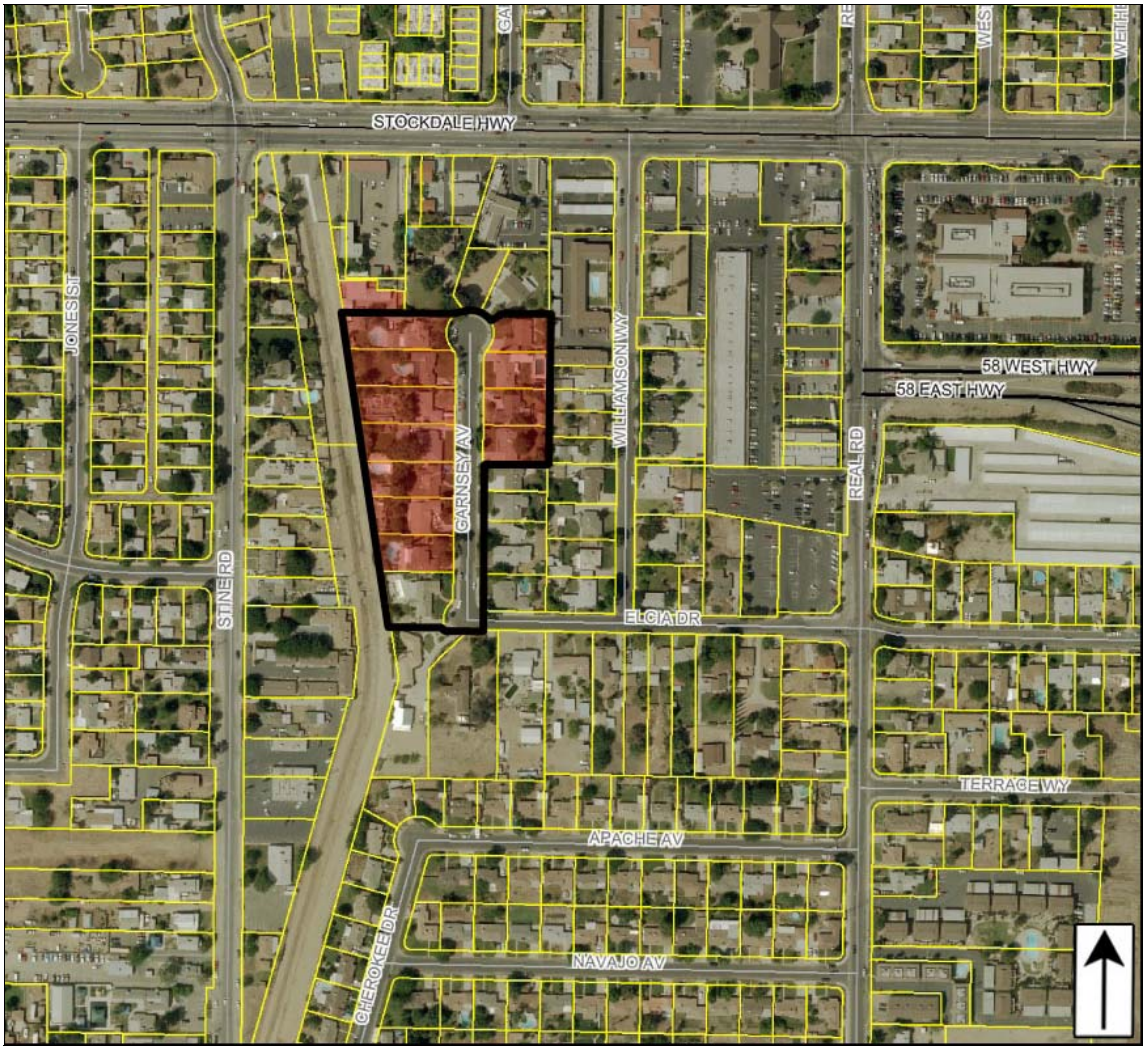
Photographs (continued):

Photograph 18. Interior view of fallout shelter at 209 South Garnsey Avenue.



Photograph 19. Centrifugal blower with handcrank at 209 South Garnsey Avenue.

Sketch Map:



NOTE: Boundaries of Tract 1938 outlined in BLACK; Parcels shaded RED are documented on this form.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-12

P1. Other Identifier: 195 South Garnsey Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 195 South Garnsey Ave. City Bakersfield, CA Zip 93309

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 Number: 149-221-21

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

This 2,432-square foot residence is situated on a 0.5-acre parcel with a detached garage, basement and a pool. The house and detached garage are setback from the street, at the end of a concrete driveway. The house features a low-pitch side gable roof with exposed rafters and has both board-and-batten and horizontal wood siding. The main entrance is located on the west side of the house, under a shed roof supported by square wood posts and sheltering a full-width porch (Photograph 1). The entrance is off-center and features a glazed wood panel door. Fenestration consists of two 4/4 double-hung wood windows south of the main entrance and a fixed picture window grouped with two wood casement windows north of the entrance. A secondary entrance is located between the double-hung windows, and features a wood-frame glass door. The north side of the house features an exterior brick chimney and a small shed roof extension. This wall is connected to a covered patio (originally built as a carport) that shelters access to the basement. The east side of the house has a shed-roof enclosed projection with a wood-frame door. Windows on this side include 1/1 double-hung wood windows (Photograph 2). (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
ca. 1930 / 1950, Kern County Assessor

***P7. Owner and Address:**
Quinn M. Miller
195 S. Garnsey Ave.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-12

B1. Historic Name: 3839 Stockdale Highway

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Ranch

***B6. Construction History:** Basement built ca. 1930; house built in 1950; pool installed in 1969; covered walkway built between 1969 and 1975; enclosure sheltering exterior basement stairs built after 1994.

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

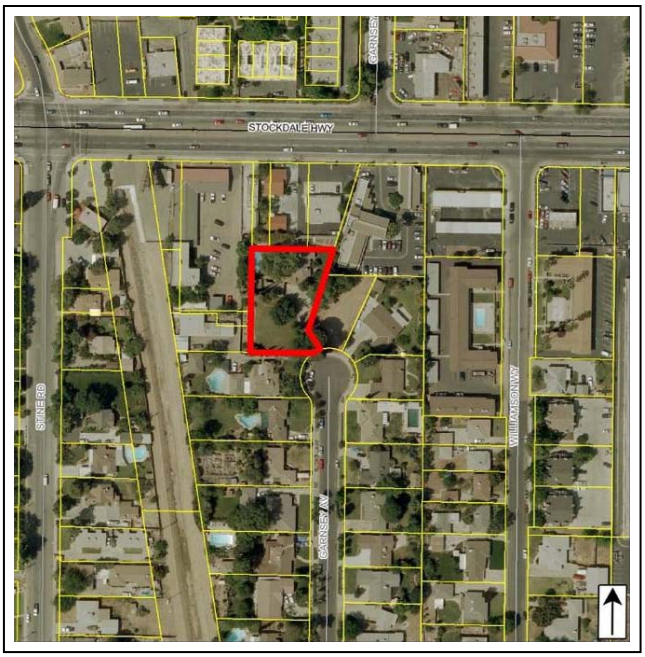
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This residence and garage were constructed in 1950 on top of a basement built circa 1930 for use in the production and storage of illegal alcohol during and after Prohibition. The property was formerly owned by Italian immigrant Gaetano "George" Egidio Barsotti and his wife Guiseppina (nee Lorenzi). Barsotti came to Bakersfield in the early 1920s, marrying his wife in late 1923. Research provided little information about Barsotti during his years in Bakersfield. It appears that he purchased land along West Brundage (present-day Stockdale Highway) likely in the mid to late 1920s. At that time the property included a house fronting present-day Stockdale Highway as well as some outbuildings, one of which was purported to be a chicken house. Newspaper accounts reveal that George Barsotti had various arrests for producing, transporting, and storing of illegal wine and distilled spirits during the 1920s; however those accounts do not include any mention of the property documented on this form. In 1938, five years after the end of Prohibition, Barsotti was arrested in his home on Brundage Lane during a raid by the federal government. He was charged with possession of alcohol for which no federal tax had been paid. During the raid federal agents found the underground plant, complete with hydraulic host elevator to lift the finished goods to the surface for transportation. It appears that Barsotti sold some of his land along West Brundage to pay off his tax debt. He eventually sold his property in 1946, moving to a home in the Westchester neighborhood of Bakersfield.

The period immediately following World War II was a time of great population growth for Bakersfield. In the period following World War II, Bakersfield's population and economy grew rapidly, a result of (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Interview with Quinn Miller, November 16, 2011; Kern County Assessor , Residential Property Record for APN 149-221-21; "Takes Blame of Liquor Found in Home of Brother," *Bakersfield Californian*, 5 January 1921, pg. 6 (col. 6); "George Pays Fine," *Bakersfield Californian*, 7 January 1921, pg. 8 (col. 3); "Five Arrested in Midnight Raids," *Bakersfield Californian*, 15 November 1923, pg. n/a (col. 3); "George Barsotti Must Face Trial," *Bakersfield Californian*, 21 April 1939, pg. 15 (col. 4); "Two Petitions Denied for Naturalization; 46 Granted," *Bakersfield Californian*, 17 November 1943, pg. 9 (col. 2). *Bakersfield Californian*, July 22, 1946 p6; see footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** August 2011

(This space reserved for official comments.)

P3a. Description (continued):

The south side of the house features a gateway at the south end of the front porch that includes a gable roof supported by square posts, and an iron gate (Photograph 3). Adjacent the gateway is a shed-roof projection with two 1/1 double-hung wood windows. This gateway is connected on the west side to a covered walkway that leads to the detached garage (Photograph 4). The garage includes board-and-batten wood siding, and has replacement vinyl windows on the south wall. The garage has been converted to an office. A swimming pool is located on the western periphery of the parcel.

The basement (Photographs 6-13) is approximately 2,000 square feet in size and is sited below the residence and both east and north patios. It is accessed from the interior of the house, as well as from wood stairs within an enclosure sheltered under the north patio. The enclosure (Photograph 5) features windows and a modern door. The basement, constructed ca. 1930, is of unreinforced board-formed concrete construction and consists of five rooms that have been converted to living space. The two larger rooms are in the southern portion of the basement while the three smaller rooms are in the northern portion. Rooms are generally connected through cutouts in the concrete walls and have exposed concrete walls and ceilings. The floors are also primarily exposed concrete, but do include patterned brick. The largest room has been finished and has a spiral staircase, drywall and wood paneling, a fireplace, and linoleum floor (Photograph 9).

B10. Significance (continued):

returning veterans and general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing, and resulted in increased development. In the first decade after the war, over twenty square miles of new housing was developed in the greater Bakersfield area and between 1950 and 1955 alone approximately 12,000 new homes were built. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts. From 1950 to 1975, the city tripled in size, as Bakersfield continued to extend its borders to meet the ever-growing housing demand.[1]

Omar Allen Cavins, a retired geologist, and his wife Grace purchased the Barsotti home in 1946, and likely constructed the extant residence and garage during this postwar period. The new house was originally accessed from Stockdale Highway to the north before South Garnsey Avenue was built. The property originally contained the residence and detached garage, and included one or more of the parcels and buildings to the north. In the early 1960s, this residence appears with its South Garnsey Avenue address. In 1961 Judge Earle J. Gibbons and his wife Joan purchased the property from the Cavins. The Gibbons remained at the address until its sale in 1978.[2]

Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear to be significant for its association with important historic events. This basement was constructed around 1930 and used, for a period, to produce and store wine and liquor. The earliest historical documentation revealing the existence of this basement found during research for this project was a newspaper article in 1938 which reported on the arrest of George Barsotti for tax evasion. Photographs of the basement where included with the article. Barsotti had a lengthy history in bootlegging liquor during Prohibition, going back to the early 1920s. During this period, many people engaged in the illegal activities surrounding liquor production and distribution, and Barsotti does not appear to have gained significance for his participation. Likewise, while the basement

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[1] Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001) 77-80; Joel Kotkin, "Things Are Booming in Bakersfield," *The Washington Post*, 27 Dec. 1975; "City Barely Touched," *Bakersfield Californian*, 2 November 1957.

[2] "George Barsotti Must Face Trial," *Bakersfield Californian*, 21 April 1939, pg. 15 (col. 4); Kern County Recorder, 24 January 1946, Deed, Book 1296, Page 292; State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library, 1950, 1952, 1954, 1956, 1958, 1960); Kern County Recorder, 26 October 1961, Deed, Book 3428, Page 247; Kern County Recorder, 19 June 1978, Deed, Book 5118, Page 2036; Kern County Assessor , Residential Property Record for APN 149-221-21.

might have been used throughout Prohibition, it does not appear to have gained significance for association with bootlegging. The space was converted to living space by the Gibbons family, and all of the tools and machinery that would have been used in this subterranean factory have been removed, including a hydraulic lift that moved supplies and finished product in and out of the space, and the bulkhead door that gave access to the exterior staircase. Moreover, it is unlikely that the structure provides historical information that might further illuminate potential significance. In addition, the original building under which the basement was constructed no longer exists, having been replaced by a more modern residence.

Research revealed no direct relationship between this property and other important historic events within any context. Specifically, the property does not have significant associations with residential development in Bakersfield during period following World War II. It does not appear that any of the known owners or tenants of this residence made demonstrably important contributions to history at the local, state or national level, and thus the property does not appear to be significant under NRHP Criterion B or CRHR Criterion 2. Under NRHP Criterion C or CRHR Criterion 3, this building does not appear to possess distinctive characteristics of a type, period or method of construction. The house features standard elements of Ranch-style architecture, including a low-pitch gable roof, wide eaves with exposed rafters, and a sprawling footprint. The house was built in 1950, when the Ranch style was immensely popular for residential designs. While it features the distinctive characteristics of the style, it is an unimportant example of the Ranch-style architecture. It also does not appear to be the work of a master architect, nor does it possess high artistic values.

Built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. A structure such as the basement under the house at 195 South Garnsey Avenue might contain sources of information, such as written documents, that could illuminate significant historical events or trends, or provide crucial information about important individuals. A structure could also contain information in its design characteristics that could reveal important information about significant architectural trends or styles. This criterion has two requirements: "The property must have, or have had, information to contribute to our understanding of human history or prehistory, and, the information must be considered important." A property is eligible, therefore, if it "has been used as a source of data and contains more, as yet unretrieved data." It could also be eligible if, through testing or research, it is likely to contain data.

The structure might also contain information in the building design, techniques or method of construction. Information regarding the physical characteristics of the structure has been collected. The Kern County Assessor's office documented the basement in 1962, noting its two-foot thick, poured concrete construction. It was determined to have commercial-grade reinforced concrete exterior and partition walls.[3] An addition to the basement was constructed in 1969, and recorded in assessment records as a family room. The basement was also documented during the current recordation, and the conditions noted in the assessor records were determined accurate. The structure has therefore revealed information about the design of the basement. However, this information has not proved important. The materials, design and method of construction are standard for the period, and does not further inform out understanding of these materials. The design of the basement does not provide important information regarding bootlegging during Prohibition. While it was used to make or store liquor, research did not definitively show that this resource was constructed for bootlegging during Prohibition. Indeed, the only documents that connect the basement to alcohol production came after Prohibition ended. Moreover, even if the basement was concluded to have been built or used for bootlegging during Prohibition, it does not have important information that contributes to our understanding of history. Instead, it is of a standard basement design, with very few elements connecting it to its illicit usage. Those features, including the thick, concrete walls and partitioned rooms, do not fill in gaps in the history of bootlegging. Additionally the feature that connected the basement to illegal activities, the hydraulic hoist elevator system, has been removed and could only be linked to activity after Prohibition.[4]

The removal of the chicken coop that concealed the circa 1930s basement and the construction of the house in 1950 affected the structure's integrity of association with alcohol production in rural Bakersfield. The partial conversion of the basement to living space, the removal of the hydraulic hoist elevator system, and latter additions have also compromised the

[3] No steel reinforcement was noted in any of the basement room openings during field recordation of this property by JRP.

[4] Kern County Assessor Property Cards for APN 149-221-21.

basement's integrity of design, workmanship, materials, and feeling, while maintaining integrity of location. The house itself has undergone few alterations, and appears to retain integrity of location, design, workmanship, materials, and association. The surrounding area has changed since the original construction. Residences were constructed south of the house, in an area that was open land in 1950. To the north, Stockdale Highway has grown into a major thoroughfare, lined with commercial properties. The three parcels adjacent these parcels to the north all contain commercial buildings. These changes have diminished the integrity of setting and feeling. This property 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.

Photographs (continued):

Photograph 2: East side of residence, facing north.

Photograph 3: South side of residence, facing north.

Photographs (continued):

Photograph 4: Detached garage, facing northwest.

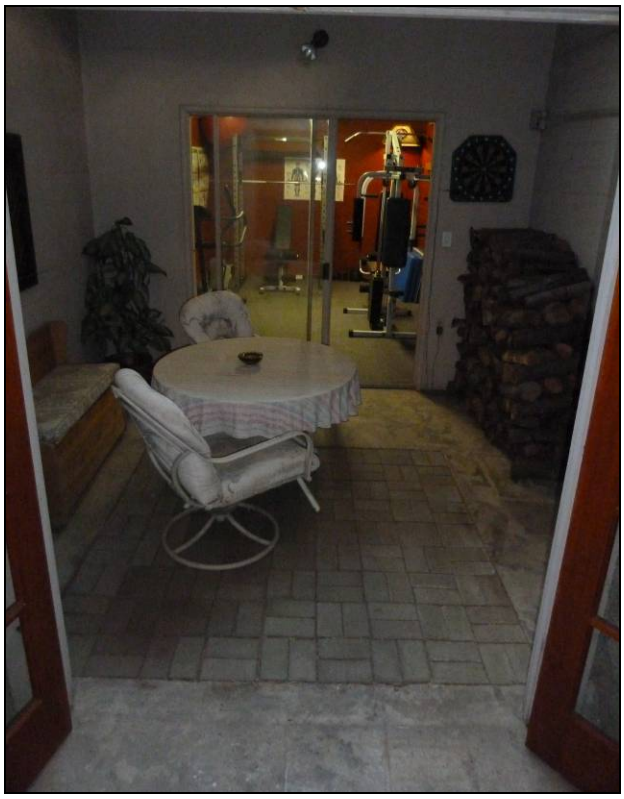
Photograph 5: Basement entrance, facing northwest.

Photographs (continued):

Photograph 6: Wood staircase in basement.

Photograph 7: Basement narrow rooms.

Photographs (continued):



Photograph 8: Basement narrow rooms.

Photograph 9: Basement finished room.

Photographs (continued):

Photograph 10: Basement unfinished room.

Photograph 11: Basement unfinished room.

Photographs (continued):

Photograph 12: Typical opening giving access to basement rooms.

Photograph 13: Extant concrete-constructed distillery features.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 09-13

P1. Other Identifier: 3847 Stockdale Highway

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; __ ¼ of Sec ____; _____ B.M.

c. Address 3847 Stockdale Highway City Bakersfield, CA Zip 93309

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 Number: 149-221-03

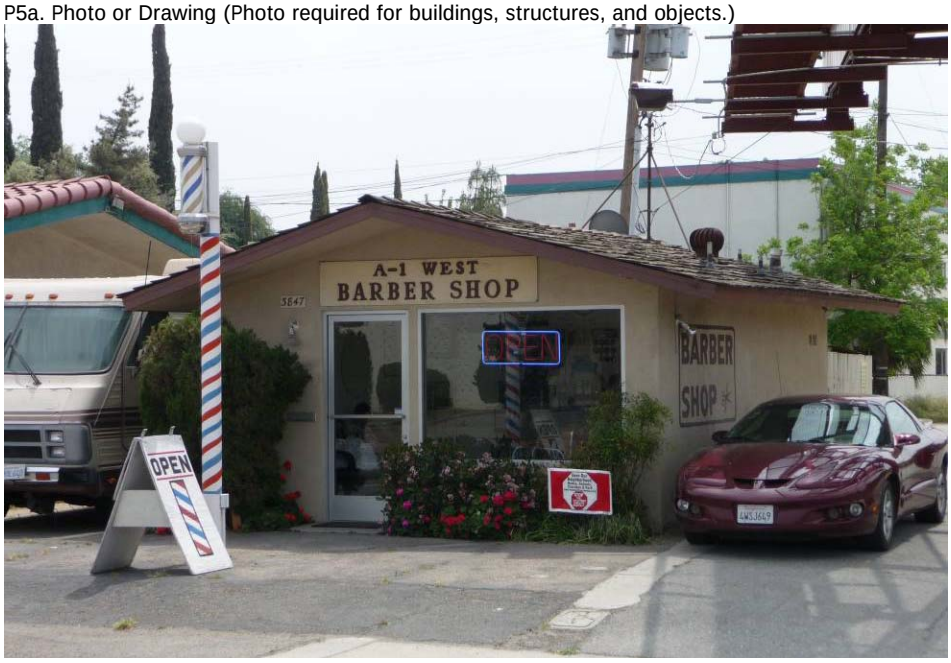
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small, 320-square-foot commercial building has a front-gable roof clad with wood shingles and widely overhanging boxed eaves. The walls are clad in stucco and the storefront consists of a modern aluminum-frame glass door flanked by a large aluminum-framed fixed large single pane window. The building sits a concrete foundation with a rectangular footprint. The property includes a large two-sided billboard, mounted on a single metal pole and located just west of the building. The billboard was built since 1981.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing south.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1961, Kern County Assessor Records

*P7. Owner and Address:
Joe H. and Bonnie J. Brown Trust
3508 Eisenhower Ave.
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-13

B1. Historic Name: A-1 West Barber Shop

B2. Common Name: A-1 West Barber Shop

B3. Original Use: Commercial B4. Present Use: Commercial

***B5. Architectural Style:** Mid Century Commercial with Ranch-style elements

***B6. Construction History:** Built in 1961; billboard addition to property since 1981; aluminum replacement storefront window and door in 2003.

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

Like most of California, Bakersfield experienced a postwar economic resurgence. A surge in population during the late 1940s and throughout the 1950s developed into a strong upturn in the economy. Several sectors of the economy grew rapidly, including, importantly, residential commercial properties. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions, including in the Stockdale area southwest of downtown. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In addition, commercial development grew in the postwar period. Increasingly, commercial properties located along several main arterials roadways. By the early 1950s, Stockdale Highway had grown into an important commercial strip for the city's southwest population. During this period of general growth along Stockdale Highway, A-1 West Barber Shop at 3847 Stockdale Highway was constructed in 1961. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records, "3847 Stockdale Highway, Bakersfield, CA, APN: 149-221-03-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2923, 1975; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** October 2009

(This space reserved for official comments.)

B10. Significance (continued):

The building's integrity of materials, design and workmanship are retained, as the building appears to be relatively unaltered since its original construction. However, the property's overall integrity of setting and feeling is diminished with the addition since 1981 of a large, two-sided billboard directly west of the building. Under NRHP Criterion A or CRHR Criterion 1, this building does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with commercial development in Bakersfield during mid twentieth century. This liquor store and delicatessen was built in 1961 during a period of surging commercial development, especially in the area surrounding Stockdale Highway. Research did not reveal the original owners, however it appears the property was always a barber shop and as early as 1965 used the name A-1 West Barber Shop. Joe H., Juanita and Bonnie J. Brown owned the property before putting it in the Joe H. and Bonnie J. Brown Trust. The trust currently owns the building. It does not appear that any of the owners of this property made demonstrably important contributions to the history of barbering or cosmetology at the local, state, or national level, and thus the building would not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[1]

As an unremarkable example mid twentieth century commercial building with modest Ranch-style elements, it does not appear to embody distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Kern County Recorders Office Records, Grantor/Grantee online index, accessed online at http://recorderonline.co.kern.ca.us/ on 28 October 2009; *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-14

P1. Other Identifier: 3808 Stockdale Highway

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3808 Stockdale Highway City Bakersfield, CA Zip 93309

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 Number: 020-200-12

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

This 2,000-square-foot one-story commercial building as 3808 Stockdale Highway in Bakersfield has a rectangular footprint and a flat roof. The north, east and west walls are made of unadorned concrete blocks. The storefront (south wall) is recessed within the building's concrete roof overhang and projecting concrete block walls. This front wall consists of wood-framed fixed windows above stucco-clad wall panels. The off-center entrance is an aluminum-framed glass door. A section of stacked brick is also located on this wall. The building sits on a concrete slab foundation. The property includes a concrete block wall, approximately four feet tall, running along its east and part of its north boundary.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1960, Kern County Assessor Records

***P7. Owner and Address:**
Sung Chul and Sun Ok Chung
3808 Stockdale Hwy.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: Frank's Liquors and Delicatessen
B2. Common Name: Stockdale Liquors & Deli
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Mid Century Commercial
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1960.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

Like most of California, Bakersfield experienced a postwar economic resurgence. A surge in population during the late 1940s and throughout the 1950s developed into a strong upturn in the economy. Several sectors of the economy grew rapidly, including, importantly, residential commercial properties. A demand for housing in Bakersfield quickly grew beyond the existing residences. This great demand created a surge in development, resulting in thousands of new homes built in the city each year, and expanding city boundaries to incorporate new subdivisions, including in the Stockdale area southwest of downtown. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In addition, commercial development grew in the postwar period. Increasingly, commercial properties located along several main arterial roadways. By the early 1950s, Stockdale Highway had grown into an important commercial strip for the city's southwest population. During this period of general growth along Stockdale Highway, Frank's Liquors and Delicatessen at 3808 Stockdale Highway was constructed in 1960. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records, "3808 Stockdale Highway, Bakersfield, CA, APN: 020-200-12-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2923, 1975; United States Department of Interior, Geological Survey Topographic Division, Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-233, 1968; see footnotes..

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this building does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with commercial development in Bakersfield during mid twentieth century. This liquor store and delicatessen was built in 1960 during a period of surging commercial development, especially in the area surrounding Stockdale Highway. It appears the original owner was Frank Woolridge, who operated Frank's Liquors and Delicatessen in this building. Fred L. Morris purchased the property in 1975 and, in 2005, sold it to Sung Chul and Sun Ok Chung. The name of the store is now Stockdale Liquors & Deli. It does not appear that any of the owners or operators of this property made demonstrably important contributions to the field of merchandizing or retail food store development history at the local, state, or national level, and thus the building does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[1] As an unremarkable example mid twentieth century commercial building, it does not appear to embody distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4).

The building's integrity of materials, design and workmanship have been retained, as the building appears to be relatively unaltered. The property's overall integrity of setting, location, feeling and association also remain intact, as it has not been moved and retains its original function as a liquor store and delicatessen. This property 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.

[1] Kern County Recorders Office Records, Grantor/Grantee online index, accessed online at http://recorderonline.co.kern.ca.us/ on 28 October 2009; *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-15

P1. Other Identifier: 30 Stine Road

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 30 Stine Road City Bakersfield, CA Zip 93309

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 Number: 149-221-24

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

This 0.28-acre parcel contains a 1,204-square-foot Tudor Revival house and detached garage. The rectangular residence sits on a concrete foundation, has stucco siding and a composite-shingle side gable roof (Photograph 1). The main entrance is access by concrete steps and sheltered by a shed roof extension which is supported by a modern and decorative metal posts with attached balustrade. The entrance is set between to front-gable projections. Fenestration includes nearly all replacement 1/1 double-hung vinyl windows The smaller projection north of the entrance has a pair of replacement vinyl windows; the larger and more dominant projection to the south has a large fixed single-pane segmental-arch window set in a wood frame. A small louvered vent is centered beneath each roof apex. An exterior stucco chimney is attached to the south side of the building and the front-gabled detached garage located at the southeast corner of the lot has been converted into a living space with a front flat-roof carport (Photograph 2).

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1935, Kern County Assessor Records

***P7. Owner and Address:**
Gary Steelman and Richard Knight
416 Bermuda St.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:** Built 1935; replacement windows (date unknown); addition of shed roof over entry (date unknown); detached garage converted to living space (date unknown).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The residential area directly south of Stockdale Highway and west of the Stine Canal mostly developed during the 1950s when the vast extent of this land was subdivided as Tracts 1005, 1522 and 1610. Prior to this time, this land was wholly agricultural with only a smattering of residences. This included three identical Tudor Revival homes on the east side of Stine Road just north of Peckham Avenue, each dating to 1935.

After World War II, Bakersfield experienced tremendous population growth that generated a wave of new development. With the flood of veterans to California came a great need for more housing, but Kern County's population remained greater than the available houses into the 1950s. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts, and by the end of that decade, housing supply had caught up with demand. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was teeming with new construction. The east side of Stine Road filled with homes concurrently with, but independent of, the development of the surrounding residential tracts (the west side of the street was included in Tract 1522). Residences were built to the north, south, and even in between the trio of Tudors. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1005, July 3, 1931; Kern County Tract Maps, Tract No. 1522, Dec. 29, 1949, Book 7 of Maps, Page 62; Kern County Tract Maps, Tract No. 1610, April 3, 1952, Book 8 of Maps, Page 1; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the years surrounding World War II. Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. Research revealed little information about the owners or occupants of this property. The earliest known tenant was owner/occupant Frank L. Williams in 1951. Frank died in 1955, but it appears that his widow retained the property for sometime after his death. In 1960, the house was used as a rental property and rented by Vernon Reimer, an electrician. The current owner purchased the property in 2006 and resided at a different address. It does not appear that any of the individuals related to the development and use of this resource have made demonstrably important contributions to history at the local, state, or national level.[1] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This particular building is an example of a common historical revival type that became popular in suburban communities nationwide during the 1920s and 1930s. The Tudor Revival style is derived from a variety of late-medieval models prevalent in 16th century Tudor England, and this house has the standard form of an asymmetrical façade featuring a steeply-pitched front gable and segmental arch door and window openings. In addition to lacking significance under this criterion, the replacement of windows not in kind, alteration of the front entry, and the conversion of the detached garage into a living space lend a lack of integrity to the property as a whole. Also, extensive residential development throughout the area nearly two decades after the construction of this house (in particular the construction of a house in 1957 in between this residence and 22 Stine Road) has compromised integrity of location, setting, feeling and association. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2: Detached secondary residence, facing east.

[1] *Polk's Bakersfield California City Directory 1951* (Los Angeles: R.L. Polk and Co. Publishers, 1951); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); "Deaths," *Bakersfield Californian*, 4 June 1955, pg. 20 (col. 3); "For Rent – Houses, Furnished," *Bakersfield Californian*, 16 September 1960, pg. 39 (col. 1); Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-16

P1. Other Identifier: 22 Stine Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 22 Stine Road City Bakersfield, CA Zip 93309

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 Number: 149-221-11

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

This 0.44-acre parcel contains a 1,578-square foot Tudor Revival-style house and detached garage. The rectangular residence sits on a concrete foundation, is clad in stucco, and has a composite-shingle side gable roof (Photograph 1). A raised segmental arch front entry door opening is centered on the primary façade above a set of concrete steps and between a projecting steeply-pitched front gable bay and a smaller, steeply-pitched gable bay. The latter bay has a pair of double-hung wood windows and the projecting bay has a large fixed 16-light segmental arch wood window. A small louvered vent is centered beneath each roof apex. An exterior brick chimney is attached to the south side of the building and a modern two-car detached garage is located at the southeast corner of the lot (Photograph 2).

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing northeast

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
ca. 1935, Historic Aerial Photographs

***P7. Owner and Address:**
Bill and Beverly Roper
22 Stine Rd.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-16

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built c. 1935
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR).The residential area directly south of Stockdale Highway and west of the Stine Canal mostly developed during the 1950s when the vast extent of this land was subdivided as Tracts 1005, 1522 and 1610. Prior to this time, this land was wholly agricultural with only a smattering of residences. This included three identical Tudor Revival homes on the east side of Stine Road just north of Peckham Avenue, each dating to 1935.

After World War II, Bakersfield experienced tremendous population growth that generated a wave of new development. With the flood of veterans to California came a need for more housing, but Kern County's population remained greater than the available houses into the 1950s. The city's boundaries began to spread as outlying agricultural land was converted to residential tracts, and by the end of that decade, housing supply had caught up with demand. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was teeming with new construction. The east side of Stine Road filled with homes concurrently with, but independent of, the development of the surrounding residential tracts (the west side of the street was included in Tract 1522). Residences were built to the north, south, and even between, the trio of Tudors. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1005, July 3, 1931; Kern County Tract Maps, Tract No. 1522, Dec. 29, 1949, Book 7 of Maps, Page 62; Kern County Tract Maps, Tract No. 1610, April 3, 1952, Book 8 of Maps, Page 1; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the years surrounding World War II. Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. Research revealed little information about the owners or occupants of this property. The earliest known tenant of the property was a Vivian Rae in 1949. By 1951, the property was owned by rancher Jack P. Denio and his wide Muriel. Denio sold the property to oil worker Joseph Farrell and his wife Virginia the following year. The Farrells retained the property into the 1960s. The house was vacant in 1965. The current owner purchased the property in 1992. It does not appear that Mr. Denio or Mr. Farrell, or likely any of the other individuals related to the development and use of this resource, have made demonstrably important contributions to history at the local, state, or national level.[1] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. Though this particular building retains architectural integrity to its date of construction, it is an example of a common historical revival type that became popular in suburban communities nationwide during the 1920s and 1930s. The Tudor Revival style is derived from a variety of late-medieval models prevalent in 16th century Tudor England, and this house has the standard form of an asymmetrical façade featuring a steeply-pitched front gable and segmental arch door and window openings. In addition to lacking significance under this criterion, extensive residential development throughout the area nearly two decades after the construction of this house (in particular the construction of a house in 1957 in between this residence and 22 Stine Road) has compromised integrity of location, setting, feeling and association. Under NRHP Criterion D and CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. This property 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.

[1] "For Bride-to-Be," *Bakersfield Californian*, 13 October 1949, pg. 8 (col. 1); *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1952, 1956, 1960, 1965); "Entertaining Teachers," *Bakersfield Californian*, 25 May 1953, pg. 19 (col. 1); "Girl, 14, in Crash," *Bakersfield Californian*, 17 July 1957, pg. 1 (col. 7); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Kern County Recorder, 24 June 1952, Deed, Book 1955, Page 102; Kern County Assessor Record.

Photographs (continued):

Photograph 2: Detached garage, facing east.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 09-17

P1. Other Identifier: 16 Stine Road

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 16 Stine Road City Bakersfield, CA Zip 93309

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 Number: 149-221-12

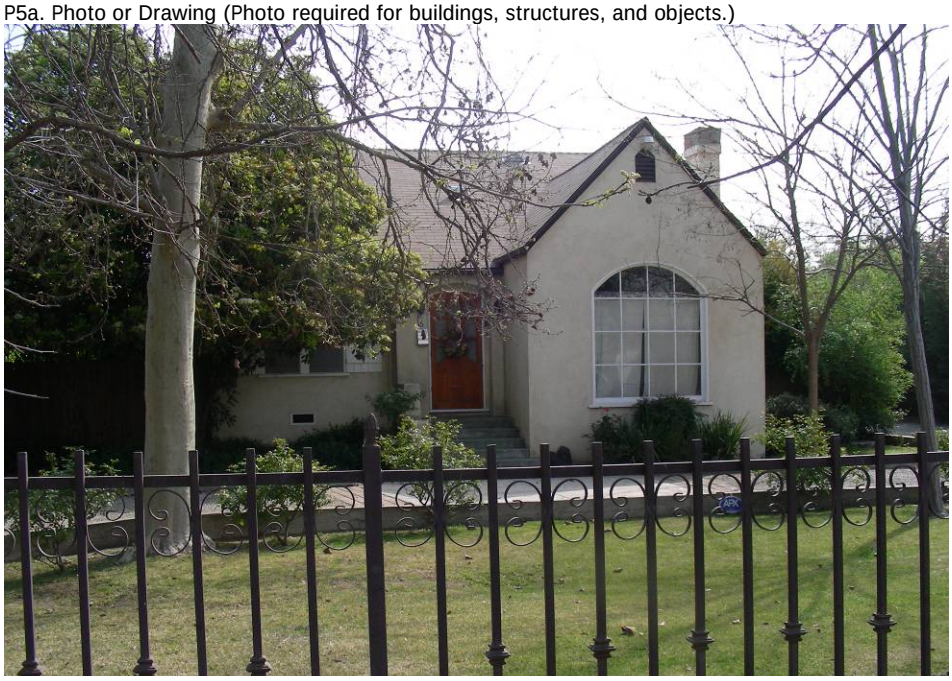
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.22-acre parcel contains a modest 1,204-square foot Tudor Revival-style house and detached garage. The residence sits on a concrete foundation, is clad with stucco siding and has a composite-shingle side gable roof (Photograph 1). The building is dominated by a front-gable projection with a segmented arch 16-light wood window below a small louvered vent. A raised segmental arch front entry door opening is centered on the façade and accessed by concrete steps. Other windows include double-hung wood windows, some with wood board shutters. An exterior brick chimney is attached to the south side of the building. The detached garage has a composition-shingle, front gable roof and a carport attached to its west side (Photograph 2).

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Photograph 1. Primary façade, facing east.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1935, Kern County Assessor Records

*P7. Owner and Address:
Shelley L. Kraft
16 Stine Rd.
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-17

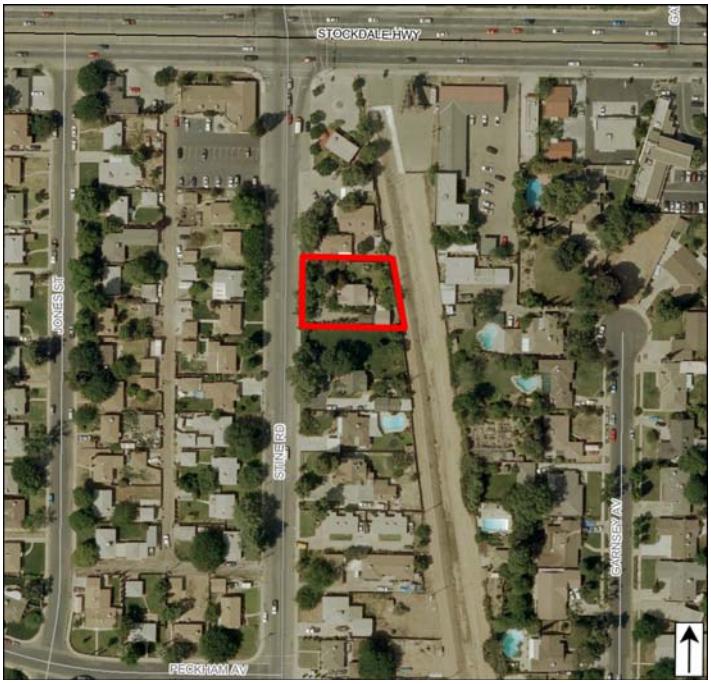
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1935.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The residential area directly south of Stockdale Highway and west of the Stine Canal mostly developed during the 1950s when the vast extent of this land was subdivided as Tracts 1005, 1522 and 1610. Prior to this time, this land was wholly agricultural with only a smattering of residences. This included three identical Tudor Revival homes on the east side of Stine Road just north of Peckham Avenue, each dating to 1935.

After World War II, Bakersfield experienced tremendous population growth that generated a wave of new development. With the flood of veterans to California came a need for more housing, but Kern County's population remained greater than the number of available houses into the 1950s. The city's boundaries began to spread as outlying agricultural land was converted to residential tracts, and by the end of that decade, housing supply had caught up with demand. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was the site of new construction. The east side of Stine Road filled with homes concurrently with, but independent of, the development of the surrounding residential tracts (the west side of the street was included in Tract 1522). Residences were built to the north, south, and even between, the trio of Tudors. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1005, July 3, 1931; Kern County Tract Maps, Tract No. 1522, Dec. 29, 1949, Book 7 of Maps, Page 62; Kern County Tract Maps, Tract No. 1610, April 3, 1952, Book 8 of Maps, Page 1; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. See footnotes.

B13. Remarks:



***B14. Evaluator:** Toni Webb
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A or CRHR Criterion 1, this building is not significant for its association with important historic events. Research did not reveal a direct relationship between this property and important historic events within any context, specifically residential development in Bakersfield during the years surrounding World War II. Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. Research revealed little information about the owners or occupants of this property. The earliest known owner was Mary Gilbreth of Mary's Millinery and Accessories, who owned the home as early as 1950 and sold the property in 1960 to Muriel Ponder. Ponder was a mechanic for Cummins Service and Sales and retained the property until its sale in 1996. The current owner purchased the property in 2005. It does not appear that any of the individuals related to the development and use of this resource, have made demonstrably important contributions to history at the local, state, or national level.[1] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. Though this particular building retains architectural integrity to its date of construction, it is an example of a common historical revival type that became popular in suburban communities nationwide during the 1920s and 1930s. The Tudor Revival style is derived from a variety of late-medieval models prevalent in 16th century Tudor England, and this house has the standard form of an asymmetrical façade featuring a steeply-pitched front gable and segmental arch door and window openings. In addition to lacking significance under this criterion, extensive residential development throughout the area nearly two decades after the construction of this house has compromised integrity of location, setting, feeling and association. Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Photographs (continued):

Photograph 2: Residence and detached garage, facing northeast.

[1] "Air Force," *Bakersfield Californian*, 21 November 1950, pg. 24 (col. 3); *Polk's Bakersfield California City Directory* (Los Angeles: R.L. Polk and Co. Publishers, 1952, 1956, 1960, 1965); Advertisement, *Bakersfield Californian*, 7 February 1952, pg. 22 (col. 2); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Kern County Recorder, 13 September 1960, Deed, Book 3302, Page 397; "Romance Told at Champagne Party," *Bakersfield Californian*, 2 April 1968, pg. 27 (col. 7); Kern County Recorder, 6 June 1996, Affidavit – Joint Tenants, Document No. 196072157; Kern County Recorder, 6 June 1996, Deed, Document No. 196072158; Kern County Assessor Record.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-18

P1. Other Identifier: 20 Stine Road

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S ; **R** 27E; NE ¼ **of Sec** 2; _____ **B.M.**

c. Address 20 Stine Road City Bakersfield, CA Zip 93309

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 Number: 149-221-13

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

This .8-acre parcel property contains a Ranch-style residence, a storage building, and a shed. The 992-square foot residence has an L-shape footprint, concrete foundation, stucco siding, and a composition-shingle cross hip roof with narrow eaves. The front entry door is centered on the west façade beneath a narrow shed roof extension. Fenestration includes multi-light metal casement windows. The building also includes an attached carport which was added in 1967. Both the shed (constructed after 1968) and storage are not visible from the public right-of-way.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: View of main façade, facing east.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1956, Kern County Assessor Records

***P7. Owner and Address:**
Eric Alan Prebilsky
20 Stine Rd.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-18

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** 1956; carport addition in 1967; storage building built in 1956; shed constructed after 1968.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population expanded rapidly, a result of returning veterans and an improved economic environment. Coupled with federal housing programs that enabled many people to buy homes, the increased population created a demand for housing in Bakersfield that quickly grew beyond the existing available residences. The city's boundaries began to widen as outlying agricultural land was converted to residential tracts; by the end of the 1950s, housing supply had caught up with demand. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway (just north of the residence described in this form) southwest of downtown was teeming with new construction during this period. The residential area directly south of Stockdale Highway and west of the Stine Canal developed when the majority this area was subdivided as Tracts 1522 and 1610 in the late 1940s and early 1950s. Prior to this time, this land was wholly agricultural with only a smattering of residences dating to the 1930s. Only the land west side of Stine Road was included in a subdivision (Tract 1522); the parcels on the east side of Stine Road (where this residence is located) appear to have been sold to and developed by individual owners as infill construction. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1005, July 3, 1931; Kern County Tract Maps, Tract No. 1522, Dec. 29, 1949; Kern County Tract Maps, Tract No. 1610, April 3, 1952. See footnotes.

B13. Remarks:

***B14. Evaluator:** Andrea Trickey and Toni Webb
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

Although this residence retains integrity, with the only evident alteration being the carport in 1967, it appears to lack significance under any of the NRHP or CRHR criteria. Under NRHP Criterion A (CRHR Criterion 1), this building is not significant within the context of residential development in Bakersfield during the years following World War II. Instead this house was one of thousands constructed near Bakersfield during the postwar years. Research revealed little information about the owners or occupants of this property. It appears that Walter J. Moore, and his wife Vaurice, owned and occupied this residence as early as 1960. Walter earned a living as a mechanic for Glenn Rose Engineering during the 1960s. The Moores are listed in city directories at this address until at least 1965, however it appears they resided within another residence in later years while retaining this home until Walter's death in 1991. It does not appear that Moores made demonstrably important contributions to history at the local, state, or national level; therefore this building does not appear to be significant under NRHP Criterion B (CRHR Criterion 2).[1] Under NRHP Criterion C (CRHR Criterion 3), this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This particular building is a modest and ubiquitous example of mid-twentieth century Ranch-style architecture, which became immensely popular in suburban communities nationwide during the late 1940s and 1950s. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1956* (Los Angeles: R.L. Polk and Co. Publishers, 1956); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-19

P1. Other Identifier: 3899 Stockdale Highway

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3899 Stockdale Highway City Bakersfield, CA Zip 93309

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 Number: 149-221-17; Alternate address: 8 Stine Rd.

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

The property at 3899 Stockdale Highway includes three buildings, two of which were built in 1977 and the third, a Spanish Eclectic building, was constructed in 1932. The property is located at the southeast corner of Stockdale Highway and Stine Road, and is bordered on the east side by the Stine Canal. The 1,486-square-foot Spanish Eclectic commercial building, originally used as a residence, is situated diagonally on the parcel facing northwest. It includes a two-part roof. The front section has a side gable with red-tile roofing and the rear two-thirds has a flat roof extending from the gable ridge and has composite shingle roofing. A prominent circular tower with a conical red-tile clad roof and segmental arch door openings is centered on the primary façade and flanked by large wood-framed picture windows on both sides. Similar-sized windows are located throughout; however most have fixed or horizontal sliding aluminum sash. The main entrance, located within the tower, consists of an aluminum-framed glass door with sidelights. A detached garage was demolished in 1977 when the building was converted to a commercial property and two buildings were added to the lot. (See Continuation Sheet)

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing south.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1932, Kern County Assessor

***P7. Owner and Address:**
Alan Prebilsky
3899 Stockdale Hwy.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Greg Rainka
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-19

B1. Historic Name: _____

B2. Common Name: Health Unlimited

B3. Original Use: Residential B4. Present Use: Commercial

***B5. Architectural Style:** Spanish Eclectic

***B6. Construction History:** Built in 1932; converted to commercial space in 1977; detached garage demolished in 1977; rear additions (date unknown); boarded window openings (date unknown); two buildings added 1977.

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

***B8. Related Features:** _____

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

The former residence at 3899 Stockdale Highway was initially developed in 1932, during a time of great growth in Bakersfield and Kern County that is largely attributable to the construction of the Atchison, Topeka and Santa Fe Railway, discovery of oil, and agricultural success of the county. Combined, these nineteenth century events expanded the agricultural and industrial markets for Kern County which in turn spurred an influx of new settlement to the region. Between 1905 and 1920, Bakersfield's population more than doubled thanks to the seemingly endless riches teeming from the surrounding oil and agricultural fields. The interest and capital flowing into the city led to more intensive development of the area. During this period more houses and commercial buildings were constructed in Bakersfield than in the city's first forty years. To accommodate the housing needs of this increased population, development extended south and west and the city annexed thousands of acres of unincorporated county lands.

The property was originally constructed in an area populated by agricultural land near the corner of Stockdale Highway and Stine Road, and used the address 8 Stine Road. Several houses along Stine had been constructed south of this residence and one to the north; however, most of the area remained large, open tracts with residences sporadically placed. By the end of World War II, Bakersfield's population exploded and a severe housing shortage led to extensive (See Continuation Sheet.)

B11. Additional Resource Attributes: _____

***B12. References:** Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2009 at www.dof.ca.gov/research/demographic/reports/census-surveys/historical_1850-2000/; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Street Map of Greater Bakersfield, Kern Co., Calif.," (Bakersfield, CA: M.R. Parra & Co., 1917); "May Annex Suburbs of Valley City," *Los Angeles Times*, 4 Jan. 1923; "City of Bakersfield Annexes Territory," *Los Angeles Times*, 8 May 1924. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2011

(This space reserved for official comments.)

P3a. Description (continued):

Directly south of the main building is a front-gable and flat roof building clad in textured stucco and wood siding with aluminum-sash windows and a glass-panel double-door entrance (Photograph 2). To the south is a Dutch-hip roof building with wide eaves, stucco siding and vinyl- and aluminum-sash windows (Photograph 3).

B10. Significance (continued):

development. This area along Stockdale Highway quickly became a target of developers, and by the early 1950s several subdivisions had been constructed. As the area continued to expand, Stockdale Highway became a commercial row, increasingly populated by businesses instead of residences. Several houses along this stretch of road were converted to commercial properties, as the house recorded here was in 1977. The house north of this building recorded here was eventually demolished. Afterwards the building took the Stockdale address.[1]

The property has lost integrity due to the addition of two modern buildings south of the 1932 Spanish Eclectic building, the conversion of that building from a residence to a commercial building, and alterations that have been made over time. Alterations to the original building, including replacement windows and front entrance and the removal of the detached garage, have diminished the integrity of design, materials, workmanship, and feeling. The addition of new buildings and the conversion of the property to a commercial business has diminished the integrity of association, setting and feeling. Under NRHP Criterion A or CRHR Criterion 1, this residence does not appear to be significant for its association with important historic events. Research revealed no direct relationship between this property and important historic events within any context. Specifically, the property does not have significant associations with residential development in Bakersfield during early twentieth century. The property was one of hundreds of homes constructed on agricultural lands converted to residential property during the 1930s. Research did not reveal the original owners or residents of this property. By 1952, when the house used its former address 8 Stine Road, Jesse Robert and Edith L. Rogers lived here. The Rogers lived here until at least 1960. Jesse Rogers worked previously as an oil worker and fireman. In 1979 Gay Don Gibson and Zada L. Mitchell purchased the property. They sold it to the current owner Alan Prebilsky in 1999. The individuals related to the development and use of this resource did not make demonstrably important contributions to history at the local, state, or national level, and thus the property does not appear to be significant under NRHP Criterion B or CRHR Criterion 2.[2]

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. The 1932 building is a modest example of Spanish Eclectic style architecture. This style was used commonly during the first part of the twentieth century for residential buildings, especially in Southern California. The features on this house that represent the style include the round tower located on the front façade, the red tile roofing on the front portion of the structure, and the textured stucco siding. Aside from these few features, however, the building is a typical and modest small house from the early 1930s. Furthermore, built environments are rarely significant under NRHP Criterion D and CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

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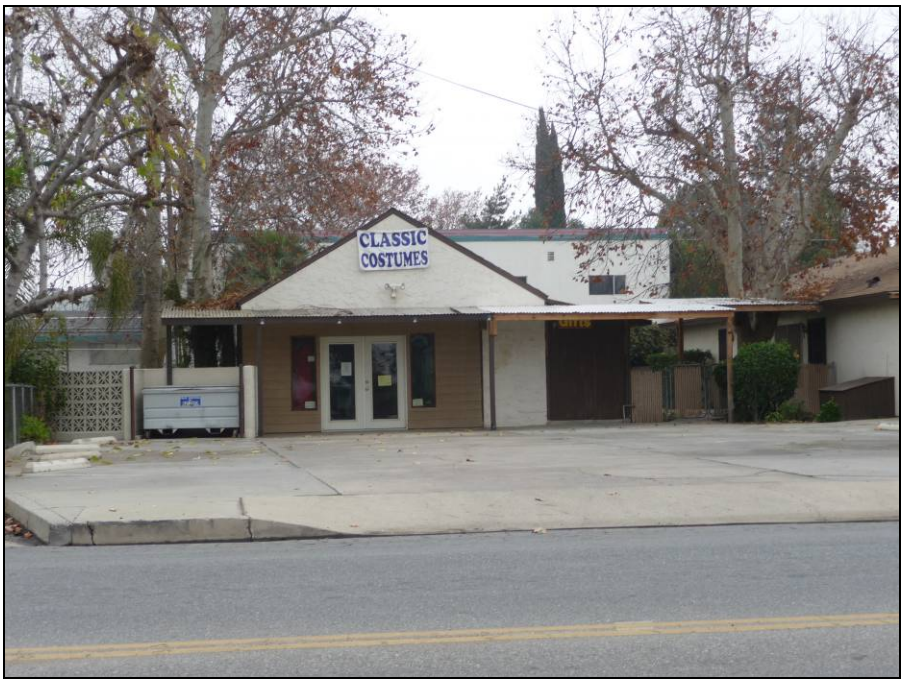
[1] Kern County Assessor Records, "3899 Stockdale Highway, Bakersfield, CA, APN: 149-221-17-00," as reported to First American Real Estate Solutions online service, accessed 2008; United States Department of Interior, Division of Geological Survey, Kern County Aerial Photographs, flown by Western Air Photo, file number 8M-832 2923, 1975; United States Department of Interior, Geological Survey, Aerial Photography Kern County, File Number GS-WK 22-13, Scale 1:23,600, August 1952; United States Department of Agriculture, Aerial Photography Kern County, File Number ABL-19R-131, flown by Hycon Aerial Surveys, 1956; United States Department of Agriculture, Kern County Aerial Photographs, file number 13ABL 10-9, 1937.

[2] Kern County Recorders Office Records, Grantor/Grantee online index, accessed online at http://recorderonline.co.kern.ca.us/ on 30 October 2009; .com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008) original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); Ancestry.com, *U.S. City Directories* [database on-line];

Photographs (continued):



Photograph 2. Modern building at 3899 Stockdale Highway, facing east.

Photograph 3. Modern building at south end of the parcel, facing southeast.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-20

P1. Other Identifier: Stockdale Manor

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____Tr

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)
See P3a for list of assessor parcel numbers

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

Stockdale Manor was developed from 1954-1957 and includes 262 mostly-rectangular parcels positioned along North Stine, Morrison, Dunlap, Candy, Suzanne and North McDonald streets north of Stockdale Highway. At the north end, the subdivision follows Joseph Drive, and it is bisected east to west by Ford Avenue. Stockdale Manor is made up of, from east to west, Tracts 1753, 1750, and 1751. One hundred twenty properties are located within the survey area of this project and contain structures built before 1964. All of these houses are located within Tracts 1753 and 1750. Each of the surveyed properties is between 0.13 and 0.25 acres in area and contains a Contemporary style house ranging in size from 960 to 1,832 square feet. Most houses are between 1,036 and 1,218 square feet. Nearly all of these buildings have an L-shaped footprint and an overhanging side-gabled roof (Photograph 1). The front entry is located at or near the interior corner, typically sheltered by a small extension of the roof or recessed beneath its overhang. Originally, all garages had one-piece doors. Fenestration on the front façade consists of three windows; occasionally a window is located on the interior projecting garage wall. While original windows were metal casements, many houses have replacement aluminum or vinyl windows, and often the windows are reconfigured and resized. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. General view of Dunlap Street, facing west.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1954-1957, Kern County Assessor Records

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka, Joseph Freeman, Heather Miller & Heather Norby
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009 / July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 09-20

B1. Historic Name: Stockdale Manor

B2. Common Name: Stockdale Manor

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Contemporary

***B6. Construction History:** Stockdale Manor Tracts 1753 and 1750 subdivided in 1954-1955; homes built in 1955 (see continuation sheet for details on alterations).

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

***B8. Related Features:** _____

B9. Architect: Whitney R. Smith and Wayne R. Williams b. Builder: Dunsmor Construction Company

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Stockdale Manor and the 120 individual residences recorded here do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Furthermore, neither the tract nor any individual houses appear to be historical resources for the purposes of CEQA. The 120 houses recorded on this form were built in 1955 as part of the Stockdale Manor subdivision, a three-phase residential neighborhood developed to help Bakersfield meet the growing postwar housing demand. Some Stockdale Manor houses located outside the study area for this project were constructed in 1956 and 1957. In the period following World War II, Bakersfield's population and economy grew rapidly, a result of returning veterans and general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the demand for housing, and resulted in increased development. In the first decade after the war, over 20 square miles of new housing was developed in the greater Bakersfield area; and between 1950 and 1955 alone approximately developers built 12,000 new houses. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts. From 1950 to 1975, the city tripled in size, as Bakersfield continued to extend its borders to meet the ever-growing housing demand.

As Bakersfield's builders rushed to respond to the housing demand in the mid 1950s, Charles Dunlap and Charles Morrison, owners of Dunsmor Construction Company, purchased and transformed a 58-acre swath of land north of Stockdale Highway into Stockdale Manor, a residential subdivision designed to fit Dunlap and Morrison's vision of modern living. At the time, this open land east of Stine Canal contained little more than a few trees, but it was adjacent to other postwar development. Just south, finishing touches were being put on a new residential tract full of Ranch-style houses. (See Continuation Sheet.)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1750, Jan. 20, 1955, Book 8 of Maps, Page 181; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** July 2011

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

More specific details vary, and may include vertical wood or stucco siding, brick or stone skirt walls, gable end latticework, and covered front walkways. Many of the houses feature exposed structural beams, but rarely do they project beyond the roofline. Some houses include a covered walkway leading to the entrance. Most houses have a rooftop evaporative cooler or air conditioning system with ducting. Most of the houses either have composition shingle or tar-and-gravel roofing. The houses can be separated into three types. The treatment of the garage specifies the type – houses with street-facing garages are Type 1 (such as 120 Candy Street, Photograph 4) and those with garages perpendicular to the street are Type 2 (such as 116 Dunlap Street, Photograph 3). Eleven buildings are located on corner lots and feature detached garages, and are classified as Type 3 (such as 22 Candy Street, Photograph 2). Regardless of type, the garage roof may be side-gabled, front-gabled or flat.

Stockdale Manor is composed of three tracts that were constructed from east to west. Tract 1753 was subdivided in 1954 and included lots on either side of North Stine and Morrison Streets and part of Joseph Drive. The houses were completed the following year. In 1955, lots on either side of Dunlap and Candy Streets and Joseph Drive were subdivided as Tract 1750. The houses were completed the same year. In 1956, Tract 1751 was subdivided on either side of Suzanne Street and North McDonald Way, and the following year construction was completed on the houses. The houses in Tract 1751, none of which are located within the study area for this project, feature greater variation in design and details than the houses in Tracts 1753 and 1750.

Stockdale Manor tracts have a largely rectilinear layout although they are set at an angle slightly less than 90 degrees in comparison to Stockdale Highway. This alignment runs parallel with Stine Canal, which borders the subdivision on the east. The subdivision also includes McDonald Avenue and Joseph Drive which curve along the north and west sides. The asphalt streets are lined with concrete gutters and squared curbs. Very few parcels in the subdivision have sidewalks. Most of the properties have lawns in the front yard and some variety of landscaping. Very few have mature trees that might date to the period of original construction. Several of the front yards are enclosed with fencing. Utility lines run along wood poles behind the residences.

The following table lists the parcels of Stockdale Manor that are located within the survey area of this project, including their respective type, tract and any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Tract No.	Photo
020-267-01	19 Candy St	1955	1	Converted garage, added aluminum sliding window	1750	
020-264-12	22 Candy St	1955	3	Replacement window	1750	2
020-265-12	100 Candy St	1955	1	Replacement stucco siding	1750	
020-266-12	101 Candy St	1955	1	Converted garage, replacement vinyl windows, decorative fascia, added chimney	1750	
020-265-13	104 Candy St	1955	2	Replacement and resized vinyl windows, replacement front door	1750	
020-266-11	105 Candy St	1955	1	Replacement vinyl windows, replacement garage door	1750	
020-265-14	108 Candy St	1955	1	Replacement fascia board, replacement vinyl windows, replacement garage door	1750	
020-266-10	109 Candy St	1955	2	Converted original garage, added one-car garage, stone apron wall addition, modified entrance, replacement aluminum windows	1750	
020-265-15	112 Candy St	1955	1	New front door, added door to garage wing, added garage door surround, altered window configuration, asphalt roof	1750	
020-266-08	113 Candy St	1955	1	Converted garage, replacement vinyl windows, added chimney	1750	
020-265-16	116 Candy St	1955	2	Added shutters, asphalt roof, altered window configuration	1750	3
020-266-08	117 Candy St	1955	1	Replacement garage door	1750	
020-265-17	120 Candy St	1955	1	Replacement vinyl windows with added surrounds	1750	4
020-266-07	121 Candy St	1955	1	Replacement vinyl siding, replacement vinyl windows, pyramidal roof addition	1750	
020-265-18	124 Candy St	1955	1	Replacement vinyl windows, added flat roof canopy over front entry	1750	5

APN	Address	Date	Type	Alterations and/or Additions	Tract No.	Photo
020-266-06	125 Candy St	1955	1	Replacement stucco siding, replacement vinyl windows	1750	
020-265-19	128 Candy St	1955	1	Added wide board siding, aluminum replacement windows	1750	6
020-266-05	129 Candy St	1955	1	Replacement stucco siding, porch roof addition, replacement vinyl windows	1750	
020-265-20	132 Candy St	1955	1	Some aluminum replacement windows	1750	
020-266-04	133 Candy St	1955	1	Added wood board wrapping garage, new front door, replacement sliding windows	1750	
020-265-21	136 Candy St	1955	1	Added fascia board on ell, new pergola over entry walkway, aluminum replacement windows	1750	7
020-266-03	137 Candy St	1955	1	Vinyl replacement windows, replacement front door	1750	8
020-265-22	140 Candy St	1955	3	Vinyl replacement windows	1750	9
020-266-02	141 Candy St	1955	2	Added carport, added fascia board, garage converted to living space, vinyl replacement windows	1750	
020-266-01	145 Candy St	1955	2	Replacement garage door, new front door	1750	
020-264-06	1 Dunlap St	1955	3	Replacement aluminum windows, replacement stucco siding,	1750	10
020-263-06	2 Dunlap St	1955	1	Replacement front door	1750	11
020-264-05	5 Dunlap St	1955	1	Replacement vinyl windows	1750	12
020-263-05	6 Dunlap St	1955	1	Added stone veneer on garage wing, aluminum replacement windows	1750	13
020-264-04	9 Dunlap St	1955	2	Some replacement vinyl windows, replacement garage door, modern brick apron wall, modern shutters	1750	
020-263-04	10 Dunlap St	1955	1	Aluminum replacement windows	1750	
020-264-03	13 Dunlap St	1955	1	Replacement windows	1750	
020-263-03	14 Dunlap St	1955	1	Replacement garage door, vinyl replacement windows	1750	
020-264-02	17 Dunlap St	1955	2	Vinyl replacement windows, new asphalt roof	1750	
020-263-02	18 Dunlap St	1955	1	Garage converted to living space w/ added chimney, some aluminum replacement windows, added gabled front entry porch	1750	14
020-264-01	21 Dunlap St	1955	1	Added walkway cover, vinyl replacement windows	1750	
020-263-01	22 Dunlap St	1955	2	New exterior chimney, downsized garage door opening, replacement windows in enlarged openings	1750	15
020-262-12	100 Dunlap St	1955	3	Replacement windows, replacement front door, replacement sectional garage door	1750	16
020-265-11	101 Dunlap St	1955	1		1750	
020-262-11	104 Dunlap St	1955	1		1750	
020-265-10	105 Dunlap St	1955	1	Replacement windows, new front door, new asphalt roof	1750	
020-262-10	108 Dunlap St	1955	1	Replacement garage door, replacement board & batten on garage, new asphalt roof	1750	
020-265-09	109 Dunlap St	1955	2	Replacement windows, new asphalt roof	1750	
020-262-09	112 Dunlap St	1955	1	Added metal canopy over front entry, new asphalt roof, replacement windows	1750	
020-265-08	113 Dunlap St	1955	1		1750	17
020-262-08	116 Dunlap St	1955	2	New asphalt roof	1750	
020-265-07	117 Dunlap St	1955	2	Added stone skirt wall, replacement windows, new front door	1750	
020-262-07	120 Dunlap St	1955	1	New front door	1750	18
020-265-06	121 Dunlap St	1955	1	Garage converted to living space, vinyl replacement windows, new front door	1750	19
020-262-06	124 Dunlap St	1955	1	Replacement windows	1750	
020-265-05	125 Dunlap St	1955	1		1750	
020-262-05	128 Dunlap St	1955	1		1750	
020-265-04	129 Dunlap St	1955	1	Replacement windows w/ added shutters, new garage door, new front door	1750	20
020-262-04	132 Dunlap St	1955	2	Added wood shake awning/canopy	1750	

APN	Address	Date	Type	Alterations and/or Additions	Tract No.	Photo
020-265-03	133 Dunlap St	1955	1	1 replacement window on garage side wall	1750	
020-262-03	136 Dunlap St	1955	1	Vinyl replacement windows, replacement sectional garage door, new front door, new asphalt roof	1750	
020-265-02	137 Dunlap St	1955	2	Replacement windows, new front door, new garage door, added cast-iron fence and brick piers	1750	
020-262-02	140 Dunlap St	1955	1	Replacement sliding windows	1750	
020-265-01	141 Dunlap St	1955	3	Aluminum and vinyl replacement windows (1 w/ added shutters)	1750	
020-262-01	144 Dunlap St	1955	1	Replacement windows	1750	
020-282-12	4200 Joseph Dr	1955	1	Garage converted to living space, replacement windows, added aluminum windows, new front door	1753	21
020-261-01	4204 Joseph Dr	1955	1	Replacement windows	1750	22
020-261-02	4208 Joseph Dr	1955	1	Vinyl replacement windows, replacement sectional garage door	1750	
020-261-03	4212 Joseph Dr	1955	1	Vinyl replacement windows, replacement sectional garage door	1750	
020-261-04	4300 Joseph Dr	1955	3	Vinyl replacement windows	1750	
020-261-05	4304 Joseph Dr	1955	1	Aluminum replacement windows, garage converted to living space	1750	23
020-261-06	4308 Joseph Dr	1955	2	Vinyl replacement windows	1750	
020-261-07	4312 Joseph Dr	1955	1		1750	
020-261-08	4400 Joseph Dr	1955	1	New asphalt roof	1750	
020-261-09	4404 Joseph Dr	1955	1	Replacement vinyl windows, replacement front door, replacement garage door,	1750	
020-294-06	1 Morrison St	1955	1	New asphalt roof	1753	24
020-293-08	2 Morrison St	1955	1	Garage converted to living space, new asphalt roof	1753	
020-293-09	6 Morrison St	1955	1	2nd story addition, new asphalt roof	1753	25
020-294-05	7 Morrison St	1955	1	Vinyl replacement windows	1753	26
020-293-10	10 Morrison St	1955	1	Vinyl replacement windows	1753	
020-294-04	11 Morrison St	1955	1	Vinyl replacement windows	1753	27
020-293-11	14 Morrison St	1955	1	Vinyl replacement windows	1753	
020-294-03	15 Morrison St	1955	1	Added shutters	1753	
020-293-12	18 Morrison St	1955	1	Garage converted to living space, new asphalt roof	1753	
020-294-02	19 Morrison St	1955	1	Garage converted to living space, vinyl replacement windows	1753	
020-293-13	22 Morrison St	1955	1		1753	
020-294-01	25 Morrison St	1955	1	New asphalt roof	1753	28
020-293-14	26 Morrison St	1955	1	New garage door, added privacy screen on ell	1753	29
020-292-08	100 Morrison St	1955	1		1753	30
020-295-07	101 Morrison St	1955	3	Aluminum replacement windows, new garage door	1753	
020-292-09	104 Morrison St	1955	1	New front door	1753	
020-295-06	105 Morrison St	1955	1	Vinyl replacement windows	1753	
020-292-10	108 Morrison St	1955	1	Some replacement windows, new asphalt roof	1753	
020-295-05	109 Morrison St	1955	2		1753	31
020-292-11	112 Morrison St	1955	1	Aluminum replacement windows, added shed roof cover over front walkway	1753	32
020-295-04	113 Morrison St	1955	1	Aluminum replacement windows, new garage roof	1753	
020-292-12	116 Morrison St	1955	1	Vinyl replacement windows, new garage door	1753	33
020-295-03	117 Morrison St	1955	1		1753	
020-292-13	120 Morrison St	1955	1	Replacement vinyl windows	1753	
020-295-02	121 Morrison St	1955	1	Vinyl replacement windows	1753	
020-292-14	124 Morrison St	1955	1	Replacement vinyl windows, replacement garage door, front shed-roof	1753	

APN	Address	Date	Type	Alterations and/or Additions	Tract No.	Photo
				addition		
020-295-01	125 Morrison St	1955	1	Aluminum replacement windows	1753	
020-284-06	129 Morrison St	1955	1	Vinyl replacement windows, new front door	1753	34
020-284-05	133 Morrison St	1955	1	Vinyl replacement windows	1753	
020-284-04	137 Morrison St	1955	1		1753	
020-284-03	141 Morrison St	1955	1	Vinyl replacement windows	1753	35
020-284-02	145 Morrison St	1955	1	Vinyl replacement windows, new garage door	1753	
020-284-01	149 Morrison St	1955	3	Some replacement windows	1753	36
020-293-07	1 N Stine Rd	1955	1		1753	
020-291-15	2 N Stine Rd	1955	3	Vinyl replacement windows	1753	
020-291-14	6 N Stine Rd	1955	1		1753	
020-293-06	7 N Stine Rd	1955	1	Some replacement windows	1753	37
020-291-13	10 N Stine Rd	1955	1	Replacement windows, new garage door	1753	
020-293-05	11 N Stine Rd	1955	1	Vinyl replacement windows, new garage door	1753	
020-291-12	14 N Stine Rd	1955	1	Replacement windows, new front door	1753	38
020-293-04	15 N Stine Rd	1955	1	Vinyl replacement windows	1753	
020-291-11	18 N Stine Rd	1955	2	Replacement aluminum windows	1753	
020-293-03	19 N Stine Rd	1955	2	Garage converted to living space, some replacement windows, new front door	1753	39
020-293-10	22 N Stine Rd	1955	1	Added arcaded entrance walkway, replacement wood siding, replacement aluminum windows	1753	
020-293-02	23 N Stine Rd	1955	2	Garage converted to living space, vinyl replacement windows, new textured stucco	1753	
020-291-09	26 N Stine Rd	1955	1	Replacement aluminum and vinyl windows, replacement front door	1753	
020-293-01	27 N Stine Rd	1955	3	Some replacement windows, new asphalt roof	1753	
020-291-08	30 N Stine Rd	1955	1	Replacement and reconfigured vinyl windows, replacement garage door, modern brick apron wall	1753	
020-291-07	100 N Stine Rd	1955	1	Replacement vinyl windows, replacement garage door	1753	
020-292-07	101 N Stine Rd	1955	3	Front entry addition, replacement and resized front door, some replacement aluminum windows	1753	

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
19 Candy St	Amalia N. Brewer	19 Candy St / Bakersfield, CA 93309
22 Candy St	Leonard J. and Irene Terry	3801 Bryn Mawr Dr. / Bakersfield, CA 93305
100 Candy St	Consuelo Rodriguez	100 Candy St. / Bakersfield, CA 93309
101 Candy St	Kimberly Burke	5509 Roy Ann Ave / Bakersfield, CA 93307
104 Candy St	John C. and Deborah J. Wilburn	104 Candy St. / Bakersfield, CA 93309
105 Candy St	Theresa A. Upton	105 Candy St / Bakersfield, CA 93309
108 Candy St	Jeanette A. Antrim	n/a
109 Candy St	Sachiko Thomas	109 Candy St / Bakersfield, CA 93309
112 Candy St	Michael S. and Joy I. Henderson	112 Candy St. / Bakersfield, CA 93309
113 Candy St	Donato Rivera	2040 Torrey Dr / Bakersfield, CA 93312
116 Candy St	Thelma J. Davis	116 Candy St. / Bakersfield, CA 93309
117 Candy St	Gordon T. Dole SEP PROP	12850 Allen Ln / Bakersfield, CA 93312
120 Candy St	Sylvia Ann Burciaga	120 Candy St. / Bakersfield, CA 93309

Property Address	Owner	Owner Address
121 Candy St	Blanche Jane Coryell	PO Box 1001 / Seymour, IN 47274
124 Candy St	Citigroup Mtg Loan Trust 2006-HE2	n/a
125 Candy St	Debra Lynn Cormier	125 Candy St / Bakersfield, CA 93309
128 Candy St	Sue Ann Burner	128 Candy St. / Bakersfield, CA 93309
129 Candy St	Thomas Mojica and Maria Quijas	129 Candy St / Bakersfield, CA 93309
132 Candy St	John R. Hazlett	132 Candy St. / Bakersfield, CA 93309
133 Candy St	Sigifredo G. Mendoza & Maria Molina	133 Candy St. / Bakersfield, CA 93309
136 Candy St	Velma J. Turner	136 Candy St. / Bakersfield, CA 93309
137 Candy St	Jeanette Ann Antrim	137 Candy St. / Bakersfield, CA 93309
140 Candy St	Manning Richards	140 Candy St. / Bakersfield, CA 93309
141 Candy St	Rolando Rodriguez	141 Candy St. / Bakersfield, CA 93309
145 Candy St	Mark and Stephanie Burgess	15816 Sammie Ave. / Bakersfield, CA 93314
1 Dunlap St	North Star IRA Properties LLC	2 Hidden Ln. / Bakersfield, CA 93309
2 Dunlap St	William R. Edmonds	3601 Redlands Dr. / Bakersfield, CA 93306
5 Dunlap St	Denise M. Moore	30198 Peterson Rd. / McFarland, CA 93250
6 Dunlap St	Thelma Vinson	6 Dunlap St. / Bakersfield, CA 93309
9 Dunlap St	George E. Perry	9 Dunlap St. / Bakersfield, CA 93309
10 Dunlap St	Robert A. and Sheila J. Broun	10 Dunlap St. / Bakersfield, CA 93309
13 Dunlap St	Carolyn Marie Goen	13 Dunlap St. / Bakersfield, CA 93309
14 Dunlap St	Lorena Alvarez	14 Dunlap St. / Bakersfield, CA 93309
17 Dunlap St	Chappell Munoz	425 Chappel Rd. / Watsonville, CA 95076
18 Dunlap St	Charles E. and Mary N. Files	18 Dunlap St. / Bakersfield, CA 93309
21 Dunlap St	Trinidad Ramos	4728 Frazier Ave. / Bakersfield, CA 93309
22 Dunlap St	Javier Perez	22 Dunlap St. / Bakersfield, CA 93309
100 Dunlap St	Leticia M. Villegas and Bernardo S. Ramirez	100 Dunlap St. / Bakersfield, CA 93309
101 Dunlap St	Juan M. Perez	101 Dunlap St. / Bakersfield, CA 93309
104 Dunlap St	Keith E. and Paula G. Gregoire	104 Dunlap St. / Bakersfield, CA 93309
105 Dunlap St	Augustin and Sonia Miranda	105 Dunlap St. / Bakersfield, CA 93309
108 Dunlap St	Donald and Linda Sigel	108 Dunlap St. / Bakersfield, CA 93309
109 Dunlap St	Darlene Carol Simpson	109 Dunlap St. / Bakersfield, CA 93309
112 Dunlap St	Zelma D. McDonald	2228 W. 18th St. / Yuma, AZ 85364
113 Dunlap St	Pamela Roberts	113 Dunlap St. / Bakersfield, CA 93309
116 Dunlap St	Donna and Theodore J. Maropulos	116 Dunlap St. / Bakersfield, CA 93309
117 Dunlap St	Joanna Estrada	117 Dunlap St. / Bakersfield, CA 93309
120 Dunlap St	Rawland L. Sorensen	2512 Newport Ln. / Bakersfield, CA 93309
121 Dunlap St	Arturo Q. and Maria R. Lozano	121 Dunlap St. / Bakersfield, CA 93309
124 Dunlap St	Anna Luz Barraza	124 Dunlap St. / Bakersfield, CA 93309
125 Dunlap St	Cathy A. Jestice	125 Dunlap St. / Bakersfield, CA 93309
128 Dunlap St	Reid and Cheryl Ann Hyde	1005 Sussex Cir. / Bakersfield, CA 93311
129 Dunlap St	Carl S. Nanto	129 Dunlap St. / Bakersfield, CA 93309
132 Dunlap St	Wilbert A. Lawrence	132 Dunlap St. / Bakersfield, CA 93309
133 Dunlap St	Ana Ramirez	133 Dunlap St. / Bakersfield, CA 93309
136 Dunlap St	Jorge Huerta	136 Dunlap St. / Bakersfield, CA 93309
137 Dunlap St	Nunez Family	137 Dunlap St. / Bakersfield, CA 93309
140 Dunlap St	Milton J. and Kimberly G. Campos	140 Dunlap St. / Bakersfield, CA 93309
141 Dunlap St	Jesse and Sandra E. Hernandez	141 Dunlap St. / Bakersfield, CA 93309

Property Address	Owner	Owner Address
144 Dunlap St	Frankie D. James	144 Dunlap St. / Bakersfield, CA 93309
4200 Joseph Dr	Helen Chancellor	4200 Joseph Dr. / Bakersfield, CA 93309
4204 Joseph Dr	William and Jasmine Reed	4204 Joseph Dr. / Bakersfield, CA 93309
4208 Joseph Dr	Larry and Kay Roussel	PO Box 3023 / Shell Beach, CA 93448
4212 Joseph Dr	Leonard A. Welte	12700 Benbrook Pl. / Bakersfield, CA 93312
4300 Joseph Dr	Leonard A. and Denise Welte	12700 Benbrook Pl. / Bakersfield, CA 93312
4304 Joseph Dr	Teodulo and Virginia Ortiz	227 Mahoney Ave. / Oak View, CA 93022
4308 Joseph Dr	Gloria A. Cortez	4308 Joseph Dr. / Bakersfield, CA 93309
4312 Joseph Dr	Jose D. Arias, Jr.	4312 Joseph Dr. / Bakersfield, CA 93309
4400 Joseph Dr	William James Laybhen	4400 Joseph Dr. / Bakersfield, CA 93309
4404 Joseph Dr	Eddie L and Debra Ann Ramey	4404 Joseph Dr. / Bakersfield, CA 93309
1 Morrison St	Lorraine H. Hawley	1 Morrison St. / Bakersfield, CA 93309
2 Morrison St	Joyce Ferguson	500 Malibu Ct. / Bakersfield, CA 93309
6 Morrison St	Viron Trout and Ruby Muzquiz	6 Morrison St. / Bakersfield, CA 93309
7 Morrison St	Gary E. and Wendi Krause	7 Morrison St. / Bakersfield, CA 93309
10 Morrison St	John and Leticia Davis	880 Sycamore Canyon Rd. / Paso Robles, CA 93446
11 Morrison St	James H. and Veronica P. Johnston	11 Morrison St. / Bakersfield, CA 93309
14 Morrison St	Ana Martinez	121 Dunlap St. / Bakersfield, CA 93309
15 Morrison St	Melinda and Brian Malfitano	15 Morrison St. / Bakersfield, CA 93309
18 Morrison St	May C. Lee	18 Morrison St. / Bakersfield, CA 93309
19 Morrison St	Timothy D. and Bonnie C. Doyle	19 Morrison St. / Bakersfield, CA 93309
22 Morrison St	Mary Louise Wiley	22 Morrison St. / Bakersfield, CA 93309
25 Morrison St	Irene R. Cope Survivors	504 N. Racetrack Rd. / Henderson, NV 89015
26 Morrison St	Ryan D. and Carrie S. Zaninovich	10115 Hurlingham Dr. / Bakersfield, CA 93312
100 Morrison St	Jeffrey I. and Victoria R. Munoz	100 Morrison St. / Bakersfield, CA 93309
101 Morrison St	Brenda Thompson	101 Morrison St. / Bakersfield, CA 93309
104 Morrison St	Wells Fargo Bank	3476 Stateview Blvd. / Fort Mill, SC 29715
105 Morrison St	Perla Maria Alvarez	105 Morrison St. / Bakersfield, CA 93309
108 Morrison St	Guillermo G. Sanchez	108 Morrison St. / Bakersfield, CA 93309
109 Morrison St	Matthew N. and Maureen T. Sliter	505 Charlana Dr. / Bakersfield, CA 93308
112 Morrison St	Mark and Stephanie Burgess	15816 Sammie Ave. / Bakersfield, CA 93314
113 Morrison St	Fernando and Gloria Quintanilla	3008 Evans Way / Bakersfield, CA 93313
116 Morrison St	Miles Dearth	116 Morrison St. / Bakersfield, CA 93309
117 Morrison St	Curtis and Crystal James	117 Morrison St. / Bakersfield, CA 93309
120 Morrison St	Genaro and Maria Garza	120 Morrison St / Bakersfield, CA 93309
121 Morrison St	Salvador and Barbara Sandoval	121 Morrison St. / Bakersfield, CA 93309
124 Morrison St	Marta Arriaza	124 Morrison St / Bakersfield, CA 93309
125 Morrison St	Marcus L. Tassey	125 Morrison St. / Bakersfield, CA 93309
129 Morrison St	Amanda Klawitter	129 Morrison St. / Bakersfield, CA 93309
133 Morrison St	Jann H. and James P. Kays	133 Morrison St. / Bakersfield, CA 93309
137 Morrison St	Wells Fargo Bank	1610 E. Saint Andrew Pl. / Santa Ana, CA 92705
141 Morrison St	CWABS, Inc. Series 2005-13	n/a
145 Morrison St	John Rodriguez, Jr.	145 Morrison St. / Bakersfield, CA 93309
149 Morrison St	Harold and Margaret Yeager	149 Morrison St. / Bakersfield, CA 93309
1 N Stine Rd	Nam and Maria T. Bui	2030 Chester Ave. / Bakersfield, CA 93301
2 N Stine Rd	Walter Li	PO Box 1484 / Bakersfield, CA 93302

Property Address	Owner	Owner Address
6 N Stine Rd	Bear Stearns Asset 2006-PC1	n/a
7 N Stine Rd	Marc Wenrich	1924 SE 131st Ave. / Vancouver, WA 98683
10 N Stine Rd	Amando A. and Amanda Mata	10 N. Stine Rd. / Bakersfield, CA 93309
11 N Stine Rd	Maribel Flores	719 N. St. / Bakersfield, CA 93304
14 N Stine Rd	David and Lisa R. Williams	14 N. Stine Rd. / Bakersfield, CA 93309
15 N Stine Rd	Eric Brian Stratton	15 N. Stine Rd. / Bakersfield, CA 93309
18 N Stine Rd	Lois Kathryn Burens	18 N. Stine Rd. / Bakersfield, CA 93309
19 N Stine Rd	David R. Tellez	19 N. Stine Rd. / Bakersfield, CA 93309
22 Stine Rd	Lorenzo Gonzalez	22 N. Stine Rd. / Bakersfield, CA 93309
23 N Stine Rd	Billie Ray and Darla I. Cook	6315 Tobago Ct. / Bakersfield, CA 93313
26 Stine Rd	Jenkins Family	584 C L Fleming Cir. / Corona, CA 92881
27 N Stine Rd	Ladera Public Unity Trust 27	PO Box 27740 / Las Vegas, NV 89126
30 N Stine Rd	1208 White Lane LLC	2001 Solar Dr #225 / Oxnard, CA 93036
100 N Stine Rd	Chuck Bergeron	100 N Stine Rd / Bakersfield, CA 93309
101 N Stine Rd	Williams & Associates Inc	7517 Live Oak Way / Bakersfield, CA 93308

B10. Significance (continued):

A large subdivision west of Stine Canal had recently opened and hundreds of Bakersfield families quickly inhabited the residences. This part of the greater Bakersfield area was rapidly becoming a hub of residential development, meeting a demand for new houses and satisfying the desire of many Bakersfield citizens to purchase their own home. Many of the new neighborhoods featured Ranch-style houses, a popular architectural choice appreciated by developers and homebuyers alike.

The developers of Stockdale Manor, however, had something slightly different in mind. Dunlap and Morrison, who were based in the Orange County City of Buena Park, envisioned what they called a total living experience for their home buyers. They wanted to turn the entire lot into an indoor-outdoor living space allowing residents to make use of every square foot. They envisioned sliding glass doors and large windows to allow natural light inside and to provide easy flow from inside the home to the outside living area. They foresaw an outdoor patio with a certain degree of shelter from the hot Southern California sun but one that also led seamlessly onto the backyard lawn. The developers believed families/occupants would be more inclined to use the outdoor space if it was built for them,. This indoor-outdoor living was a tenet of a larger design goal. Dunlap and Morrison wanted their homes to have a Contemporary design, a trend that was becoming ever more popular in postwar Southern California. While the Contemporary style houses were never built in the same quantity as Ranches, numerous builders throughout the region, and across the country, applied the style's sleek designs to their tract homes. The architecture played on modernist themes that produced dwellings with exposed structural materials, low-pitch or flat roofs and, above all, a highly functional and efficient layout. To achieve this objective, Dunlap and Morrison hired Pasadena-based architectural firm Smith and Williams. This was a natural fit. Whitney R. Smith and Wayne R. Williams shared the developers' vision for developing modernist subdivision. Indeed, Smith and Williams had gained a reputation for their post-and-beam modern designs in residential communities throughout Southern California.[1]

In the years before Smith and Williams developed Stockdale Manor in Bakersfield's burgeoning suburbs, the architectural duo gained experience in Southern California's flourishing field of modernist architecture. Smith, who preceded Williams in the profession by more than a decade, made a name for himself as a solo architect by the 1940s. He was raised and educated

[1] "Million Dollar Tract Planned in Southwest," *Bakersfield Californian*, May 29, 1954; "Construction of 258 Stockdale Manor Residences Gets Under Way," *Bakersfield Californian*, September 25, 1954; "Kern County Leaders Hail Stockdale Manor, Total Living House Program," *Bakersfield Californian*, October 23, 1954; "Stockdale Manor Said Unusually Well Received," *Bakersfield Californian*, November 13, 1954; "Stockdale Manor Sales Pass 1 Million Mark on Preview Eve," *Bakersfield Californian*, December 11, 1954; "Stockdale Manor" [advertisement], *Bakersfield Californian*, May 9, 1955; "Ted Smith Wins Stockdale Manor Sales Manager," *Bakersfield Californian*, May 14, 1955; "Stockdale Manor Site is Popular," *Bakersfield Californian*, June 11, 1955.

in Southern California where he was surrounded by a wealth of architectural creativity. Smith was born in Pasadena in 1911, only a few years after Greene and Greene designed the city's famed Craftsman-style Gamble House. He studied at the University of Southern California in the early 1930s, as architects like Richard Nuetra and Rudolph Schindler were transforming Los Angeles with their distinctly modernist designs. Upon graduation in 1934, Smith worked in San Francisco and on the East Coast before returning to Southern California to work with a variety of local architects. Smith's successes in the early 1940s led the creators of the Case Study House program to hire him to design two houses. In accepting the commission, Smith joined the ranks of Charles Eames, William Wurster and Neutra, all of whom designed widely acclaimed houses for the program.[2]

The goal of Case Study House, which was documented in *Arts + Architecture* magazine, was to engage celebrated architects to develop relatively affordable modernist houses that could be used as models for larger residential housing projects. The hope was to influence the way home builders designed houses in the postwar residential boom. It was a success in promoting modern architecture, but the program did not directly bring about a broad change in residential architecture. Smith's two designs appeared in *Arts + Architecture* in 1945 and 1946, but neither was actually built. Nevertheless, many architectural elements featured in his and other's designs were employed in postwar subdivision houses throughout the region and country. The Loggia House (Case Study House #5), for example, featured a large central courtyard, called the loggia, with full-height windows and sliding glass doors that led to the separate living quarters and the garden, all situated under a flat roof. The bedrooms and living space were also linked to the outdoors with floor-to-ceiling windows and sliding glass doors. His follow-up design for the program, known as the Lath House (Case Study House #12) for its extensive use of slatted wood trellis for shade and privacy, featured an L-shaped footprint with full-height walls of glass. Indeed, the main entrance was designed as a glass door. Elements like window walls, large sliding glass doors, flat roofs, open floor plans and an emphasis on the connection between indoors and outdoors were all used with great success on tract houses in the 1950s and 1960s.[3]

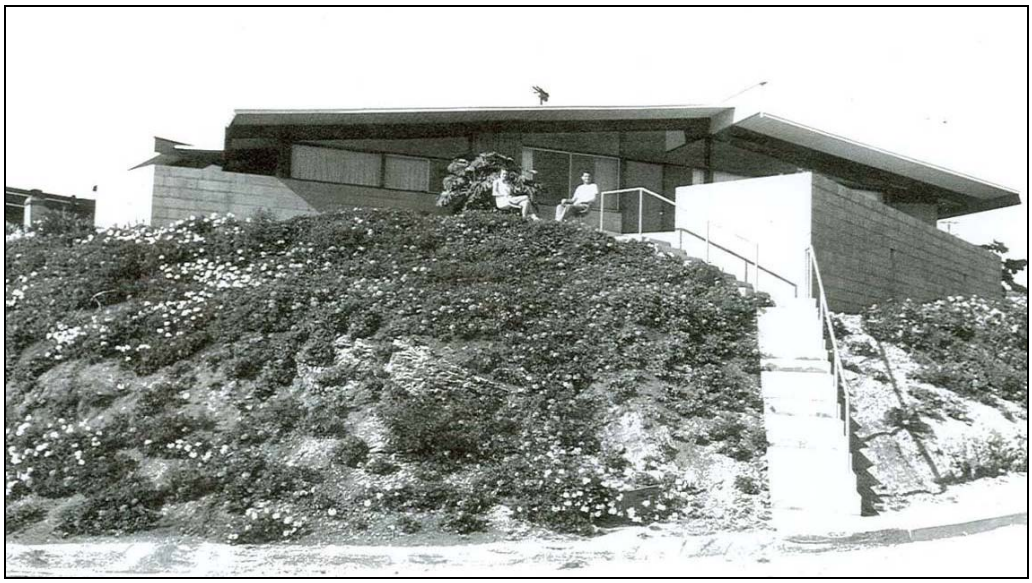


Figure 1. 12401 W. Deerbrook Lane, Los Angeles, Hamma House, Historic-Cultural Monument No. 797.[4]

[2] Whitney R. Smith, *Architects Roster Questionnaire*, 1946; Dennis McLellan, "Whitney Smith, 91; Pioneer in Modernist Architecture," *Los Angeles Times*, April 28, 2002; Historic Resources Group & Pasadena Heritage, "Cultural Resources of the Recent Past Historic Context Report, City of Pasadena," October 2007, 96-97; W.L. Blair, ed,. *Pasadena Community Book* (Pasadena: Arthur H. Cawston, 1947), 226-227.

[3] "Case Study House #5," *Arts & Architecture*, April 1946, 44-46; "Case Study House #12," *Arts & Architecture*, February 1946, 44-47; Elizabeth A. T. Smith, ed., *Blueprints for Modern Living: History and Legacy of the Case Study Houses* (Los Angeles: The Museum of Modern Art, 1989), 22-23, 48, 57, 235; "Can We Expect 'Miracles' in Postwar Houses?" *Los Angeles Times*, August 5, 1945.

[4] City of Los Angeles, Department of City Planning, Historic-Cultural Monument (HCM) Report, accessed at http://cityplanning.lacity.org/complan/hcm/dsp_hcm_result_CityALL.cfm on June 28, 2011.

While the Case Study House program failed to significantly influence home-builders, one co-operative community in the hills above Los Angeles embraced the idea of a large housing development based on modernist designs, and Smith became one of its chief architects. The Mutual Housing Authority (MHA) envisioned a community of 500 houses on 800 hillside acres, all designed to fit their collective modernist ideals. The organization leaders approached several well-known architects, including Nuetra, who wanted $10,000 for preliminary drawings, before choosing architects Smith and A. Quincy Jones and structural engineer Edgardo Contini. The goal for MHA's Crestwood Hills neighborhood was to employ improved postwar home-building techniques to efficiently develop reasonably priced houses. In reality, cost overruns in developing the neighborhood bankrupted two construction companies, and the project was cut short. Indeed, while each house was projected to cost $4,000, the cheapest totaled three times that amount. Only 160 houses were ever built to the original designs. Despite the financial miscalculations, many of the existing houses are highly regarded for their architectural merits. Several residences, including the Hamma House at 12401 W. Deerbrook Lane (Figure 1), are now designated Los Angeles Historic-Cultural Monuments. With its broad, low-slung roof line, exposed and projecting structural beams, and large glass walls, the Hamma House exhibits many of the elements used in Jones' and Smith's later designs. Moreover, the architects learned from the poorly executed project: Jones joined successful home builder Joseph Eichler to develop some of the most well-known Contemporary-style tract houses in the postwar California, while Smith partnered with architect Wayne Williams, who had been his student at USC and helped design some of the Crestwood Hills homes. Smith and Williams got started with several successful residential subdivisions in the 1950s, but quickly broadened their portfolio with designs for commercial, educational and religious buildings. Whereas Jones appears to have substantially adopted the designs of Crestwood Hills into his Eichler Homes, Smith was a bit more reserved in his subdivisions. Instead, Smith and Williams used some specific elements, like large windows and exposed structural beams, on their modestly designed tract homes. Nevertheless, their somewhat conservative approach proved successful in the postwar period.[5]

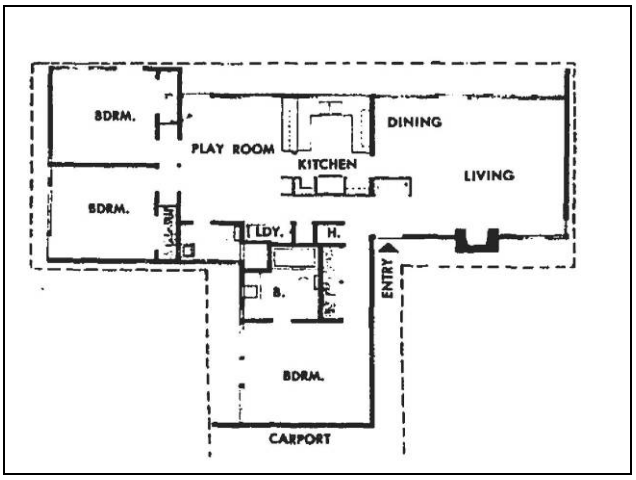


Figure 2. Floor plan for Blue Ribbon Tract home features separate wings for living area, children's rooms, and parents' room.

Figure 3. Interior of Blue Ribbon Tract home with transom windows over sliding glass door in playroom adjacent to the kitchen and in living room on far right.[6]

[5] Cory Buckner, *A. Quincy Jones* (New York: Phaidon Press Limited, 2002), 13-15, 88-99; David Weinstein, "Loving the Highlife: Cooperative housing pioneer to landmark honors—Crestwood Hills savors its affection for modernism," *CA Modern*, accessed at www.eichlernetwork.com on June 27, 2011; "Mutual Housing Association: A Project for Five Hundred Families in Crestwood Hills," *Arts & Architecture*, September 1948, 30-32; "Project Opens Pilot House," *Los Angeles Times*, February 13, 1949; "500-Home Tract to be Opened," *Los Angles Times*, May 29, 1949; Harold Zellman and Roger Friedland, "Broadacre in Brentwood? The Politics of Architectural Aesthetics," in *Looking for Los Angeles: Architecture, Film, Photography, and the Urban Landscape*, ed. Charles G. Salas and Michael S. Roth (Los Angeles: Getty Publications, 2001), 167-210.

[6] "Architects Salute 7 Fine Homes," *Popular Science Monthly* 166:4 (April 1955), 100.

After forming Smith and Williams in 1949, the architects built a flourishing architectural firm in the early 1950s based in part on several successful subdivisions built throughout Southern California. While these residential neighborhoods were relatively modest in house size, cost and design compared to Crestwood Hills, they nonetheless included some of the key elements found in Smith's earlier designs. The projects consisted of a couple hundred houses with varying degrees of modernist elements. In 1954, Smith and Williams designed a well-received subdivision in the San Fernando community of Reseda. Blue Ribbon Tract was among their more elaborate subdivision projects, although it was relatively restrained in light of their other work. The houses featured open floor plans centered on a versatile playroom (Figure 2). Three wings of the house projected outward from the playroom. The master bedroom was isolated at the street-end of the house, while the living room and children's rooms flanked the play room with access to the backyard. Sliding glass doors were used throughout the residence to provide that indoor-outdoor effect. To add a little more light into the house, these glass doors and several windows were topped with a transom windows (Figure 3). This soon became known as the popular "walls of glass" prominently featured in advertisements of future Smith and Williams subdivisions.[7]

The American Institute of Architects (AIA) liked what the Pasadena architects had done in Reseda and honored Smith and Williams the National Award of Merit. Magazines like *Popular Science* praised the architects' work and ability to design affordable modern houses. Smith and Williams followed Blue Ribbon Tract with the popular Sherwood Forest, an Orange County subdivision they developed in 1955 that also won them the AIA's National Award of Merit. Other subdivisions designed by Smith and Williams during this period were located in Anaheim, Garden Grove and Bakersfield, but none were as successful within the profession as Blue Ribbon Tract. The houses in the different subdivisions appeared similar from the street; a plan for a Garden Grove house that was showcased in a newspaper advertisement, for example, is very similar to a plan for Stockdale Manor houses (Figures 4 and 5). They often featured many of the same elements of modern designs, such as sliding glass doors, exposed beams and wood planks for interior ceilings and low-pitch gable or flat roofs. Some included larger windows and transoms. They also exhibited features common in typical tract houses, such as an L-shaped plan with a projecting two-car garage on a roughly rectangular lot. But the houses also differed from Blue Ribbon Tract and one another. The use of windows and exposed beams, for example, was less pronounced in Stockdale Manor than other subdivisions. This may have helped keep housing prices down, and allowed Dunlap and Morrison to sell Stockdale Manor houses to veterans with no down payment.[8]

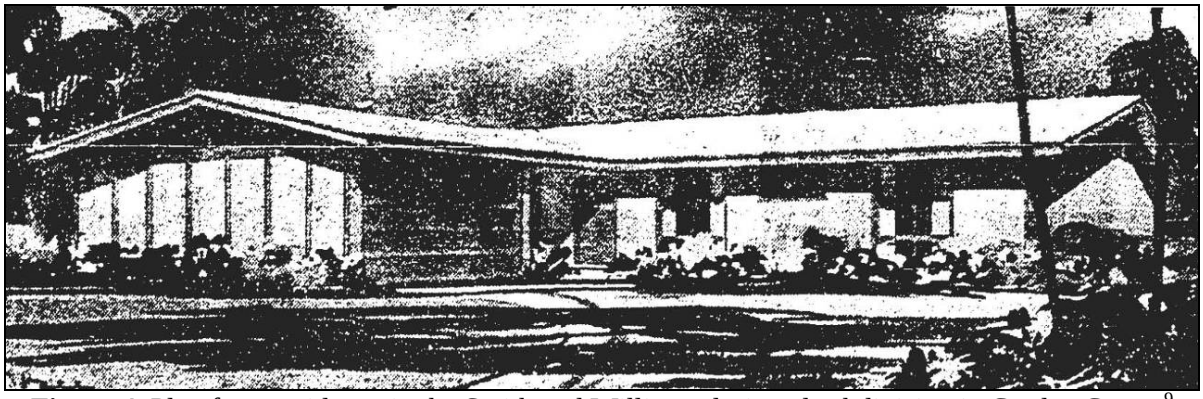


Figure 4. Plan for a residence in the Smith and Williams designed subdivision in Garden Grove.[9]

[7] "San Marino Model House Open for Public Inspection," *Los Angeles Times*, January 14, 1951; Esther McCoy, "Prize-Winning Work, AIA," *Los Angeles Times*, August 29, 1954; Barbara Lenox, "Plan on a Play Room," *Los Angeles Times*, September 5, 1954; "Plans Allow Added Rooms," *Los Angeles Times*, October 3, 1954.

[8] "Halecrest" [advertisement], *Los Angeles Times*, July 4, 1954; "Opening Is Announced for Second Unit of Project," *Los Angeles Times*, April 3, 1955; "Sherwood Forest" [advertisement], *Los Angeles Times*, June 12, 1955; "Grand Opening Plans Set for Home Project," *Los Angeles Times*, July 31, 1955; "Home-Purchase Terms at Development Told," *Los Angeles Times*, August 7, 1955; "Southland Builder Wins National Award," *Los Angeles Times*, October 23, 1955; Esther McCoy, "'What I Believe…' A Statement of Architectural Principles," *Los Angeles Times*, January 8, 1956; "Stockdale Manor" [advertisement], *Bakersfield Californian*, May 9, 1955; "Architects Salute 7 Fine Homes," *Popular Science Monthly* 166:4 (April 1955), 100.

[9] "Grand Opening Plans Set for Home Project," *Los Angeles Times*, July 31, 1955.

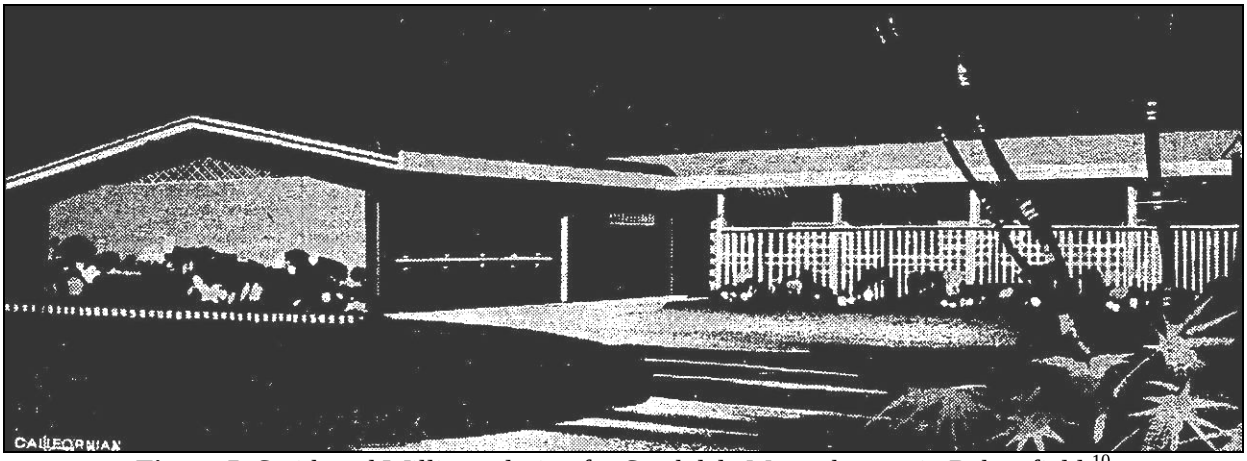


Figure 5. Smith and Williams design for Stockdale Manor houses in Bakersfield.[10]

Residential subdivisions, like Stockdale Manor, were only one part of a broad portfolio of work for Smith and Williams. Indeed, they became more widely known in the late 1950s and 1960s for their work on commercial buildings and private residences. Their South Pasadena office, built in 1957 at 1414 South Fair Oaks Boulevard, was a collaborative effort with landscape architect Garrett Eckbo, who won high honors during his career.[11] They also designed a Mobil Gas Station near Anaheim's Disneyland in 1956 that gained the attention of architectural photographer Julius Shulman, who used the station as the setting of one his striking photographs.[12] In 1965, Smith and Williams designed the Friend Paper Company building at 100 Green Street in Pasadena. For this building, the architects employed a folded plate roof that projected over the sidewalk and sat atop full-height glass walls.[13] In the 1950s, they also designed several private homes in the Pasadena area, including their own residences. The architects clearly set aside restraint when preparing plans for a single residence. Even in small homes, such as Sales House in Pasadena completed in 1953, Smith and Williams employed more elaborate modernist techniques. Walls were actually filled from top to bottom and side to side with glass or doors, and skylights provided additional natural lighting (Figure 6). The Sales House featured exposed structural beams throughout the building, built-in furniture, and a three-wing design intended to offer a private master retreat, a central living space, and an open children's play area with access to the outside. This design was clearly influential in Smith and Williams' later Blue Ribbon Tract homes.[14] These important contributions to architecture led directly to the AIA bestowing upon Smith its highest honors when in 1957 the organization elected Smith to the College of Fellows. Williams joined Smith as a Fellow when the AIA elected him in 1964. Their collaboration in designing modernist residential, commercial and religious buildings ended in 1973 when the partnership dissolved and the architects began separate private practices.[15]

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[10] "Construction of 258 Stockdale Manor Residences Gets Under Way," *Bakersfield Californian*, September 25, 1954.

[11] California State Historic Preservation Office received a nomination for Smith and William's office, but it was withdrawn because Williams was alive at the time, and the NRHP had a policy that excluded properties that were eligible for associations with living persons; see, Miliford Wayne Donaldson, "Countering the Dead Architects' Society," *Preservation Matters: The Newsletter of the California Office of Historic Preservation*, 2:1 (Winter 2009), 2.

[12] The Mobil Gas Station was demolished.

[13] The building is locally designated as a City of Pasadena Landmark; see City of Pasadena, Planning Division, Design and Historic Preservation, "Designated Historic Properties – City of Pasadena: Historic Properties List," accessed online at http://ww2.cityofpasadena.net/planning/deptorg/dhp/pdfs/CombinedDesignations.pdf on July 19, 2011.

[14] "Safety for Children – Privacy for Adults," *Architectural Record* 113:6 (June 1953), 166-169.

[15] Claire Noland, "Wayne R. Williams, 1919-2007: Award-Winning Architect left Modernist Imprint Across the Southland," *Los Angeles Times*, December 9, 2007; Tony Illia, "Wayne Williams, So Cal Modernist, dies at 88," *Architectural Record* 196:2 (February 2008), 34; Dennis McLellan, "Whitney Smith, 91; Pioneer in Modernist Architecture," *Los Angeles Times*, April 28, 2002; Historic Resources Group & Pasadena Heritage, "Cultural Resources of the Recent Past Historic Context Report, City of Pasadena," October 2007, 96-97; George S. Koyl, ed., *American Architects Directory* (New York: R. R. Bowker Company, 1955), 521, 609; George S. Koyl,

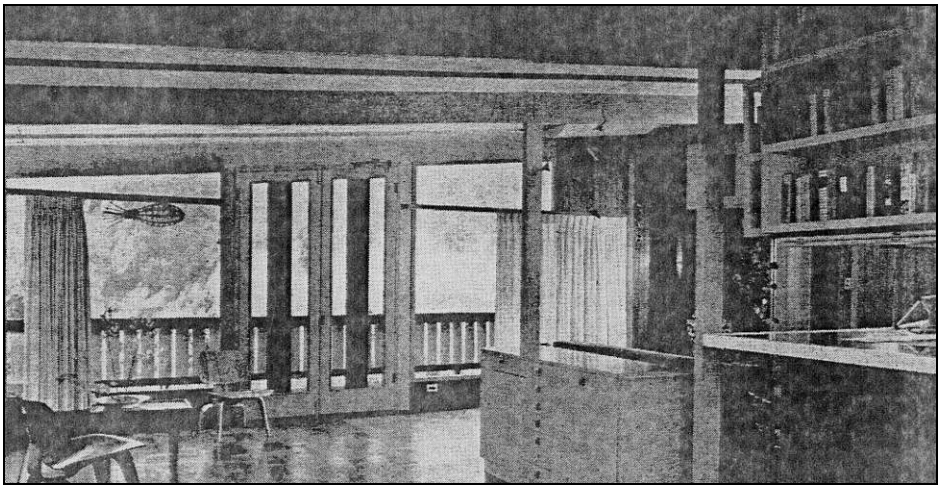

Figure 6. Sales House living room, showing wall of windows with double glass door.[16]

In Bakersfield, the Smith and Williams-designed Stockdale Manor was well received by Bakersfield citizens, who were still experiencing a severe housing shortage and rushed to buy the affordable modernist houses. Nearly three-quarters of the properties were sold even before the Dunsmor Construction Company finished the model homes. Veterans could buy a $11,250 house with as little as $250 in closing costs, a factor that certainly played into the success of the subdivision. But the neighborhood certainly attracted non-veterans as well. By 1956, most of the houses were occupied by a range of occupations with their families, nearly all of whom owned their property. Many of the residents that year worked for one of several oil companies operating in the area, including Richfield Oil, Shell Oil, and Standard Oil. Their jobs ranged from mechanic and derrickman to laboratory technician and paleontologist. The houses were also occupied by teachers, salesmen, grocery clerks, bank tellers, state highway patrol officers, an ironworker, cook, welder and a conductor for the Santa Fe Railway. When the first tract, Tract 1753, was completed, continuing demand drove Dunlap and Morrison to immediately start work on the second, Tract 1750. In 1956, Dunlap and Morrison submitted plans for Tract 1751, and the houses were built the following year, completing development of Stockdale Manor.[17]

Smith and Williams' work on subdivisions coincided with the zenith in tract house development. The practice of subdividing land to construct a collection of similar "tract" houses did not become widespread until after World War II. Prior to the war, developers instead sold lots to individual buyers who then built their own "custom" home. These houses may have been modeled after a common architectural design or designed by a local architect in his or her own identifiable style, but they were generally not architecturally interrelated. Before 1945, subdivisions predominately had rectilinear street configurations and parcels were for the most part uniform in size and shape. The trends in residential development changed, however, during the post-war era. Subdivision planners began to employ curvilinear and cul-de-sac streets, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and a boom in housing demand led to the mass production of building materials, more rapid building construction, and a uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or at least shared similar characteristics. Additionally, many communities had adopted reformed zoning laws to segregate uses. Each specific classification (residential, commercial, industrial) was allocated to certain areas with stipulated development standards and limitations. For example, single family residences were no longer constructed adjacent to a commercial strip or industrial yard.

Stockdale Manor incorporates many aspects of postwar tract housing development. The houses are similar in style, size, and layout. While there are three distinguishable types, the differences between the types are small. In one type (as discussed in section P3a. Description), a projecting garage has a door parallel to the road, while another type features a door situated

ed., *American Architects Directory*, 2nd ed. (New York: R. R. Bowker Company, 1962), 658, 766; John F. Gane, ed., *American Architects Directory*, 3rd ed. (New York: R. R. Bowker Company, 1970), 856, 858, 997.

[16] "Safety for Children – Privacy for Adults," *Architectural Record* 113:6 (June 1953), 169.

[17] R.L. Polk, *Polk's Bakersfield California City Directory 1956* (Los Angeles: R.L. Polk and Co. Publishers, 1956).

perpendicular to the street. The final type is located on corner lots or at the end of cul-de-sacs, and features detached garages. In all houses, though, the living space has a rectangular footprint. With the attached garage, most houses feature an L-shaped plan. The roofs are either low-pitched gable or flat, and windows on the front façade are relatively small. Some houses feature transom lights on rear or side façades. Some include decorative elements in gable ends, such as wood lattice work. While the houses are located along mostly rectilinear streets, the tract is set at an angle, and includes cul-de-sacs at the southern end. The parcels are generally uniform in shape and size. The basic layout of the tract and streets has undergone relatively minimal changes since its development, but most of the individual components (that is, the houses themselves) have been altered. The modifications of individual resources are detailed in section P3a. Description, and generally include replacement windows (often different material or modified configuration and size), new doors, and replacement siding and roofing material. More substantial changes to the buildings include room additions, converted spaces, the construction of carports and the addition of outbuildings.

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria. The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[18]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[19] This subdivision is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under this criterion. Stockdale Manor is a relatively large residential subdivision consisting of more than 250 parcels when it was first developed. However, while the entire subdivision is larger than most tracts, its size is only slightly larger than many other Bakersfield subdivisions and generally pales in comparison to subdivisions elsewhere in the state and country that included thousands of houses. It was developed using standard building techniques of the era over a period of two years, a decade after the end of World War II. Stockdale Manor does not appear to be significant for its association with important historic events. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[20] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[21] Research indicated that no individuals significant to history had important associations with the tract.[22]

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[18] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[19] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[20] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[21] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[22] State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); *Polk's Bakersfield California City Directory 1955-1957* (Los Angeles: R.L. Polk and Co. Publishers, 1955-1957.

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The subdivision is a modest example of postwar subdivision design, featuring many of the standard characteristics found in subdivisions throughout Bakersfield and California. Moreover, the subdivision features very modest examples of a general architectural style that has come to be known as Contemporary or Mid-Century Modern architecture. This style is a derivative of the International Style, popular in the prewar period custom-built residences especially in Southern California. In the postwar period, several developers including Smith and Williams, applied several of the modernist themes used in the International Style on tract houses. The style often featured post-and-beam construction with low-pitch or flat roofs, or sometimes an inverse gable roof. Fenestration was an important aspect of Contemporary houses. Windows were abundantly used to allow natural light to flow throughout the house. Frequently, several walls would feature floor-to-ceiling stacked windows that stretched nearly the entire length of the wall. Large sliding glass doors allowed easy access to a backyard patio. Clerestory windows were often tucked into gables to increase the connection between the indoors and outdoors. Exterior walls on a house more often than not featured a limited number of materials, but they could range from wood and stucco to brick, stone and concrete. Structural materials such as roof beams were left unadorned both on the interior and exterior, and often projected past the roofline. The tract house was a popular type of house that became particularly popular in the postwar period because it was relatively inexpensive the build and could be rapidly developed with hundreds or thousands of other houses just like it. These houses often lacked the individuality found in custom-designed residences. Moreover, architects frequently refrained from using more elaborate elements in an attempt to save cost. Developers in postwar California primarily used the Ranch-style for tract houses. In Southern California, however, Contemporary style houses also gained popularity. They were believed to fit nicely with the mild-to-warm climate for which the Southland had become known.[23]

The houses in Stockdale Manor are modest example of Contemporary tract houses. The modernist elements employed in the designs of these houses are minimal. They lack the distinction found on other examples of Contemporary tract homes by developers such as Eichler and architects like A. Quincy Jones and the firm Anshen + Allen who worked with Eichler. While Eichler homes are arguably the high standard when it comes to California Contemporary houses, the Stockdale Manor homes are modest even in comparison to other Smith and Williams tract homes, such as the Blue Ribbon Tract homes, which featured a more considered floor plan and architectural details (see Figures 2 and 3). The houses in Stockdale Manor include only a few of these elements, including sliding glass doors, low-pitch or flat roofs — sometimes with an inverse gable — and, infrequently, exposed structural beams. When the subdivision was first opened, advertisements claimed the houses featured walls of glass. In reality, this appears to be a sliding glass door or glass panel door located on the rear wall linking the living room to the backyard patio. Moreover, these elements were employed in a modest manner, giving the houses an unremarkable overall appearance. The front of the houses are dominated by a projecting two-car garage, and aside from the sliding glass door, the windows are small and placed in traditional locations. Some of the houses include exposed structural beams, but these rarely extend beyond the roofline. On whole, Stockdale Manor is not important examples of Contemporary architecture. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar or the same as many others in the same tract and elsewhere in the region and country.[24] None of the individual residences in this tract represent important examples of a general architectural style. The houses contain elements of the Contemporary style architecture.

Neither the subdivision nor any of the individual houses are significant as the important contributions of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality." Moreover, an eligible property must "express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft."[25] While Smith and Williams

[23] Historic Resources Group & Pasadena Heritage, "Cultural Resources of the Recent Past Historic Context Report, City of Pasadena," October 2007, 67; Virginia & Lee McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 1988), 482-483.
[24] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[25] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.

were recognized for their importance in the field of architecture during the 1950s and 1960s and they are accepted as locally significant architects in Pasadena, their design for Stockdale Manor does not represent an important phase, aspect or theme in their career or craft. Whitney Smith rose to prominence as a solo architect during the 1940s with his contributions to the Case Study House program, for which he designed two houses in the early years of the program. He also worked with architect A. Quincy Jones to prepare designs for the Mutual Housing Association project in Crestwood Hills. Even though the project was cut short of its projected 500 houses, 17 of the remaining houses are listed as local historic landmarks in the City of Los Angeles. Wayne Williams joined Smith in the late 1940s, and together the architects designed commercial, religious, and residential buildings, including several tracts throughout Southern California. Many of their custom-designed residences and commercial properties earned them praise within the architectural community. Some of the subdivisions also garnered local and national honors. They received the AIA's National Award of Merit for the Blue Ribbon Tract and Sherwood Forest subdivision. Both architects were also elected to the AIA's College of Fellows, one of the highest honors bestowed upon members. Presently, it appears none of their buildings are listed in the NRHP, but the City of Pasadena has designated several buildings as local landmarks or contributors to local landmark districts and concluded that some, including the Crowell House at 949 South San Rafael Avenue, are eligible for listing in the NRHP. Unlike some of their other subdivisions, Stockdale Manor was not distinguished for its architecture and planning at the time it was built or subsequently. Moreover, the designs used for the houses in Stockdale Manor are almost identical to designs used in subdivisions in Southern California. Therefore, Stockdale Manor is not an important work of Smith and Williams because it does not express a particular phase, aspect or idea in the architects' careers or craft.

The subdivision does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[26] Instead, the houses are modest examples of Contemporary-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." The National Park Service guidelines further elaborate that the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[27] Even though Stockdale Manor is a distinguishable entity comprising houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), the subdivision and the individual properties are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some of the individual houses retain overall integrity, none meet the significance criteria for eligibility in the NRHP or CRHR. Moreover, not only does the subdivision, as a whole, lack significance, it also does not retain sufficient integrity of its components. Nearly all of the houses have been altered to some extent, and these modifications have diminished several aspects of integrity of the structures. Alterations (shown in the table in P3a above) include replacement windows, replacement doors, reconfigured openings, converted garages, or addition of living space. Most of the properties feature at least one alteration and many have undergone multiple changes. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity.[28] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Stockdale Manor generally features a rectilinear layout with some curvilinear elements. The asphalt streets are lined with concrete gutters and squared curbs. Some of the properties also feature concrete sidewalks, which would have been added after original construction. Most of the parcels have lawns in the front yard; few have mature trees and vegetation that would date to the original period of construction. Many of the properties include fenced front yards, a feature that was not part of the original plan for the subdivision. These various alterations to the

[26] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[27] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 5, 20.
[28] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

individual components and the subdivision as a whole have substantially diminished the overall integrity of the subdivision. The tract and individual residences have 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.

Photographs (continued):

Photograph 2. 22 Candy Street, facing southeast.

Photograph 3. 116 Candy Street, facing northeast.

Photographs (continued):

Photograph 4. 120 Candy Street, facing southeast.

Photograph 5. 124 Candy Street, facing northeast.

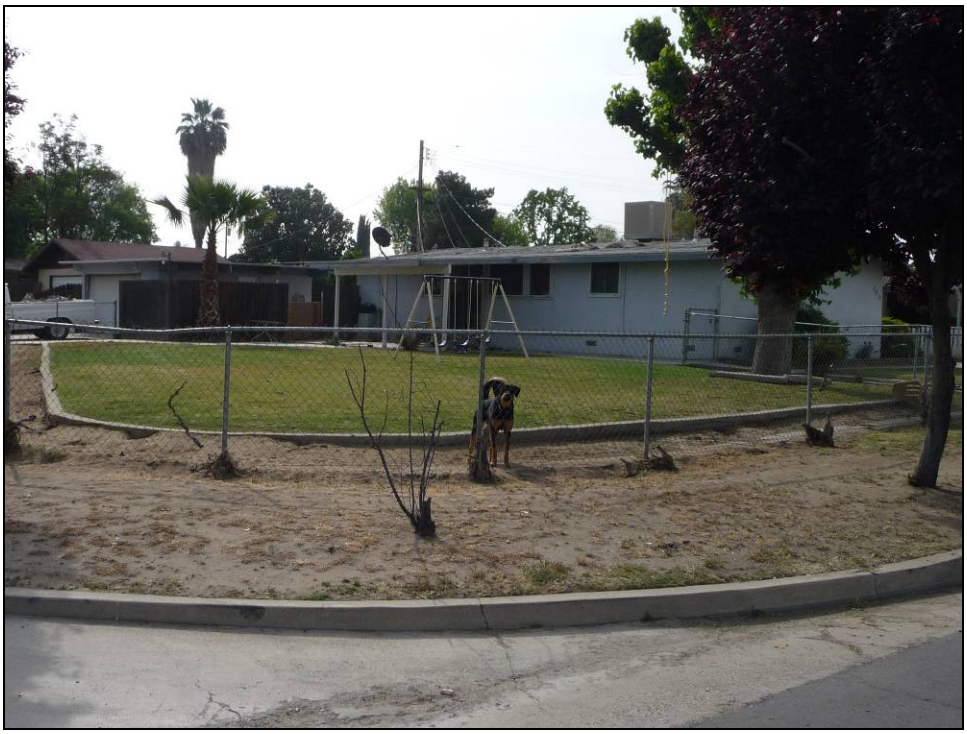
Photographs (continued):

Photograph 6. 128 Candy Street, facing northeast.

Photograph 7. 136 Candy Street, facing southeast.

Photographs (continued):

Photograph 8. 137 Candy Street, facing northwest.



Photograph 9. 140 Candy Street, facing southeast.

Photographs (continued):

Photograph 10. 1 Dunlap Street, facing west.

Photograph 11. 2 Dunlap Street, facing southeast.

Photographs (continued):

Photograph 12. 5 Dunlap Street, facing northwest.

Photograph 13. 6 Dunlap Street, facing east.

Photographs (continued):

Photograph 14. 18 Dunlap Street, facing east.

Photograph 15. 22 Dunlap Street, facing northeast.

Photographs (continued):

Photograph 16. 100 Dunlap Street, facing northeast.

Photograph 17. 113 Dunlap Street, facing west.

Photographs (continued):

Photograph 18. 120 Dunlap Street, facing southeast.

Photograph 19. 121 Dunlap Street, facing northwest.

Photographs (continued):

Photograph 20. 129 Dunlap Street, facing northwest.

Photograph 21. 4200 Joseph Drive, facing northwest.

Photographs (continued):

Photograph 22. 4204 Joseph Drive, facing north.

Photograph 23. 4304 Joseph Drive, facing north.

Photographs (continued):

Photograph 24. 1 Morrison Street, facing west.

Photograph 25. 6 Morrison Street, facing northeast.

Photographs (continued):

Photograph 26. 7 Morrison Street, facing southwest.

Photograph 27. 11 Morrison Street, facing southwest.

Photographs (continued):

Photograph 28. 25 Morrison Street, facing southwest.

Photograph 29. 26 Morrison Street, facing east.

Photographs (continued):

Photograph 30. 100 Morrison Street, facing northeast.

Photograph 31. 109 Morrison Street, facing west.

Photographs (continued):

Photograph 32. 112 Morrison Street, facing southeast.

Photograph 33. 116 Morrison Street, facing northeast.

Photographs (continued):

Photograph 34. 129 Morrison Street, facing southwest.

Photograph 35. 141 Morrison Street, facing west.

Photographs (continued):

Photograph 36. 149 Morrison Street, facing southwest.

Photograph 37. 7 N. Stine Road, facing west.

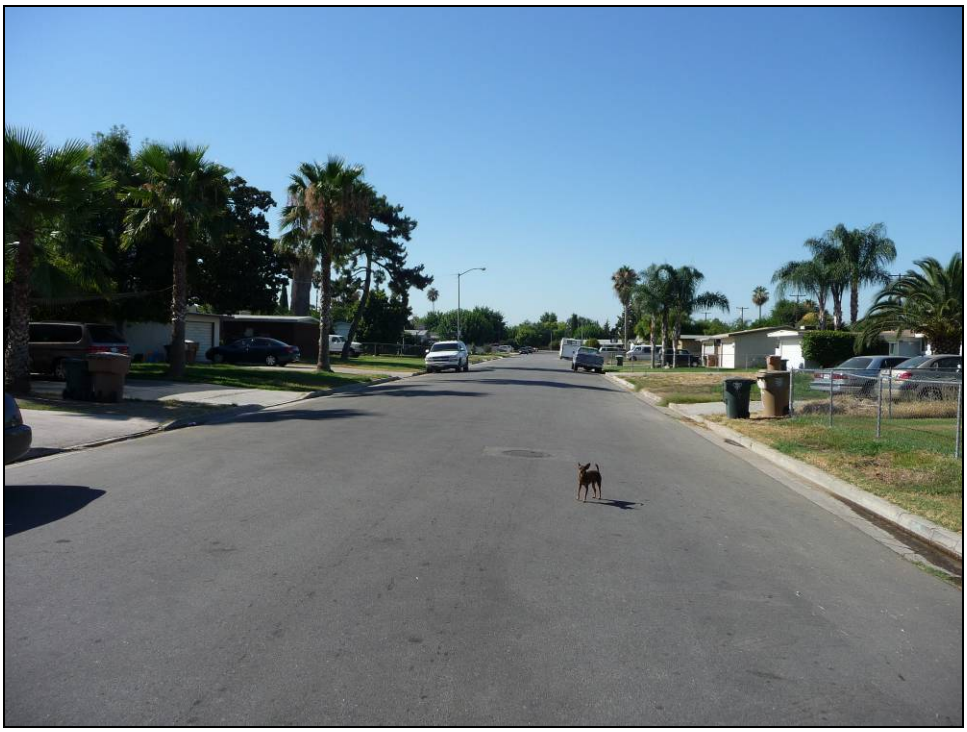
Photographs (continued):

Photograph 38. 14 N Stine Road, facing east.

Photograph 39. 19 N. Stine Road, facing west.

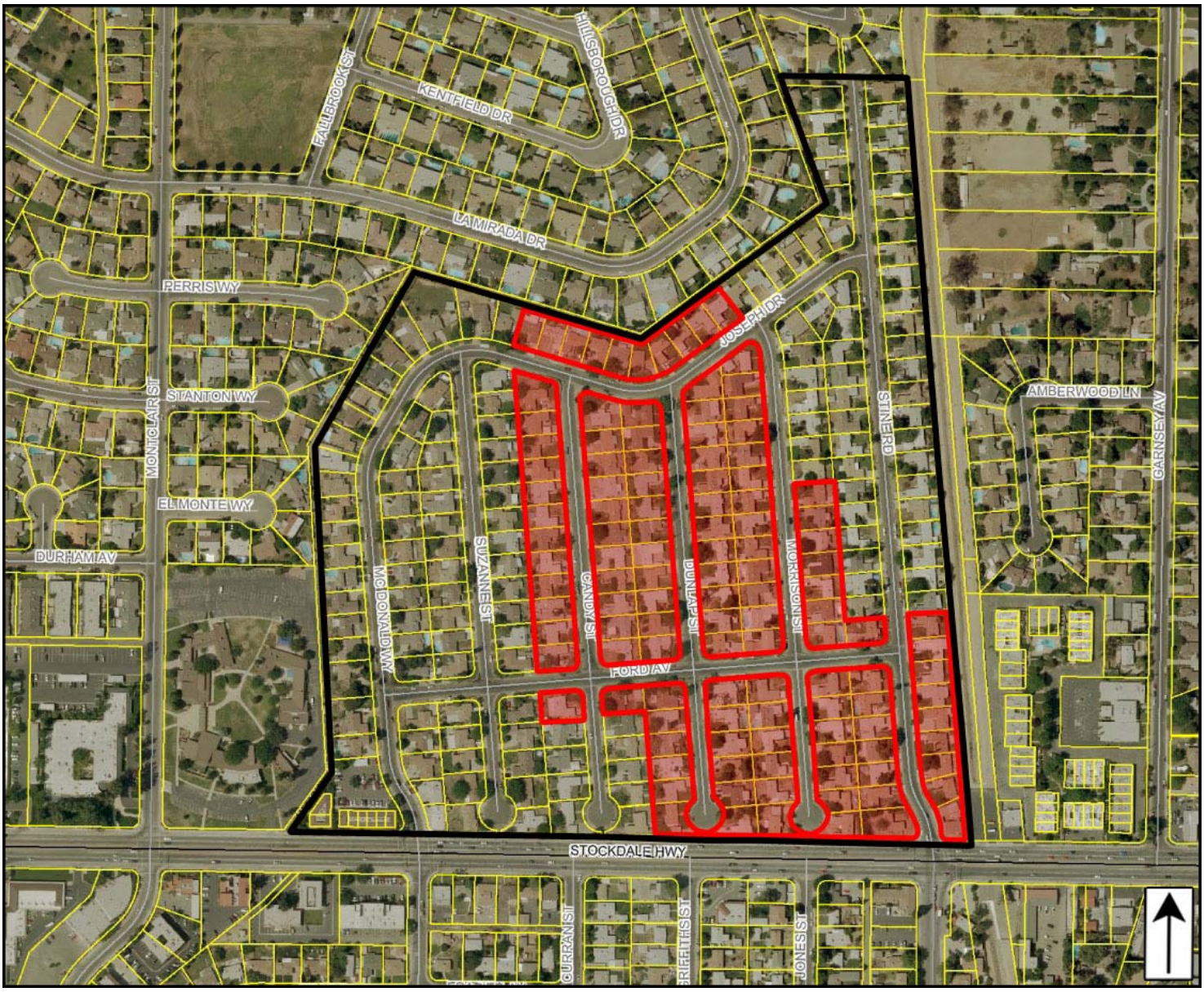
Photographs (continued):

Photograph 40. Dunlap Street, facing north.



Photograph 41. Morrison Street, facing south.

Sketch Map:



NOTE: Stockdale Manor outlined in BLACK; Parcels shaded RED are located within the survey are for this project.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial_____
NRHP Status Code: _____
Other Listings _____
Review Code ____ Reviewer _____ Date __ _____

***Resource Name or #:** Rancho Vista Tract
Map Reference No.: 09-21

P1. Other Identifier: Tract No. 1522

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Kern
***b. USGS 7.5' Quad:** Gosford, CA **Date:** 1973
c. Address: See pages 26-28 for a list of addresses **City:** Bakersfield **Zip:** 93309
***d. UTM:**
***e. Other Locational Data:**

See Table 1, beginning on page 26, for a list of addresses and assessor's parcel numbers.

***P3a. Description:**

Tract 1522, also known as Rancho Vista, was subdivided in 1949 and included 148 mostly-rectangular parcels that range in size from 0.1 to 0.17 acres. Some parcels have since been combined, leaving only 143 parcels today. The tract is bounded by Stockdale Highway to the north, Quarter Avenue to the south, Stine Road to the east, and McDonald Way to the west, and contains Curran, Griffiths, Jones, and Marsha Streets, Frazier Avenue, and a curvilinear section of Peckham Avenue (which lends a handful of irregular lot shapes).

(See Continuation Sheet, page 2.)

***P3b. Resource Attributes:** HP2 – Single family residences

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ■ District ☐ Element of District ☐ Other

P5. Photograph or Drawing

Photo 1: Streetscape view of Curran Street, facing northeast.

P5b. Description of Photo:
See caption

***P6. Date Constructed/Age and Sources:** ■Historic
1950-57 (County Assessor)

***P7. Owner and Address:**
Multiple owners

***P8. Recorded by:**
Andrew Hope
Caltrans, District 4
111 Grand Avenue
Oakland, CA 94623

***P9. Date Recorded:**
April 2012

***P10. Type of Survey:** Intensive

***P11. Report Citation:** JRP Historical Consulting, LLC, *HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)*, 2012.

***Attachments:** ■ District Record ■ Continuation Sheets ■ Sketch Map

***P3a. Description (continued from page 1):**

The tract includes seven entire blocks and a portion of two additional blocks. Only two of the blocks have alleys, as shown on the sketch map on page 31. The streets have rounded concrete curbs, and the concrete sidewalks are placed adjacent to the curb with no planting strip. There are also concrete driveways on each lot, and concrete walkways leading to the front entrance from the driveway or from the sidewalk. The tract includes numerous mature trees that were planted as part of the original development. They are irregularly spaced and never formed uniform rows of street trees. In addition, the houses are set back from the curb at varying distances to create less uniform streetscapes.

Nearly all of the 143 parcels in the tract include a single-family residence built between 1950 and 1957. A small number of parcels with frontage on Stockdale Highway, along the northern boundary of the tract, have modern commercial buildings that replaced the original houses. In addition, some of the remaining houses along Stockdale Highway have been remodeled and expanded for commercial or office use.

As discussed in more detail in Section D8, starting on page 7, all of the houses were constructed in a factory by the Mobilhome Corporation and delivered to the tract, where they were placed on foundations and connected to utilities. At least 11 different house models are seen in the tract. Most of these different models can be found with varying roof forms; either hip, gable, or a combination. The smallest houses are simple rectangles in form, with a picture window on one side of the front entrance and a smaller window on the other side. Examples, one with a hip roof and one with a gable roof, are shown in photos 2 and 3. A somewhat larger model has three windows on the façade, in addition to the front door. Based on the pattern of fenestration, there appear to be two different floor plans for houses of this size, as shown in photos 4 and 5. These houses are the most common type in the tract by a substantial margin. Another house type has a shallow L-shaped form, with a slight projection at the front on one side. An example is shown in photo 6. All the houses of these types were built between 1950 and 1953 and have detached garages.

Some of the earliest houses (built in 1950-53) have attached garages, as shown in photos 7 and 8. One model is rectangular in form (with some examples having a gable roof over a portion of the façade), while the other has a shallow L-shape. A small number of houses have a more prominent L-shape, with a strongly projecting front wing, as shown in photo 9. These date to 1953-54 and were built in two units constructed in the factory and joined on the lot. All of the other house models were constructed and delivered to the tract as a single unit.

There are five Contemporary style houses in the tract, including a group of four flat-roof houses on the east side of Curran Street that were built in 1952. There is also one Contemporary house with a shallow-pitch gable roof, shown in photo 10, which dates to 1955.

The later houses, dating to 1956-57, are mostly of two types. One of these is a compact shape with a shallow projection at the front and a small covered porch, as shown in photo 11. The other has a recessed front porch at the corner, with the front door on the side wall rather than facing the street, as shown in photo 12. Like most of the earlier houses, these have detached garages at the rear of the lot.

The houses feature a variety of exterior materials, including several different types of wood siding. The different types of siding are applied both horizontally and vertically, with both applications seen on some houses. Later alterations include the replacement or covering of original siding with stucco, aluminum, vinyl, brick, and stone. All of the houses originally had roof shingles of wood, although no house in the tract retains its original roofing and all now have asphalt composition shingles. The houses originally had steel casement windows of varying sizes and configurations. Many of the larger windows include both fixed and casement sash. A majority of the houses in the tract retain their original windows, but a substantial number have replacement vinyl or aluminum windows.

Photo 2: 113 Jones Street (lot 55). Note: the lot numbers refer to the numbers on the Sketch Map on page 31.

Photo 3: 125 Stine Road (lot 85). The canopy above the entrance is a later addition.

Photo 4: 11 Griffiths Street (lot 25).

Photo 5: 117 Jones Street (lot 56). The canopy and railings at the front entrance are later additions.

Photo 6: 3920 Frazier Avenue (lot 7).

Photo 7: 3715 Peckham Avenue (lot 124). The garage door is a replacement and the brick chimney is a later addition.

Photo 8: 16 Griffiths Street (lot 37).

Photo 9: 124 Griffiths Street (lot 45).

Photo 10: 12 Jones Street (lot 63).

Photo 11: 104 Curran Street (lot 18).

Photo 12: 3908 Frazier Avenue (lot 9).

D1. Resource Identifier: Rancho Vista Tract **Map Reference No.:** 09-21

D2. Historic Name: Rancho Vista subdivision

D3. Common Name: Rancho Vista subdivision

D4. Detailed Description: See Section P3a, pages 1 and 2.

D5. Boundary Description:

The district boundary is smaller than the tract as a whole, excluding 12 parcels with frontage on Stockdale Highway, five other parcels at the north end of the tract, and 13 parcels at the south end of the tract. The district includes a total of 113 parcels, representing more than three-quarters of the original tract. Both the tract boundary and the district boundary are shown on the sketch map on page 31.

D6. Boundary Justification:

The district boundary conforms to the tract boundary on the east and west sides, but excludes a total of 30 parcels at the north and south ends of the tract. All but one of the parcels with frontage on Stockdale Highway are either modern commercial buildings or 1950s houses that have been substantially altered. Most of the altered houses have been converted to commercial or office use. These properties are no longer visually or functionally part of the Rancho Vista tract. The other parcels that are excluded from the district boundary are areas at the perimeter of the tract that contain concentrations of heavily altered houses that would not be contributors to the district. Excluding concentrations of non-contributing parcels at the periphery of a district is consistent with the National Park Service guidance in National Register Bulletin 21, "Defining Boundaries for National Register Properties." The 113 parcels within the district boundary constitute a substantial majority of the original tract.

D7. District Attributes: HP2 – Single family residences

D8. Significance: Theme: Post-WWII building boom and prefabricated housing

Area: Bakersfield metropolitan area Period of Significance: 1950-1957 Applicable Criteria: A and C

JRP Historical Consulting (JRP) originally prepared an evaluation of the Rancho Vista tract as part of the Historic Resource Evaluation Report for the Centennial Corridor project. The JRP evaluation concluded that the tract is not eligible for listing on the National Register of Historic Places. At the request of Caltrans District 6, Andrew Hope of Caltrans District 4 reviewed the JRP evaluation and prepared this substitute evaluation. This evaluation concludes that a historic district, constituting the bulk of the Rancho Vista tract, is eligible for National Register listing. The different conclusion is based on a slightly different period of significance, a slightly lower integrity threshold for contributing properties, and a revised district boundary that is smaller than the entire tract.

Philip Vallejo of Caltrans District 6 and Andrew Hope participated in a field review on February 24, 2012, along with Rand Herbert and Toni Webb of JRP. This evaluation is based on survey and research information provided by JRP, including all of the photographs. Other than the field review, no additional survey work or research was undertaken by Caltrans. Much of the tract description and background information on the history of both the tract and the Mobilhome Corporation were taken directly from the earlier evaluation prepared by Joseph Freeman and others at JRP.

(See Continuation Sheet, page 8.)

D9. References (Give full citations including the names and addresses of any informants, where possible.):

See Continuation Sheet, pages 29 and 30.

D10. Evaluator: Andrew Hope **Date:** April 10, 2012

Affiliation and Address: Caltrans District 4, Oakland

D8. Significance (continued from page 7):

Note: The information on pages 8 through 13 is taken directly from the earlier evaluation prepared by Joseph Freeman and others at JRP Historical Consulting.

Construction of the Rancho Vista tract began in 1950 and extended through 1957. Bakersfield brothers Roland and Hugh Curran worked together to subdivide and develop the tract. Roland Curran, who owned the property, had it surveyed and prepared with streets, curbs, sidewalks, and landscaping, while Hugh Curran provided prefabricated homes for the tract. The houses were built at Hugh Curran's Mobilhome Corporation factory in East Bakersfield and transported as single, finished units to the tract. The houses were placed on concrete foundations at their Rancho Vista lots, connected to local utilities, and were ready for occupancy.

Prefabrication in the housing industry has a long history. In the broadest sense, prefabrication has been used in America for centuries. British fishermen shipped a panelized wood house to the colonies in the seventeenth century; this prefabricated house was disassembled, moved and reassembled several times. California's Gold Rush provided another impetus for prefabrication, as whole communities sprung up nearly overnight. However, this trend was stunted as settlers began exploiting the surrounding natural resources for building materials.

In the early twentieth century, an early form of prefabrication became increasingly important in the housing industry. The pre-cut house utilized several aspects of prefabrication to efficiently increase the housing stock in America during the first decades of the century. These houses were sold through catalogs by national firms like Sears-Roebuck and The Aladdin Company, and local operations like Pacific Ready-Cut Homes based in Los Angeles. These firms prepared architectural plans and designs, manufactured lumber, hardware and appliances, and shipped the unassembled pieces to the house site where a contractor would build the house. The factories often employed assembly lines to prepare lumber and hardware, and frequently assembled elements of the house, such as doors and windows, at the factory. Other parts were numbered to make the final assembly process easy. This was an important step in prefabrication, and the housing industry as a whole, because it brought wide-scale, factory production and standardization to home building. In 1925 Pacific Ready-Cut Homes reported making 25 houses a day in its Los Angeles plant.[1]

By the 1920s, some in the housing industry were seeking to streamline house-building even further than the pre-cut house method. Albert Farwell Bemis, who owned a company that manufactured several parts of houses, began an investigation into constructing houses at factories instead of on site. After several years of research and testing, Bemis eventually came up with at least 22 separate prefabricated house plans, which he called systems. These systems included a variety of materials, including solid wood panels, plywood panels, poured concrete, gypsum blocks and steel panels. Bemis designed his systems to be completely or nearly completely assembled in the factory. His work never materialized into the actual production of consumer-ready houses, but his research and development efforts contributed greatly to the field of prefabrication.[2]

The prefabrication method developed substantially during the Great Depression, during which the economic collapse created a market for low-cost housing and federal jobs programs required portable camp houses. Under President Roosevelt's New Deal programs, government agencies began to experiment with prefabrication. In one case, the Tennessee Valley Authority, which was charged with broad authority over managing resources, solved the problem of cost-effective and semi-permanent housing for workers by developing a demountable section

[1] Kelly, *The Prefabrication of Houses*, 7, 9, 11-12; Carolyn Patricia Flynn, "Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles, 1908-1942," M.A. Thesis, University of California, Los Angeles, 1986, vii, 1; Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes*, vol. 25, n.p. 1925, 15.

[2] Kelly, *The Prefabrication of Houses*, 21-24.

house, which was factory-assembled in four separate sections, delivered to project sites on trucks and completed onsite. These buildings were fully constructed on a factory assembly line, complete with wiring for electricity, heating and plumbing. The first of these houses was used in 1940, and soon after other agencies used the same designs for housing. They were even used for the Manhattan Project at Oak Ridge, Tennessee.[3]

The private sector also stepped up efforts to produce prefabricated houses. By the 1930s, the Great Depression led many industries to seek new and innovative ways to lower the cost of production and expand their potential markets. Several steel companies, like U.S. Steel Corporation, that were operating a fraction of their previous capacity because of the economic collapse, began manufacturing houses or making parts that could go into a prefabricated home. By 1935, *The Architectural Forum*, which kept a close eye on prefabricated houses, reported that 33 different house systems were commercially available, nearly half of which were steel-frame structures. Despite the efforts of these manufacturers, production of prefabricated houses before World War II remained slow. Indeed, fewer than 10,000 houses were produced for private use between 1935 and 1940.[4]

During World War II, prefabrication became a crucial element in quickly erecting a large number of structures, including barracks and other housing facilities, for the increasing troop levels required by full mobilization. As the military demanded not only houses but hangars, warehouses, offices, and two-story buildings, prefabricators expanded their previously limited designs. They began experimenting with new materials and improving the use of others. In doing so, they were provided an opportunity to see how each system held up to the conditions of different climates. As many as 200,000 prefabricated housing units were produced during the war, although this was only a small portion of the 1.6 million total housing units erected for the war effort. Nonetheless, this growth in the industry set the stage for the development of prefabrication in house-building during the postwar period, when returning veterans and a growing population put unyielding demand on the housing industry.[5]

In the period following World War II, many cities throughout the country grew rapidly, a result of returning veterans and general postwar economic resurgence. Like communities elsewhere in California, this growth was acutely experienced in Bakersfield, as the city's population and economy surged. However, with little residential construction during the war years, the region was quickly hit by a severe housing shortage. By the late 1940s, developers began a strong campaign to close the housing gap. From 1945 to 1955, over 20 square miles of new housing was developed in the Greater Bakersfield area, as Kern County's population more than doubled. Between 1950 and 1955, approximately 12,000 new homes were built. The city's boundaries expanded as outlying agricultural land was converted to residential tracts. From 1950 to 1975, the city tripled in size, as Bakersfield continued to extend its borders to meet the ever-growing housing demand.[6]

Like elsewhere in the country, the trend in Bakersfield was to answer the call for more housing by building subdivisions. The practice of subdividing land to construct a collection of similar tract houses did not become widespread until after World War II. Prior to the war, developers typically sold lots to individual buyers who then made their own arrangements for the construction of a house. The boom in housing demand led to the mass production of building materials, more rapid building construction, and greater uniformity in house designs. An entire subdivision could be developed in a year, and the houses generally looked the same, or at least shared similar characteristics.

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[3] Kelly, *The Prefabrication of Houses*, 37-38; Allan D. Wallis, *Wheel Estate: The Rise and Decline of Mobile Homes* (Baltimore: The Johns Hopkins University Press, 1991), 98-99, 101-102.

[4] Kelly, *The Prefabrication of Houses*, 29, 49-50.

[5] Kelly, *The Prefabrication of Houses*, 55-60.

[6] "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952.

While the vast majority of houses built for residential tracts were developed using traditional methods of construction, some developers employed new techniques, including prefabrication, to answer the housing shortage. In most cases, houses were built onsite by a construction crew. Materials were shipped to the site, and while some components might have been prefabricated, most of the construction was done at the house's final location. As the trend toward greater use of prefabrication culminated in several successes during the Great Depression and World War II, some private companies saw prefabrication as a solution to the housing shortage. In 1946, 280 companies were involved in prefabricating homes. Interest in prefabricated houses never reached a high level, however, and by 1948 prefabricators supplied only about 40,000 houses a year. Nonetheless, the industry association, maintaining an optimistic outlook, estimated that prefabricators had the potential and resources to produce three times that many.[7]

In Bakersfield, the Mobilhome Corporation (hereafter Mobilhome) was developing its own technique for prefabricating houses. The company went on to produce thousands of houses for individuals, local and federal government agencies, and, in one case, an entire residential tract in Bakersfield known as Rancho Vista. Hugh Curran started Mobilhome after being approached by an oil prospector looking to build a house at a Kern County site where he was seeking oil. If the well proved dry, the oilman told Curran, he wanted to pick up his house and move it to a different site. Curran's assignment seemed clear: develop a complete, solid house that could be transported as a single unit on the back of a truck from its original site to a different location. If Curran needed to build this house so that it could withstand being moved, he wondered if it might be more cost-effective to prefabricate the structure in a factory-like setting and transport it to the original site. Curran reflected on his time in the military during World War II, when as a construction engineer he designed a system for manufacturing and moving homes. Prefabricated homes were a perfect fit for the military; it seemed like an ideal solution for the oilman. Could it also help Bakersfield meet its vast need for more housing? He began to develop a plan that included an assembly-line factory where a limited number of workers could quickly construct a complete house. Tools and materials would remain at the factory, reducing the need to transport heavy lumber, siding, and interior fixtures to every housing site. The homes would need to be built to local codes, meet federal standards so customers could obtain GI Bill loans, and satisfy labor union requirements. The assembly line would reduce the number of workers, so Curran could afford skilled union labor. Moreover, he needed a sturdy, well-built house, not dissimilar to site-built dwellings, so they could withstand the move from the factory to the site. Where 2" x 8" floor joists were standard, Curran used 2" x 12" lumber. He reinforced walls and floors with crossing steel straps, and had the plumbing and electrical systems inspected before the house was delivered. These measures met or exceeded the requirements of local codes and the Federal Housing Administration, and therefore helped qualify home buyers for federally-backed loans.[8]

Curran, who was no stranger to home building, began testing the operation in 1946. His experience originated with his family's Bakersfield Sandstone and Brick Company, a fixture in the local construction industry. Around 1947 or 1948, Curran purchased an empty lot in East Bakersfield, near his family's sandstone and brick factory, and built a 600-foot long assembly line featuring two rows of rollers, on which the houses would move through the factory. He noted in several contemporary news articles and advertisements that he claimed a patent on his method and designs; although such a patent was not located during the research of this project.[9] By May 1948, Curran had four separate house designs, ranging in cost from $3,950 to $6,975, a price that included moving it within ten miles of the factory.

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[7] Kelly, *The Prefabrication of Houses*, 303-305; Wallis, *Wheel Estate*, 104.

[8] "Assembly-Line Houses Hit the Road," *Popular Science*, June 1949, 113-118; "A Visionary Builder," *Bakersfield Californian*, September 1949, 78.

[9] U.S. Patent Office, *Official Gazette of the United States Patent Office* (Washington D.C.: Government Printing Office, 1946-1955); U.S. Patent Office, *Index of Patents Issued from The United States Patent Office* (Washington D.C.: Government Printing Office, 1946-1955); Google.com, "Google Patents Beta," original data from U.S. Patent Office, accessed 6 December 2011.

At 1,144 square feet, the largest house had three bedrooms, a living room, dining room, kitchen and bathroom. All homes came with an installed kitchen with cabinets and countertops, bathroom, water heater and furnace. By November of that year, the plant produced five different floor plans, ranging from a 576-square-foot, one-bedroom model that cost $4,700, to a 1,144-square-foot three-bedroom model for $9,150. The purchase came with everything but the lot, and buyers could customize the style and finishes of their home. If a customer wanted a chimney, it could be built on site after delivery. For delivering the houses, Curran used a local trucking company called M and M Moving Company that developed a special rig, known as a tricycle, to carry the 10-ton, 26-foot-wide houses. The tricycle, with two rear wheel sets and one up front, was towed by a heavy-duty truck. This system allowed Curran to transport homes hundreds of miles away, to places like Fresno and the Cuyama Valley, where employees of the Richfield Oil Company were creating a new community. While he called his company Mobilhome, Curran realized the need to differentiate his permanent houses from prefabricated trailer homes, which were perceived to be flimsy. His advertisements announced: "Not prefabricated."[10]

Curran's Mobilhomes do not appear to be the first prefabricated homes that were entirely constructed at a factory and shipped to the site. Goodyear Tire Company developed a low-cost, permanent house that was factory-built and delivered on a truck. Goodyear's homes, known as the Wingfoot, were eight feet wide during transport, but once on site the bedroom wings could be expanded to 15 feet wide, giving it a T shape. An even larger number of homes were mostly assembled in the factory, with only finishing touches added onsite. Companies shipped some parts, like cabinets, windows, trim and doors, to the site where they would be installed after the house was on its foundation. This was done because these companies also applied exterior features such as siding, roofing, and paint, as well as interior elements like wallpaper, flooring and plaster on site instead of in the factory. Even in cases where floors, roofs and interiors were completely fabricated in the factory, many companies still elected to put exterior paint on at the site because of the risk of damaging the paint during transportation and the time it took for the paint to dry. Few factories were outfitted with paint drying equipment or had access to fast-drying paint.[11]

While they might not have been the earliest complete factory-built prefabricated homes, Curran's Mobilhomes were certainly among the most advanced examples of the type. He felt so confident about his product that in July of 1949, Curran announced plans to take his corporation national. In fact, the technique became widely popular as Curran was establishing factories in cities throughout the country. Mobilhomes were nearly indistinguishable from standard site-built wood-frame houses. In appearance, size and quality, Mobilhomes far surpassed earlier versions of complete prefabrication, and helped solve the housing shortage in many cities throughout the country. In 1949, Curran had begun or completed construction on twelve additional plants in major cities, including Milwaukee, Reno, Sacramento, and Phoenix. The oldest two plants, in Bakersfield and San Jose, had already constructed more than 650 homes. And the Milwaukee factory planned an enlargement to increase output from one house a day to three.[12]

As Hugh Curran was constructing and selling his houses, his older brother, Roland Curran, purchased a plot of land in the southwest section of Bakersfield. Roland, once a foreman of Kern County Land Company (KCL), was active in water resources development in California and the West, helping to establish California's Central

[10] "Assembly-Line Houses Hit the Road," *Popular Science*, June 1949, 113-118; Mobilhome advertisement, *Bakersfield Californian*, 8 May 1948, 3; "Fine Homes to Roll off Production Line," *Bakersfield Californian*, 6 November 1948, 10; "Mobilehomes Adequate Housing Answer for Cuyama Valleyites," *Bakersfield Californian*, 24 March 1951, 5; "Bakersfield Enterprise," *Bakersfield Californian*, 19 February 1949, 4; "Conventionally Built Homes From an Assembly Line," *American Builder*, Volume 71, issue 8 (August 1949), 94-95, 164, 166; "Rival for Prefabs," *Forbes*, Volume 64, issue 2 (July 1949), 14; "Assembly-Line House-Builders," *Fortnight*, Volume 6 number 5 (march 1949), 17.

[11] "Looking at Outstanding Prefabs," *Popular Science*, August 1946, 73; Kelly, 316-318.

[12] "Mobilehome Group Spreads Operations Through U.S.," *Bakersfield Californian*, 9 July 1949, 13.

Valley Project. In 1949, he submitted mapping for Tract 1522 with the Kern County Recorder, depicting his plan for the Rancho Vista subdivision. Curran announced in May 1950 that he was working with his brother Hugh to develop the Rancho Vista tract with Mobilhomes. The entire package — house, lot and delivery — would run from $8,125 to $10,200, or a buyer could acquire the lot only, with sidewalks, lawn and trees, for $1,150 to $1,300. In March 1951, Rancho Vista was nearly half full of Mobilhomes, and was planned to be a 100 percent Mobilhome community.[13]

Success with the Rancho Vista subdivision and other projects led to a few notable events for Hugh Curran's business in the 1950s. In late 1951, Curran developed a markedly different house model that emphasized modern architectural elements while maintaining the factory construction system that worked in the past. A display of the new house was installed at the Kern County Fair. It featured a low-slung, side-gable roof with a wide eave sheltering the carport. On the heels of revealing their newest designs, the US Housing and Home Finance Agency elected to include Mobilhome in its study of potential companies for large-scale federal housing projects. The various franchises were also performing well. The Phoenix branch was awarded a federal defense housing project to construct 100 houses at a mining community known as Bagdad, and the company opened a Tucson branch to fill a $700,000 order for 100 houses to provide housing for a refinery.[14]

Despite having turned prefabrication into a desirable product, the halcyon days of Curran's Bakersfield plant were coming to an end. Rancho Vista appears to be the only Bakersfield subdivision supplied entirely with Mobilhomes. And while it sold well, some lots remained vacant in 1955, when the company noted that 22 homes sites were available. Within a couple years, Mobilhome advertisements highlighted the company's commercial buildings, particularly for oil companies, and articles drawing attention to the company in the local newspaper nearly ceased altogether. Projects that were featured in the *Bakersfield Californian* noted Mobilhome's work on school buildings, usually with well-known local architects. The Currans joined other housing industry leaders to develop the northeast section of the city known as College Crest, and some of the houses and apartment buildings were constructed by Mobilhome. By this time, Mobilhome had developed techniques for joining several sections together on site, making a four-section one-story apartment building possible. However, most of the houses in College Crest were custom or semi-custom built homes, featuring L-shaped and H-shaped footprints and a wide variety of stylistic elements. One of the final large projects for Mobilhome was a contract with the US Bureau of Reclamation to build 200 houses in the late 1950s at the construction site of the new Glen Canyon Dam project in Arizona. In 1964, the company announced an auction of surplus equipment and supplies. Curran was reported to have sold his business in 1969 to American Homes Industries, serving as chairman of the company. However, when Roland Curran died in 1985, he was reported to have been busy putting final touches on Mobilhome.[15]

In 2011, the California Department of Transportation (Caltrans) published a context for evaluating postwar housing tracts that discusses important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual

[13] Roland Curran obituary, *Bakersfield Californian*, 21 June 1985, E21; Kern County Recorder, Maps Book 7, Page 62, "Tract No. 1522," 29 December 1949; "Currans Show Faith in Rancho Vista by Putting Home There," *Bakersfield Californian*, 20 May 1950; "Beautiful Rancho Vista Tract Has 70 Mobliehomes," *Bakersfield Californian*, 31 March 1951, 6; Rancho Vista / Mobilhome advertisement, *Bakersfield Californian*, 18 August 1951, 3.

[14] Mobilhome advertisement, *Bakersfield Californian*, 22 September 1951, 9; "Mobilhome Firm to Move to New Quarters in City," *Bakersfield Californian*, 27 February 1952, 34; "Mobilhome Moves Plant to 14th and P Street Site," *Bakersfield Californian*, 15 March 1952, 3; "Mobilehome Mad U.S. Choice for Housing Studies," *Bakersfield Californian*, 1 April 1952, 17; "The Portable House," *The Journal of Housing* August 1952, 262-266.

[15] Rancho Vista / Mobilhome advertisement, *Bakersfield Californian*, 30 July 1955, 4; Mobilhome advertisement, *Bakersfield Californian*, 12 October 1957; Mobilhome advertisement, *Bakersfield Californian*, 13 October 1958; "Mobilhome Gets U.S. Contract," *Bakersfield Californian*, 9 November 1957, 3; Hugh Curran obituary, *Bakersfield Californian*, 28 July 1982; Roland Curran obituary, *Bakersfield Californian*, 21 July 1985, E21; "A Visionary Builder," *Bakersfield Californian*, 28 July 1982.

significance and residential tracts as potential historic districts.[16] This evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[17]

Under National Register of Historic Places Criterion A (California Register Criterion 1), a property may be eligible if it has important associations with events or trends that are significant to history. A postwar housing tract, therefore, might be eligible under this criterion, according to the Caltrans study, if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[18] While the Rancho Vista tract was not an early or prototypical housing tract, or an unusually large example, it does incorporate innovative mass-production techniques. It is an example of a planned postwar residential subdivision with houses built using whole-house prefabrication. To varying degrees, prefabrication was widely used in home building, especially in the postwar period. However, Mobilhome developed a technique for building the entire house at the factory and shipping it whole to the site. It is unclear how many different companies also used this whole-house prefabrication method; however, research suggests that it was a small number. The houses were designed to specifications from a limited number of floor plans, but included some individuality in the architectural details. They were constructed on an assembly line featuring about ten different work stations, and a house could be completed in ten to twelve days. This meant at peak operation one house per day rolled off the assembly line and onto the back of a truck. Prefabricated houses such as those constructed by the Mobilhome Corporation were the culmination of several decades of research and development, and were believed to be an important way to help increase housing production to address the postwar shortage. While Mobilhome produced this type of prefabricated house with success before the Rancho Vista tract was developed, this subdivision is the first of its type in Bakersfield to consist entirely of whole-house prefabricated homes. Therefore, the Rancho Vista tract meets National Register Criterion A for its incorporation of innovative mass-production techniques during the postwar period. In addition, one of the houses within the tract meets Criterion A as an individual property. The residence at 3904 Marsha Street is significant as an example of a residence with a fallout shelter. It is evaluated separately as map reference number 09-21A.

The Rancho Vista tract and the individual houses within the tract do not meet National Register Criterion B (California Register Criterion 2). The tract as a whole is not significant for association with specific individuals, and research does not indicate that any of the individual houses are associated with significant individuals in Bakersfield history.

Under National Register Criterion C (California Register Criterion 3), the tract is significant as a historic district for embodying important characteristics of a housing type, period and method of construction. It is an important local example of a postwar subdivision comprised entirely of houses that were built using a whole-house prefabrication method. This is the only tract in Bakersfield that consists entirely of this type of house, built by Mobilhome. The company created one of the most advanced and successful methods for prefabricating homes in their entirety in a factory and shipping them to the site. At the time, most home builders who were engaged in prefabrication constructed at least part of the house onsite. While other companies could not find a profitable path to factory-assembled houses, Mobilhome succeeded in opening franchised plants in more than 20 cities throughout the country. While the company began employing whole-house prefabrication as early as 1948, the Rancho Vista tract contains the greatest concentration of Mobilhome houses in the city and represents the height of the Bakersfield operation.

[16] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[17] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[18] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.

Period of Significance

The period of significance for the Rancho Vista tract, under both Criteria A and C, extends from 1950 through 1957. The first houses were delivered to the tract in 1950, and at least 95 houses were delivered in 1950 and 1951, representing about two-thirds of all the houses in the tract. A smaller number of houses (generally less than ten) were added each year from 1952 through 1955, with a minor surge of at least 20 houses delivered in 1956. The last two houses in the tract were added in 1957.

Ratio of contributing to non-contributing properties

The Caltrans context document, "Tract Housing in California, 1945-1973" recommends that a postwar housing tract evaluated as a district should have a ratio of at least 2/3 contributors to 1/3 non-contributors to convey its historic character and be eligible for National Register listing. Whether this ratio is sufficient in practice may depend in part on the nature of the non-contributing properties and the degree of their incompatibility with the contributing properties. Where most of the non-contributing houses within a tract were built during the district's period of significance, retain their original form and size, and are recognizably part of the original construction of the tract, the 2/3 to 1/3 ratio is probably sufficient. On the other hand, if many of the non-contributing houses are substantially larger than the original houses, were clearly built after the period of significance, and replaced the original houses on their lots, a higher proportion of contributors may be needed for the district as a whole to convey its historic character.

Of the 143 parcels in the Rancho Vista tract, all but seven have single-family houses built between 1950 and 1957 by the Mobilhome Corporation. Those seven parcels, all fronting on Stockdale Highway at the northern edge of the tract, have modern commercial buildings. In addition, four houses fronting on Stockdale Highway have been altered for commercial or office use. Possibly as many as 11 of the original houses have been demolished, with all but one of these demolitions due to replacement by modern commercial buildings along Stockdale Highway. The properties with frontage on Stockdale Highway are excluded from the proposed boundary of the historic district, as described in Sections D5 and D6 on page 7. Of the 113 houses within the proposed district boundary, all were built during the district's period of significance and all but a few are recognizable as examples of the Mobilhome Corporation's standard models. In most cases, additions are limited to the rear of the house, and only one house within the district boundary has a two-story addition. For these reasons, the suggested ratio of 2/3 contributors to 1/3 non-contributors appears to be a reasonable standard for evaluation of the Rancho Vista tract.

Integrity

The evaluation prepared by JRP used a scoring system to assess and compare the integrity of individual houses within the Rancho Vista tract. The system is based on that suggested in "Tract Housing in California: 1945-1973." For each house, points were subtracted for observed alterations such as replacement windows, additions, conversion of the garage to additional living space, etc. Every house was given one negative point for replacement roofing, since the houses all had wood shingles originally and now have asphalt composition shingles. For some types of alterations, a range of scores could be assigned. For example, a minor addition to the rear of a house could be given from -2 to -4 points, depending on the degree of incompatibility or intrusiveness. Of the 143 properties in the Rancho Vista tract, 72 were assigned integrity scores of -1 to -6, while 35 additional properties received scores of -7 to -10. The remaining properties received scores lower than -10. The JRP evaluation set a threshold score of -6 for properties that possess sufficient integrity to be contributors to a historic district, while those scoring -7 or lower were counted as non-contributors. Using this scoring and threshold, JRP

concluded that only about half the properties in the tract were potential contributors, and that this was insufficient for the tract as a whole to be eligible for National Register listing.

The JRP evaluation demonstrated the value of using a scoring system for assessing integrity. The system is useful in this case because of the large number of houses in the tract, and also because of the variety and combinations of different alterations observed. However, the results also suggest that scoring systems may need to be treated as guides to assessing integrity rather than as methods for arriving at definite conclusions about the contributor or non-contributor status of individual houses. Even when applied with rigorous consistency, the different alterations seen on individual houses, and the weight given to these alterations, can lead to similar scores being given to houses that would not necessarily fall on the same side of the contributor/non-contributor divide when assessed without using a numerical system. The approach taken in this evaluation is to treat the integrity scores of the individual houses as a general guide rather than a determinant of contributor status.

Within the Rancho Vista tract as a whole, this evaluation concludes that 83 of the 143 properties retain sufficient integrity to be contributors to a district. Among these are 71 of the 72 properties with integrity scores of -1 to -6. Also counted as contributors are eight of the 17 properties that received scores of -7, two of the nine properties with scores of -8, and two of the nine properties with scores of -9 to -10. This differs in only a relatively small number of cases from the conclusions of the JRP evaluation. If the original tract boundary is used as the district boundary, the 83 contributing buildings (58 percent of the total) would not be sufficient for an eligible district. However, as described above in Sections D5 and D6, this evaluation proposes a boundary that is smaller than the entire tract, excluding 30 properties (including two potential contributors) at the periphery of the tract. With a total of 113 properties within the district boundary, the 81 contributors constitute 72 percent of the properties in the district.

In this evaluation, the addition of security type screen doors and metal awnings are not considered to diminish a property's integrity. These are ephemeral additions that do not change the form or design of the house, and their installation does not result in the loss of original material. Carports are more visually prominent additions, but most are simple shade structures, attached to the house but not altering the house itself or replacing original material. Garages converted to additional living space are also considered minor alterations, but most of the examples in the Rancho Vista tract have other alterations that make the houses non-contributors. Photo 13 shows a house with a converted garage which otherwise retains a high degree of integrity and is a contributor to the district.

Additions to the rear of a house are treated as minor alterations when they are visible, but not prominent, when looking along the side of the house. Rear additions on corner lots tend to be more visible and are generally considered a more serious loss of integrity. Similarly, houses that have been extended at one end are considered to have suffered a significant loss of integrity, as this type of addition alters the overall form and size of the house as seen from the street. Houses with side additions are considered non-contributors to the district, as is the one house within the district boundary that has a two-story addition.

Replacement windows and exterior siding are important factors in assessing the integrity of houses within the Rancho Vista tract. The original windows seen on the Rancho Vista houses are metal casements or combination fixed and casement sash, in single-pane and multi-pane configurations. Many of the houses have replacement window sash, with sliding sash being the most common. In this evaluation, replacement windows do not necessarily render a house a non-contributor, if the house otherwise retains a high degree of integrity. Replacement windows that vary from the originals in their size or proportions, particularly on the façade, constitute a more substantial loss of integrity. Examples of contributing houses with replacement window sash are shown below in photos 14 to 17. Photos 18 and 19 show non-contributing houses with replacement window sash and other alterations.

All of the Rancho Vista houses were clad in wood siding originally, with many having two different styles of siding. Several houses retain some original siding but also have areas where the original siding has been replaced by stucco. Where stucco has been added but some original siding remains, and the house otherwise retains a high degree of integrity, the house was considered a contributor to the district. Examples are shown in photos 9-12 on pages 5 and 6. There are also a few houses in which masonry has been added to the façade. As with stucco, such houses may be contributors to the district if they otherwise retain a high level of integrity. Photo 20 shows a house with masonry added to the façade. Houses clad entirely in replacement stucco, vinyl, or aluminum siding are considered non-contributors. Houses with partial replacement siding and other alterations, including replacement window sash, are also considered non-contributors. Photos 21 through 23 show non-contributing houses with replacement siding, while photos 24 through 26 show non-contributing houses that have been more extensively altered.

Photo 13: 3805 Peckham Avenue (lot 115). The garage has been converted to additional living space, but the house otherwise retains a high degree of integrity and is a contributor to the district.

Photo 14: 3816 Peckham Avenue (lot 22). This house has replacement windows but otherwise retains a high degree of integrity. The ramp up to the front entrance is a minor addition that does not alter the house itself.

Photo 15: 121 Griffiths Street (lot 33); a contributing house with replacement window sash.

Photo 16: 129 Jones Street (lot 59); a contributing house with replacement window sash.

Photo 17: 3913 Peckham Avenue (lot 91); a contributing house with replacement window sash.

Photo 18: 109 Stine Road (lot 81). This non-contributing house has replacement windows and an incompatible replacement front door.

Photo 19: 3815 Peckham Avenue (lot 106). This non-contributing house has replacement windows, a converted garage, and a carport addition.

Photo 20: 3806 Peckham Avenue (lot 34). This house has a combination of original wood siding and added masonry siding. With no other visible alterations, it is a contributor to the district.

Photo 21: 101 Griffiths Street (lot 28). This house has been entirely reclad in stucco and is a non-contributor to the district.

Photo 22: 104 Griffiths Street (lot 40). Both the stucco and brick on this house are non-original materials, and the house is a non-contributor to the district.

Photo 23: 125 Jones Street (lot 58). This house has been entirely reclad in aluminum or vinyl siding and is a non-contributor to the district.

Photo 24: 113 Griffiths Street (lot 31). This house has replacement window sash and replacement siding, and is a non-contributor to the district.

Photo 25: 20 Jones Street (lot 65). This non-contributing house has replacement windows, stucco siding, and a canopy across the façade.

Photo 26: 113 Stine Road (lot 82). This non-contributing house has replacement windows, stucco siding, and a canopy addition at the front.

Conclusion

A portion of the Rancho Vista tract, comprising 113 residential lots, forms an historic district that is eligible for listing on the National Register of Historic Places. The district meets National Register criteria A and C, at the local level of significance, as an unusual and significant example of post-World War II efforts to apply prefabrication techniques to tract housing. The period of significance extends from 1950 to 1957, covering the construction period of the tract. The district includes 81 contributing properties (72 percent of the total) and 32 non-contributing properties. Of the 81 contributing properties, 48 were assigned integrity scores of -1 to -3 in the JRP evaluation, indicating a high degree of integrity. All of the non-contributing properties are houses built during the district's period of significance that have suffered too much alteration to be considered contributors. The district as a whole exhibits a high degree of visual cohesiveness and conveys its historic character and significance. Shown below in photos 27 through 40 are some additional contributing houses within the district. A complete list of the properties in the Rancho Vista tract begins on page 26.

Photo 27: 20 Curran Street (lot 16).

Photo 28: 108 Curran Street (lot 19).

Photo 29: 17 Griffiths Street (lot 26).

Photo 30: 105 Griffiths Street (lot 29).

Photo 31: 20 Griffiths Street (lot 38). This house has replacement window sash.

Photo 32: 108 Griffiths Street (lot 41). Some of the original siding has been replaced or covered by stucco, and the carport is a later addition.

Photo 33: 17 Jones Street (lot 50).

Photo 34: 105 Jones Street (lot 53). This house has a replacement front door.

Photo 35: 8 Jones Street (lot 62).

Photo 36: 104 Jones Street (lot 67).

Photo 37: 120 Jones Street (lot 71).

Photo 38: 117 Stine Road (lot 83). The wood canopy on the façade is a later addition.

Photo 39: 121 Stine Road (lot 84). The canopy above the entrance and the brick chimney are later additions.

Photo 40: 129 Stine Road (lot 86). The large façade window appears to be replacement sash.

Table 1: Properties in the Rancho Vista Tract

The Lot Numbers correspond to the numbers shown on the Sketch Map on page 31.

Lot No.	Address	APN	Date	NR Status	Photo No.
1	3921 Stockdale Hwy.	149-141-07		Outside of district	
2	3917 Stockdale Hwy.	149-141-08	1953	Outside of district	
3	3913 Stockdale Hwy.	149-141-09		Outside of district	
4	3909 Stockdale Hwy.	149-141-10	1956	Outside of district	
5	3905 Stockdale Hwy.	149-141-11	1952	Outside of district	
6	3901 Stockdale Hwy.	149-141-01		Outside of district	
7	3920 Frazier Ave.	149-141-06	1951	Contributor	6
8	3912 Frazier Ave.	149-141-05	1951	Non-contributor	
9	3908 Frazier Ave.	149-141-04	1956	Contributor	12
10	3904 Frazier Ave.	149-141-03	1951	Contributor	
11	17 Curran St.	149-141-02	1951	Contributor	
12	4 Curran St.	149-120-23	1951	Outside of district	
13	8 Curran St.	149-120-22	1952	Outside of district	
14	12 Curran St.	149-120-21	1951	Outside of district	
15	16 Curran St.	149-120-20	1956	Contributor	
16	20 Curran St.	149-120-19	1957	Contributor	27
17	100 Curran St.	149-120-18	1956	Contributor	
18	104 Curran St.	149-120-17	1956	Contributor	11
19	108 Curran St.	149-120-16	1951	Contributor	28
20	112 Curran St.	149-120-15	1951	Non-contributor	
21	116 Curran St.	149-120-14	1956	Non-contributor	
22	3816 Peckham Ave.	149-120-13	1951	Contributor	14
23	3873 Stockdale Hwy.	149-120-01	1954	Outside of district	
24	9 Griffiths St.	149-120-02	1951	Contributor	
25	11 Griffiths St.	149-120-03	1951	Contributor	4
26	17 Griffiths St.	149-120-04	1951	Contributor	29
27	21 Griffiths St.	149-120-05	1953	Non-contributor	
28	101 Griffiths St.	149-120-06	1951	Non-contributor	21
29	105 Griffiths St.	149-120-07	1954	Contributor	30
30	109 Griffiths St.	149-120-08	1951	Non-contributor	
31	113 Griffiths St.	149-120-09	1951	Non-contributor	24
32	117 Griffiths St.	149-120-10	1951	Contributor	
33	121 Griffiths St.	149-120-11	1951	Contributor	15
34	3806 Peckham Ave.	149-120-12	1951	Contributor	20
35	3869 Stockdale Hwy.	149-102-28		Outside of district	
36	12 Griffiths St.	149-102-25	1951	Outside of district	
37	16 Griffiths St.	149-102-24	1951	Contributor	8
38	20 Griffiths St.	149-102-23	1951	Contributor	31
39	100 Griffiths St.	149-102-22	1951	Contributor	
40	104 Griffiths St.	149-102-21	1956	Non-contributor	22
41	108 Griffiths St.	149-102-20	1956	Contributor	32
42	112 Griffiths St.	149-102-19	1951	Non-contributor	
43	116 Griffiths St.	149-102-18	1951	Contributor	
44	120 Griffiths St.	149-102-17	1951	Non-contributor	
45	124 Griffiths St.	149-102-16	1954	Contributor	9
46	3716 Peckham Ave.	149-102-15	1954	Non-contributor	
47	3865 Stockdale Hwy.	149-102-01	1953	Outside of district	
48	9 Jones St.	149-102-02	1956	Outside of district	
49	13 Jones St.	149-102-03	1951	Outside of district	

Lot No.	Address	APN	Date	NR Status	Photo No.
50	17 Jones St.	149-102-04	1950	Contributor	33
51	21 Jones St.	149-102-05	1950	Contributor	
52	101 Jones St.	149-102-06	1950	Non-contributor	
53	105 Jones St.	149-102-07	1950	Contributor	34
54	109 Jones St.	149-102-08	1950	Contributor	
55	113 Jones St.	149-102-09	1950	Contributor	2
56	117 Jones St.	149-102-10	1950	Contributor	5
57	121 Jones St.	149-102-11	1950	Contributor	
58	125 Jones St.	149-102-12	1950	Non-contributor	23
59	129 Jones St.	149-102-13	1950	Contributor	16
60	3706 Peckham	149-102-14	1950	Non-contributor	
61	3861 Stockdale Hwy.	149-101-29		Outside of district	
62	8 Jones St.	149-101-28	1950	Contributor	35
63	12 Jones St.	149-101-27	1955	Contributor	10
64	16 Jones St.	149-101-26	1950	Contributor	
65	20 Jones St.	149-101-25	1953	Non-contributor	25
66	100 Jones St.	149-101-24	1950	Contributor	
67	104 Jones St.	149-101-23	1950	Contributor	36
68	108 Jones St.	149-101-22	1950	Contributor	
69	112 Jones St.	149-101-21	1950	Contributor	
70	116 Jones St.	149-101-20	1950	Contributor	
71	120 Jones St.	149-101-19	1950	Contributor	37
72	124 Jones St.	149-101-18	1950	Contributor	
73	128 Jones St.	149-101-17	1950	Contributor	
74	3612 Peckham Ave.	149-101-16	1950	Non-contributor	
75	3608 Peckham Ave.	149-101-15	1950	Non-contributor	
76	3857 Stockdale Hwy.	149-101-01		Outside of district	
77	17 Stine Rd.	149-101-03	1951	Contributor	
78	21 Stine Rd.	149-101-04	1950	Contributor	
79	101 Stine Rd.	149-101-05	1952	Contributor	
80	105 Stine Rd.	149-101-06	1951	Non-contributor	
81	109 Stine Rd.	149-101-07	1950	Non-contributor	18
82	113 Stine Rd.	149-101-08	1950	Non-contributor	26
83	117 Stine Rd.	149-101-09	1950	Contributor	38
84	121 Stine Rd.	149-101-10	1950	Contributor	39
85	125 Stine Rd.	149-101-11	1950	Contributor	3
86	129 Stine Rd.	149-101-12	1950	Contributor	40
87	3604 Peckham Ave.	149-101-14	1950	Contributor	
88	137 Stine Rd.	149-101-13	1950	Contributor	
89	204 McDonald Way	149-131-08	1951	Non-contributor	
90	3917 Peckham Ave.	149-131-09	1951	Contributor	
91	3913 Peckham Ave.	149-131-10	1951	Contributor	17
92	3909 Peckham Ave.	149-131-11	1956	Contributor	
93	3905 Peckham Ave.	149-131-12	1956	Contributor	
94	205 Curran St.	149-131-01	1951	Non-contributor	
95	216 McDonald Way	149-131-07	1951	Contributor	
96	3916 Marsha St.	149-131-06	1951	Non-contributor	
97	3912 Marsha St.	149-131-05	1955	Contributor	
98	3908 Marsha St.	149-131-04	1956	Contributor	
99	3904 Marsha St.	149-131-03	1956	Contributor	
100	217 Curran St.	149-131-02	1951	Non-contributor	

Lot No.	Address	APN	Date	NR Status	Photo No.
101	3905 Marsha St.	149-132-01	1951	Outside of district	
102	225 Curran St.	149-132-02	1956	Outside of district	
103	301 Curran St.	149-132-03	1956	Outside of district	
104	305 Curran St.	149-132-04	1956	Outside of district	
105	309 Curran St.	149-132-05	1951	Outside of district	
106	3815 Peckham Ave.	149-112-18	1951	Non-contributor	19
107	204 Curran St.	149-112-17	1956	Contributor	
108	208 Curran St.	149-112-16	1956	Non-contributor	
109	212 Curran St.	149-112-15	1951	Contributor	
110	216 Curran St.	149-112-14	1952	Contributor	
111	222 Curran St.	149-112-13	1952	Contributor	
112	224 Curran St.	149-112-12	1952	Contributor	
113	302 Curran St.	149-112-11	1952	Outside of district	
114	4200 Quarter Ave.	149-112-10	1957	Outside of district	
115	3805 Peckham Ave.	149-112-01	1951	Contributor	13
116	205 Griffiths St.	149-112-02	1951	Non-contributor	
117	209 Griffiths St.	149-112-03	1951	Non-contributor	
118	213 Griffiths St.	149-112-04	1951	Contributor	
119	217 Griffiths St.	149-112-05	1956	Non-contributor	
120	221 Griffiths St.	149-112-06		Contributor	
121	301 Griffiths St.	149-112-07	1951	Contributor	
122	305 Griffiths St.	149-112-08	1951	Outside of district	
123	309 Griffiths St.	149-112-09	1951	Outside of district	
124	3715 Peckham Ave.	149-111-15	1951	Contributor	7
125	204 Griffiths St.	149-111-14	1950	Contributor	
126	208 Griffiths St.	149-111-13	1950	Contributor	
127	212 Griffiths St.	149-111-12	1950	Contributor	
128	216 Griffiths St.	149-111-11	1956	Contributor	
129	300 Griffiths St.	149-111-10	1951	Outside of district	
130	304 Griffiths St.	149-111-09	1950	Outside of district	
131	308 Griffiths St.	149-111-08	1950	Outside of district	
132	3705 Peckham Ave.	149-111-01	1950	Non-contributor	
133	205 Jones St.	149-111-02	1950	Contributor	
134	209 Jones St.	149-111-03	1956	Contributor	
135	213 Jones St.	149-111-04	1950	Contributor	
136	301 Jones St.	149-111-05	1950	Non-contributor	
137	305 Jones St.	149-111-06	1950	Contributor	
138	309 Jones St.	149-111-07	1951	Outside of district	
139	204 Jones St.	149-090-09	1950	Non-contributor	
140	3613 Peckham Ave.	149-090-10	1950	Contributor	
141	3609 Peckham Ave.	149-090-11	1950	Contributor	
142	3605 Peckham Ave.	149-090-12	1950	Contributor	
143	205 Stine Rd.	149-090-01	1953	Contributor	

D9. References (continued from page 7):

Kern County Recorder, Map Book 7, Page 62, "Tract No. 1522," 29 December 1949.

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Maisel, Sherman H. *Housebuilding in Transition: Based on Studies in the San Francisco Bay Area*. Berkeley, CA: University of California Press, 1953.

Flynn, Carolyn Patricia. "Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles, 1908-1942," M.A. Thesis, University of California, Los Angeles, 1986.

Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes,* vol. 25, n.p., 1925.

Wallis, Allan D. *Wheel Estate: The Rise and Decline of Mobil Homes*. Baltimore: Johns Hopkins University Press, 1991.

"Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945.

"Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946.

"Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946.

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"Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952.

"Assembly-Line Houses Hit the Road," *Popular Science*, June 1949, 113-118.

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U.S. Patent Office, *Index of Patents Issued from the United States Patent Office* (Washington, D.C.: Government Printing Office, 1946-55.

Google.com. "Google Patents Beta." Original data from U.S. Patent Office, accessed 6 December 2011.

"Conventionally Built Homes From an Assembly Line," *American Builder*, Vol. 71, No. 8 (August 1949), 94-95+.

"Rival for Prefabs," *Forbes*, Vol. 62, No. 2 (July 1949), 14.

"Assembly-Line House-Builders," *Fortnight*, Vol. 6, No. 5 (March 1949), 17.

"Looking at Outstanding Prefabs," *Popular Science*, August 1946, 73.

"The Portable House," *The Journal of Housing*, August 1952, 262-66.

California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.

U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990 (revised 1997).

U.S. Department of the Interior, National Park Service, "Defining Boundaries for National Register Properties," Bulletin 21, 1995 (revised 1997).

Articles and advertisements from the *Bakersfield Californian*:

"Bakersfield Enterprise," 19 February 1949, 4.

"Beautiful Rancho Vista Tract Has 70 Mobilehomes," 31 March 1951, 6.

"Currans Show Faith in Rancho Vista by Putting Home There," 20 May 1950.

"Fine Homes to Roll off Production Line," 6 November 1948, 10.

Hugh Curran obituary, 28 July 1982.

Mobilhome advertisement, 8 May 1948, 3.

Mobilhome advertisement, 22 September 1951, 9.

Mobilhome advertisement, 12 October 1957.

Mobilhome advertisement, 13 October 1958.

"Mobilhome Firm to Move to New Quarters in City," 27 February 1952, 34.

"Mobilhome Gets U.S. Contract," 9 November 1957, 3.

"Mobilehome Group Spreads Operations Through U.S.," 9 July 1949, 13.

"Mobilhome Mad U.S. Choice for Housing Studies," 1 April 1952, 17.

"Mobilhome Moves Plant to 14th and P Street Site," 15 March 1952, 3.

"Mobilhomes Adequate Housing Answer for Cuyama Valleyites," 24 March 1951, 5.

Rancho Vista / Mobilhome advertisement, 18 August 1951, 3.

Rancho Vista / Mobilhome advertisement, 30 July 1955, 4.

Roland Curran obituary, 21 June 1985, E21.

"A Visionary Builder," September 1949, 78.

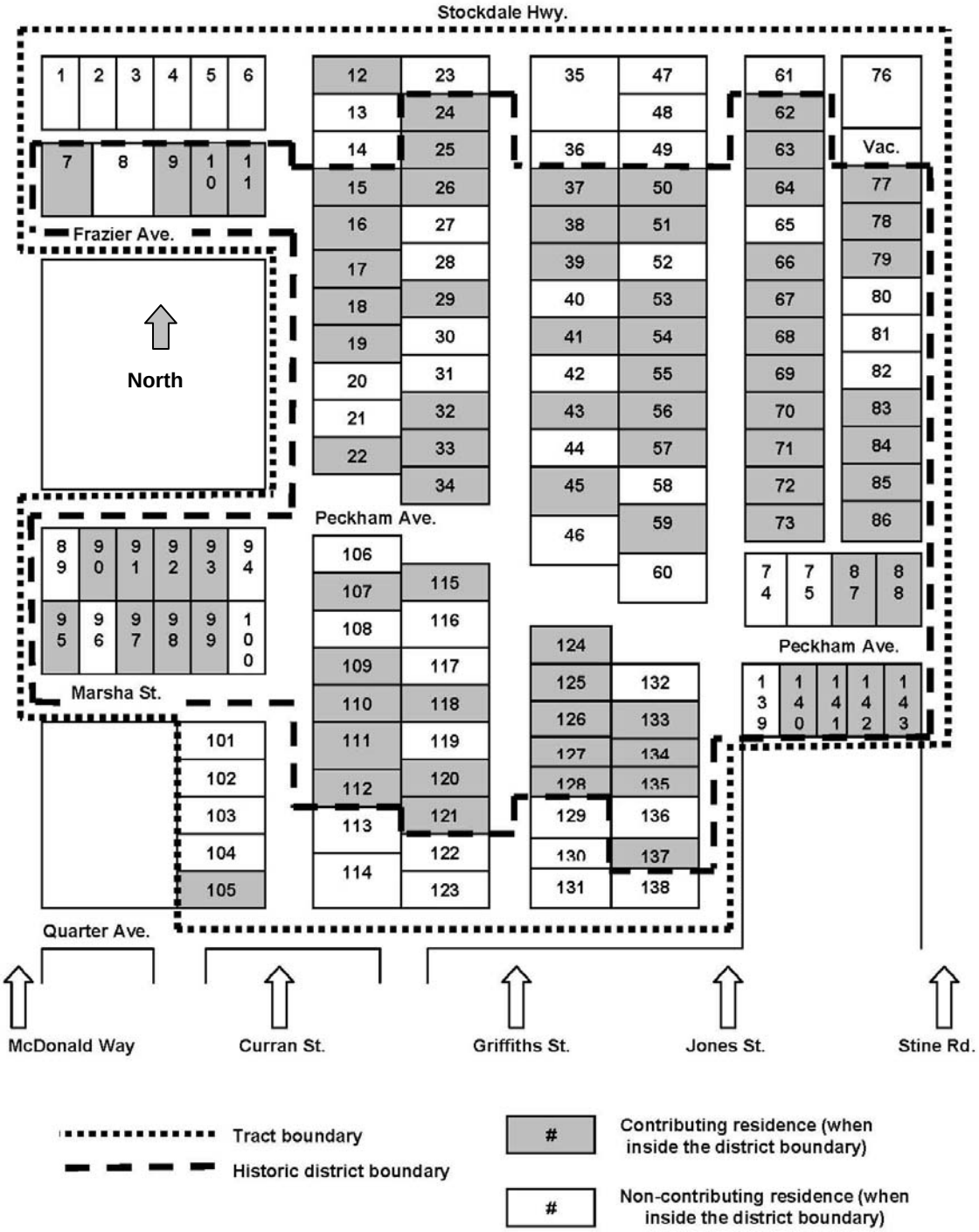
"A Visionary Builder," 28 July 1982.

SKETCH MAP

*** Resource Identifier:** Rancho Vista Tract

*** Drawn By:** Andrew Hope, Caltrans District 4

*** Date:** April 10, 2012



Rancho Vista Tract, Bakersfield.
This map is schematic, and is not an exact depiction of the size and shape of every lot within the tract.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code ____ Reviewer _____ Date __ _____

***Resource Name or #:** 3904 Marsha Street
Map Reference No.: 09-21A

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** Kern
***b. USGS 7.5' Quad** Gosford, CA **Date** 1973
c. Address 3904 Marsha Street **City** Bakersfield **Zip** 93309
***d. UTM:**
***e. Other Locational Data:** Assessor's parcel number 149-131-03

***P3a. Description:**

This one-story residence is a bit more than 1,000 square feet, with a hip roof and a front-gabled extension on the right side of the façade. The exterior walls are stucco, while the façade has wood siding with battens as a wainscot from the foundation up to the window sills and in the gable. The house retains its original metal casement windows. Alterations include replacement of the original roofing material with asphalt shingles and replacement of the front door. A driveway on the left (west) side of the house leads to a detached garage at the rear of the lot. Attached to the front of the garage is a large wood canopy that serves as a carport. The rear yard is enclosed by privacy walls of concrete block, approximately six feet high, at the lot lines.

(See continuation sheet, page 2.)

***P3b. Resource Attributes:** HP2 – Single family residence; HP4 – Ancillary Building (fallout shelter)

***P4. Resources Present:** ■ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

Residence at 3904 Marsha Street, Bakersfield

P5b. Description of Photo:
View north.
January 16, 2013

***P6. Date Constructed/Age and Sources:** ■Historic
1956 (residence) ca. 1960-62 (fallout shelter)

***P7. Owner and Address:**
Jose Camberos
3904 Marsha Street
Bakersfield, CA 93309

***P8. Recorded by:**
Andrew Hope
Caltrans District 4

***P9. Date Recorded:** 1/16/2013

***P10. Type of Survey:**
Intensive

***P11. Report Citation:** JRP Historical Consulting, LLC, *HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)*, 2012.

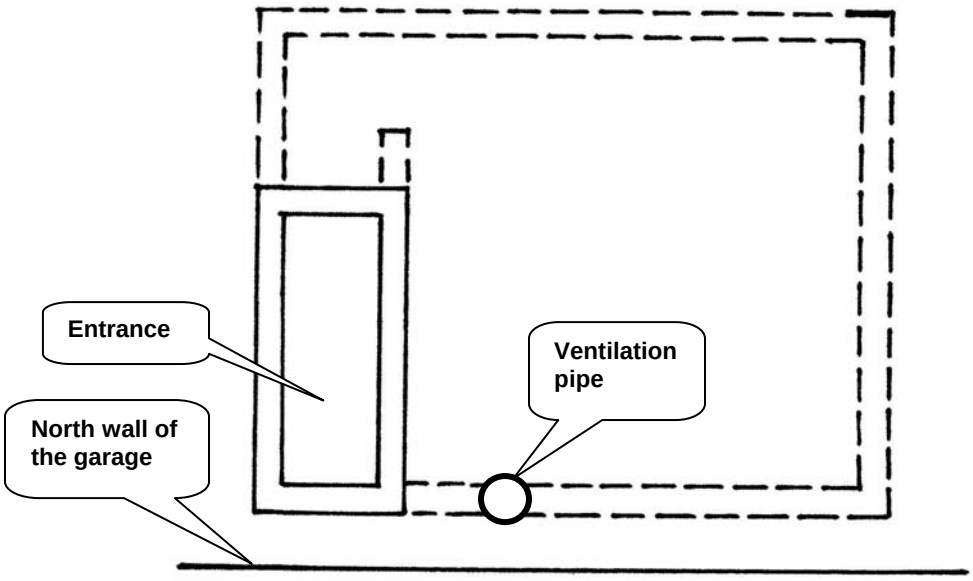
***Attachments:** ■ Building, Structure, and Object Record ■ Continuation Sheets

***P3a. Description (continued from page 1):**

Behind the garage is an underground fallout shelter of concrete construction. An entrance hatch with a metal cover, approximately two feet by six feet, leads down to a short entry hall. An opening to the right at the end of the hall leads to the main room, which is approximately 10 feet square. A ventilation pipe extends about three feet above the ground just to the east of the entrance hatch. The floor of the shelter is approximately 10 feet below ground, with the roof structure about two feet thick. There may have been a wooden stairway in the entrance originally, or the shelter may have always been accessed by a portable ladder.

Entrance to the fallout shelter in the backyard of 3904 Marsha Street. To the right of the opening is the metal hatch cover, and just in front of the opening is the ventilation pipe. Looking west, with the rear wall of the garage at left.

View down into the fallout shelter.



Plan of the shelter (underground walls are shown as dashed lines)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code:**
***Resource Name or #:** 3904 Marsha Street
Map Reference No.: 09-21A

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residence
B4. Present Use: Residence
***B5. Architectural Style:** Postwar tract house
***B6. Construction History:**

The house was built in 1956, and the garage was probably built at the same time. The date of the fallout shelter is unknown, but was probably constructed ca. 1960-62.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:**

The property includes a residence, detached garage and carport, and a family fallout shelter.

B9a. Architect: Unknown (house and shelter) **b. Builder:** Mobilhome Corp. (house); unknown (shelter)

***B10. Significance: Theme:** Cold War era fallout shelters **Area:** Bakersfield and Kern County
Period of Significance: 1956-62 **Property Type:** Residence and fallout shelter **Applicable Criteria:** A

The property at 3904 Marsha Street is part of the Rancho Vista Tract (map reference number 09-21), evaluated elsewhere in this report. It is property #99 on the list and map in the district evaluation for the Rancho Vista Tract, and is a contributor to the National Register eligible district. It is evaluated here as an individual property because it includes a Cold War era fallout shelter in addition to the 1956 residence. Like the other houses in the tract, the residence was prefabricated in a factory, delivered in one piece to its site, and set down on a prepared foundation. The fallout shelter was probably built ca. 1960-62, although no building permit survives and no other record of its construction date has been found. Philip Vallejo and Jon Brady of Caltrans District 6 did the site investigation and took the photographs. The interior of the fallout shelter was not investigated.

(See continuation sheet, page 5.)

B11. Additional Resource Attributes:
***B12. References:**

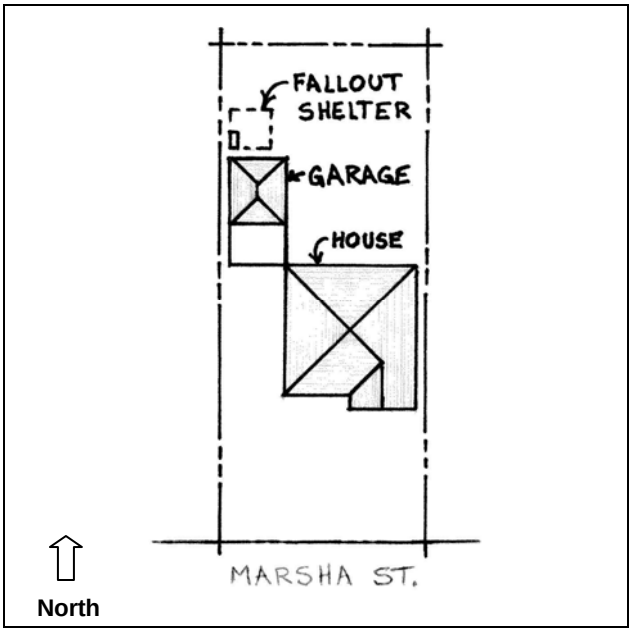
See continuation sheet, page 6.

B13. Remarks:

B14. Evaluator: Andrew Hope
Caltrans District 4
111 Grand Avenue
Oakland, CA 94623

Date of Evaluation: January 17, 2013

(This space reserved for official comments.)



***B10. Significance (continued from page 4):**

Only one home fallout shelter in California has been evaluated for National Register eligibility to date. That shelter is near Sonora in Tuolumne County, and was evaluated by Caltrans in 2011. It was determined ineligible for National Register listing because the associated residence is no longer extant, and the shelter therefore lacks an important aspect of its historic setting and the contextual association as a family shelter. Two other home fallout shelters are evaluated in this report. (See the evaluation of Tract No. 1938, map reference number 09-11.) Both of these shelters are considered ineligible for National Register listing; one because the associated house lacks integrity and the other because the shelter's immediate setting has been significantly altered by the construction of a later garage directly above the shelter. The integrity threshold established by these evaluations is that for a family fallout shelter to be eligible for National Register listing, the associated residence must be extant and possess integrity, and the shelter must possess integrity of setting with respect to its immediate surroundings and its relationship to other buildings on the property.

Extensive context information on home fallout shelters, both nationally and in Bakersfield and Kern County, is provided in the evaluation of Tract No. 1938, prepared by JRP Historical Consulting. All three of the fallout shelters identified in Bakersfield were brought to Caltrans' attention by members of the community. Two are in rear yards and one is accessed from within a modern garage, which is why none were identified during the original survey efforts for the Centennial Corridor project. The discovery of three home fallout shelters in a short period of time as a result of a public meeting suggests that this property type may be more common than previously supposed. Home fallout shelters may be more common in Bakersfield and Kern County than elsewhere in California due to the active promotion of shelter construction by the county's Civil Defense Office. As described in the evaluation of Tract No. 1938, the Civil Defense Office built a model shelter at the Kern County Museum in 1960, distributed nearly 10,000 copies of plans for family shelters, and offered courses in civil defense measures to more than 1,700 people in 1961. In addition, at least two construction companies in Bakersfield built model shelters on their properties. This was probably an unusually high level of activity and promotion of fallout shelter construction compared to other cities and counties in California.

In addition to being a contributor to the Rancho Vista historic district, the property at 3904 Marsha Street is individually eligible for National Register listing. The property meets National Register Criterion A for its association with Cold War tension between the United States and the Soviet Union, and the fear of nuclear war between the two countries. The fallout shelter at the rear of the property conveys in a stark and visceral manner the grim mindset of the time, and the lengths to which people were willing to go to survive a nuclear holocaust. That people seriously considered spending up to two weeks in a small underground box, expecting to emerge to find a devastated landscape, seems strange and possibly even delusional to Americans in the 21st century. However, home fallout shelters provide the physical evidence that people did make such considerations, and that they calculated the probability of nuclear war in a way that justified the expense of building an underground shelter. No other Cold War era property type conveys so vividly this pervasive fear of nuclear war, and home fallout shelters illustrate Americans' characteristically individual, rather than collective, response to that perceived threat. The robust construction of this shelter, with its unusually thick roof and walls of reinforced concrete rather than concrete block, demonstrates a seriousness of purpose and willingness to bear a considerable expense, particularly in comparison to the relatively modest size and cost of the house.

The residence, garage, and fallout shelter on this property retain a high degree of integrity. The residence has suffered only minor alterations. Although the interior of the shelter was not inspected, it is a simple concrete box, not amenable to alteration (particularly since it is underground), and has not been converted to other uses. It retains integrity of location, design, and materials. The shelter also retains integrity of setting, since the property as a whole appears essentially as it must have appeared in 1962, after completion of the shelter. Most importantly, it retains integrity of feeling and association, which allows the property to convey its original purpose and significance.

In conclusion, the property at 3904 Marsha Street in Bakersfield is individually eligible for National Register listing under Criterion A, at the local level of significance, for its association with the Cold War and civil defense measures to survive in the event of a nuclear war. The period of significance extends from 1956, the construction date of the residence, to 1962, the end of the period of fallout shelter construction in the United States. The historic property boundary coincides with the parcel boundary. Character-defining features of the property include the three elements that date to the period of significance: the residence, garage, and underground fallout shelter. The spatial relationship of these three elements is also a character-defining feature. With respect to the shelter itself, the two features that can be seen from the rear yard, the entry hatch and ventilation pipe, are important character-defining features, as they convey the structure's original purpose.

***B12. References (continued from page 4):**

Caltrans. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. 2011.

JRP Historical Consulting. Evaluation of Tract No. 1938 in Bakersfield. In H*RER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)*, 2012.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-01

P1. Other Identifier: Tract No. 1530

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

This subdivision was developed in 1950 and includes 189 rectangular parcels positioned in the area bounded by Palm Street to the north, a mid-block line between Bank and Verde Streets to the south, Highway 99 to the east, and Real Road to the west, and containing Western and Wetherley Drives and Bank Street. This tract features a rectilinear layout with asphalt streets lined with concrete sidewalks, gutters and square curbs. The majority of the properties include a lawn in the front yard. Some front yards are enclosed with fences. Less than one-quarter of the properties have mature trees that might date to the original development; the rest either have young trees or no trees in the front yard. Utility lines run along wood poles located behind the houses. Alleys are located at the rear of the properties. Most properties have attached garages that are accessed from the alleys. Some have attached garages accessed from driveways in the front yard. Seventy-five parcels in this tract are located within the survey area of this project. Each of the surveyed properties is between 0.13 and 0.14 acres in area and contains a Minimal Traditional house that can be categorized as one of two types. Type 1 houses have a more square footprint and a broad hip or Dutch hip hip roof. There are variations of the type, each defined by its unique treatment of the front entry. The porch (or stoop) and door may be located at the interior corner of a front (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Wetherley Dr. streetscape, facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor Records

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** subdivided in 1950; homes built in 1950 (see continuation sheet for details on alterations).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: Gannon Construction Company
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Tract 1530 and the individual residences documented on this form do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because they do not have historical significance, nor do they retain integrity. Furthermore, none of the individual residences, or the tract as whole, appear to be historical resources for the purposes of CEQA.

Bakersfield experienced tremendous population growth after World War II that generated a wave of new development. There was a flood of veterans to California immediately following the war, and with it came a need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts, and by the end of the 1950s the housing gap had successfully been bridged. In particular, the land straddling Stockdale Highway southwest of downtown was a site of new development. Ralph L. Smith, Jr. owned a section of land directly north of Stockdale Highway and west of Oak Street that became this residential tract. Smith hired Gannon Construction Company, a successful home-builder, to subdivide the tract in 1950, and it fully developed that same year. Prior to this time, this land was wholly agricultural, as Oak Street was the western limit of the City of Bakersfield. The Smith name was well known in local real estate and development in Bakersfield since 1909, when Harry F. Smith moved to the city. When he died in 1937, his grandson Ralph L. Smith, Jr. inherited the business. By the end of the 1940s, he had finished the Bakersfield developments at Casa Loma, California Avenue, Beale Park and North Westchester. The following decade he developed College Heights and Park Stockdale. Altogether, he developed over 4,000 residential lots. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1530, April 4, 1950, Book 7 of Maps, Page 77-78; Janet Wheeler, "Bakersfield Association of Realtors An Important Part of City's History," *Bakersfield Magazine*, October 1995; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

room extension, recessed within a corner cutaway, centered beneath a shed roof extension, or recessed within a projecting front gable.

Each of the surveyed properties consists of a Minimal Traditional house that can be categorized as one of two types. The houses share many of the same features. Some elements that are included in a limited number of houses are not specific to a single type. Original fenestration consists of 1/1 double-hung wood windows of varying sizes and configurations. Sometimes the windows are paired, while in other instances they are small and located near the roofline. Some of the houses also have fixed single-pane wood-frame picture windows. Some of the houses also have bay windows. The houses have stucco siding, although some secondary cladding consists of brick or wood. Most of the houses have an L-shaped footprint with an attached garage making up the rear ell. These garages are accessed from the alleys behind the properties. The following is a description of each type.

Type 1 houses have a generally square footprint and a broad hipped or Dutch hip roof. Sometimes the hip roof has a very low pitch; however, most have moderate pitch. There are variations of the type, each defined by its unique treatment of the front entry. The porch (or stoop) and door may be located at the interior corner of a front room extension, recessed within a corner cutaway, centered beneath a shed roof extension, or recessed within a projecting front gable.

Type 2 houses have a more rectangular footprint and a side-gabled roof. Some have a half-width projecting front gable with the front entry located at the interior corner recessed within a small cutaway. Others have a shed-roofed projecting center bay that contains the raised front entry and a flanking window. There are a limited number of Type 2 houses with very low-pitch gable roofs and intersecting cross-gable roof over the garage (Photographs 21 and 25) A few Type 2 houses have a full-width front porch. There are multi-level roofs, through-the-cornice gabled dormers, and slightly setback gable extensions. A number of these houses have a garage integrated into the rectilinear plan.

The following table lists the parcels of Tract 1530 that are located within the survey area of this project, including their respective type and documented/observed alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
020-081-22	3230 Bank St	1950	2; gabled roof		
020-084-22	3300 Bank St	1950	1; hipped roof	Large garage addition, some replacement windows, replacement stucco siding	
020-083-01	3301 Bank St	1950	2; gabled roof		
020-083-05	201 Oakdale Dr	1950	2; gabled roof	Brick veneer addition	2
020-083-04	205 Oakdale Dr	1950	2; gabled roof		
020-083-03	209 Oakdale Dr	1950	2; gabled roof		
020-083-02	213 Oakdale Dr	1950	2; gabled roof	replacement stucco siding	
020-081-21	224 Oakdale Dr	1950	2; gabled roof	Replacement windows	3
020-084-21	225 Oakdale Dr	1950	1; hipped roof		4
020-081-20	228 Oakdale Dr	1950	1; hipped roof		5
020-084-20	229 Oakdale Dr	1950	2; gabled roof	Some replacement windows	6
020-081-19	232 Oakdale Dr	1950	2; gabled roof		
020-084-19	233 Oakdale Dr	1950	2; gabled roof	Replacement stucco siding	7
020-081-18	236 Oakdale Dr	1950	2; gabled roof		8
020-084-18	237 Oakdale Dr	1950	1; low-pitch hipped roof		
020-081-17	240 Oakdale Dr	1950	2; gabled roof	Replacement and resized windows	
020-084-17	241 Oakdale Dr	1950	2; gabled roof		
020-081-16	300 Oakdale Dr	1950	1; Dutch hip roof	replacement windows	
020-084-16	301 Oakdale Dr	1950	2; gabled roof	replacement windows, replacement stucco siding	
020-081-15	304 Oakdale Dr	1950	2; gabled roof	Replacement stucco siding	9
020-084-15	305 Oakdale Dr	1950	1; low-pitch hipped roof	Replacement windows	10

APN	Address	Date	Type	Alterations and/or Additions	Photo #
020-081-14	308 Oakdale Dr	1950	1; low-pitch hipped roof		
020-084-14	309 Oakdale Dr	1950	2; gabled roof	replacement stucco siding	
020-081-13	312 Oakdale Dr	1950	2; gabled roof		
020-084-13	313 Oakdale Dr	1950	2; gabled roof		
020-081-12	316 Oakdale Dr	1950	1; Dutch hip roof	Replacement windows	11
020-084-12	317 Oakdale Dr	1950	2; gabled roof		12
020-081-11	320 Oakdale Dr	1950	2; gabled roof		13
020-084-11	321 Oakdale Dr	1950	2; gabled roof	replacement stucco siding, replacement windows, chimney addition	14
020-081-10	324 Oakdale Dr	1950	1; low-pitch hipped roof		
020-084-10	325 Oakdale Dr	1950	1; low-pitch hipped roof		15
020-081-09	328 Oakdale Dr	1950	1; Dutch hip roof		16
020-084-09	329 Oakdale Dr	1950	2; gabled roof	Replacement stucco siding, chimney addition	
020-081-08	332 Oakdale Dr	1950	2; combination roof	altered entry porch, replacement stucco siding	17
020-084-08	333 Oakdale Dr	1950	1; Dutch hip roof		
020-081-07	336 Oakdale Dr	1950	2; gabled roof	replacement stucco siding	
020-084-07	337 Oakdale Dr	1950	1; Dutch hip roof		18
020-081-06	340 Oakdale Dr	1950	1; Dutch hip roof	replacement siding	
020-084-06	341 Oakdale Dr	1950	1; hipped roof	replacement windows; infilled garage	19
020-081-05	344 Oakdale Dr	1950	2; gabled roof		
020-084-05	345 Oakdale Dr	1950	2; gabled roof	replacement windows	
020-081-04	348 Oakdale Dr	1950	2; gabled roof	Replacement windows, replacement stucco siding	20
020-084-04	349 Oakdale Dr	1950	1; low-pitch hipped roof	Replacement windows	
020-081-03	352 Oakdale Dr	1950	2; low-pitch gabled roof	replacement windows	21
020-084-03	353 Oakdale Dr	1950	2; gabled roof		
020-081-02	356 Oakdale Dr	1950	2; gabled roof		
020-084-02	357 Oakdale Dr	1950	2; gabled roof	Replacement windows, replacement stucco siding	
020-081-01	3231 Palm St	1950	1; hipped roof	Some replacement windows, stone veneer addition, porch awning addition	
020-084-01	3301 Palm St	1950	2; gabled roof	Replacement stucco siding, replacement windows, large two-story addition	22
020-084-44	3331 Palm St	1950	2; gabled roof	Replacement windows, replacement stucco siding; front porch addition, garage addition	
020-091-01	3401 Palm St	1950	1; Dutch hipped roof	Stone veneer addition	
020-084-32	312 Wetherlely Dr	1950	2; gabled roof		
020-091-13	313 Wetherlely Dr	1950	2; gabled roof		23
020-084-33	316 Wetherlely Dr	1950	1; Dutch hipped roof	Chimney addition on front	
020-091-12	317 Wetherlely Dr	1950	2; gabled roof		
020-084-34	320 Wetherlely Dr	1950	2; gabled roof	Stone and brick veneer addition	
020-091-11	321 Wetherlely Dr	1950	2; gabled roof	Replacement textured stucco siding, replacement window	
020-084-35	324 Wetherlely Dr	1950	1; low-pitch hipped roof	Replacement windows	
020-091-10	325 Wetherlely Dr	1950	1; low-pitch hipped roof	Replacement textured stucco siding	
020-084-36	328 Wetherlely Dr	1950	1; Dutch hipped roof	Brick veneer addition	
020-091-09	329 Wetherlely Dr	1950	2; gabled roof	Replacement windows	
020-084-37	332 Wetherlely Dr	1950	2; gabled roof	Replacement windows, replacement stucco siding, rear addition	
020-091-08	333 Wetherlely Dr	1950	1; Dutch hipped roof	Replacement stucco siding, replacement windows	
020-084-38	336 Wetherlely Dr	1950	2; gabled roof	Gabled porch addition	
020-091-07	337 Wetherlely Dr	1950	1; Dutch hipped roof	Replacement windows	

APN	Address	Date	Type	Alterations and/or Additions	Photo #
020-084-39	340 Wetherlely Dr	1950	1; Dutch hipped roof		
020-091-06	341 Wetherlely Dr	1950	1; hipped roof	Replacement stucco siding, replacement windows, enclosed garage, chimney addition	24
020-084-40	344 Wetherlely Dr	1950	2; gabled roof	Replacement stucco siding, some replacement and resized windows; possible rear addition	
020-091-05	345 Wetherlely Dr	1950	2; gabled roof	Possible rear addition	
020-084-41	348 Wetherlely Dr	1950	2; gabled roof	Replacement stucco siding, replacement windows	
020-091-04	349 Wetherlely Dr	1950	1; low-pitch hipped roof	Stone veneer addition	
020-084-42	352 Wetherlely Dr	1950	2; low-pitch gabled roof		25
020-091-03	353 Wetherlely Dr	1950	2; gabled roof	Replacement and resized windows,	
020-084-43	356 Wetherlely Dr	1950	2; gabled roof	Replacement windows, bay window addition, metal awning addition	
020-091-02	357 Wetherlely Dr	1950	2; gabled roof	Replacement stucco siding, possible rear addition	

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
3230 Bank St	Deborah A. Gonzalez	3230 Bank St. / Bakersfield, CA 93309
3300 Bank St	Nancie Medrano	3300 Bank St. / Bakersfield, CA 93309
3301 Bank St	Richard L. Lewis	2407 Hubert St. / Bakersfield, CA 93312
201 Oakdale Dr	April J. Allen	201 Oakdale Dr. / Bakersfield, CA 93309
205 Oakdale Dr	Julie K. Haulman and Jeremiah R. Brown	205 Oakdale Dr. / Bakersfield, CA 93309
209 Oakdale Dr	Gloria D. Hamilton	PO Box 40151 / Santa Barbara, CA 93140
213 Oakdale Dr	Anthony P. and Theresa E. Rossi	213 Oakdale Dr. / Bakersfield, CA 93309
224 Oakdale Dr	Hector and Paula M. Rodriguez	224 Oakdale Dr. / Bakersfield, CA 93309
225 Oakdale Dr	Leonard and Rona L. Angelo	16147 Clarisse St. / Bakersfield, CA 93314
228 Oakdale Dr	Gilberto M. Banda, Jr.	907 Pacific St. / Bakersfield, CA 93305
229 Oakdale Dr	Efrain R. Kim and Leeanna R. Baker	229 Oakdale Dr. / Bakersfield, CA 93309
232 Oakdale Dr	Rogelio Perez Sandoval	271 Cabernet Ave. / Greenfield, CA 93927
233 Oakdale Dr	Ferd W Kinworthy	233 Oakdale Dr. / Bakersfield, CA 93309
236 Oakdale Dr	Neomi M. Carrillo	236 Oakdale Dr. / Bakersfield, CA 93309
237 Oakdale Dr	Julio C. and Rosa E. Martinez	237 Oakdale Dr. / Bakersfield, CA 93309
240 Oakdale Dr	Mary Mullen	717 El Toro Dr. / Bakersfield, CA 93304
241 Oakdale Dr	Donna Bayet	603 W. Islay St. / Santa Barbara, CA 93101
300 Oakdale Dr	Gustavo Rodriguez	300 Oakdale Dr. / Bakersfield, CA 93309
301 Oakdale Dr	Samantha Burns	301 Oakdale Dr. / Bakersfield, CA 93309
304 Oakdale Dr	Eileen R. Cavil	257 Ocotillo Dr. / El Centro, CA 92243
305 Oakdale Dr	Shirley J. Wells	PO Box 10382 / Bakersfield, CA 93389
308 Oakdale Dr	Donna M. Boyles	308 Oakdale Dr. / Bakersfield, CA 93309
309 Oakdale Dr	Raquel and Alex Mesa	309 Oakdale Dr. / Bakersfield, CA 93309
312 Oakdale Dr	Bertha and Debbie A. Barrios	312 Oakdale Dr. / Bakersfield, CA 93309
313 Oakdale Dr	Don W. and Theda Sperry	835 Noddy Ct. / Arroyo Grande, CA 93420
316 Oakdale Dr	Dennis Baker	PO Box 439 / Miranda, CA 95553
317 Oakdale Dr	Vito J. Pultro	120 Alto Dr. / Oak View, CA 93022
320 Oakdale Dr	Robin Merrick	5291 Seneca Pl. / Simi Valley, CA 93063
321 Oakdale Dr	Carmen Maria Jara	11330 Utopia Ave. / Culver City, CA 90230
324 Oakdale Dr	Claude E. Holt	324 Oakdale Dr. / Bakersfield, CA 93309

Property Address	Owner	Owner Address
325 Oakdale Dr	Mary S. and Maria T. Gonzalez	325 Oakdale Dr. / Bakersfield, CA 93309
328 Oakdale Dr	Advance Inv., LLC	118 Oak St. / Bakersfield, CA 93304
329 Oakdale Dr	Vivian del Bosque	329 Oakdale Dr. / Bakersfield, CA 93309
332 Oakdale Dr	Joy Maldonado	332 Oakdale Dr. / Bakersfield, CA 93309
333 Oakdale Dr	Wendy E. Powell	333 Oakdale Dr. / Bakersfield, CA 93309
336 Oakdale Dr	David M. and Mary Harris	8901 Thurber Ln. / Bakersfield, CA 93311
337 Oakdale Dr	Omar F. Krumm	337 Oakdale Dr. / Bakersfield, CA 93309
340 Oakdale Dr	Jeffrey T. and Sarah J. Shelbourne	340 Oakdale Dr. / Bakersfield, CA 93309
341 Oakdale Dr	Justin and Lori Moncur	341 Oakdale Dr. / Bakersfield, CA 93309
344 Oakdale Dr	Mary Lou Lee	7003 Quailwood Dr. / Bakersfield, CA 93309
345 Oakdale Dr	Michael A. and Karen J. Martinez	345 Oakdale Dr. / Bakersfield, CA 93309
348 Oakdale Dr	Ross T. Healey	348 Oakdale Dr. / Bakersfield, CA 93309
349 Oakdale Dr	David and Barbara Draper	349 Oakdale Dr. / Bakersfield, CA 93309
352 Oakdale Dr	Miguel E. and Irene P. Romero	PO Box 724 / Boron, CA 93596
353 Oakdale Dr	Janet C. Combs	353 Oakdale Dr. / Bakersfield, CA 93309
356 Oakdale Dr	Susan Marie Madigan	356 Oakdale Dr. / Bakersfield, CA 93309
357 Oakdale Dr	Andrea Jackson	357 Oakdale Dr. / Bakersfield, CA 93309
3231 Palm St	Martin and Martha A. Lopez	3231 Palm St. / Bakersfield, CA 93309
3301 Palm St	Mark and Wendy Handy	3301 Palm St. / Bakersfield, CA 93309
3331 Palm St	Richard Abdalla	2087 Paseo Ambar / San Dimas, CA 91773
3401 Palm St	Michael Larson	3401 Palm St / Bakersfield, CA 93309
312 Wetherlely Dr	Luther Rice	312 Wetherley Dr / Bakersfield, CA 93309
313 Wetherlely Dr	Robert E and Victoria E Greene	3216 Timberspire St / Bakersfield, CA 93311
316 Wetherlely Dr	Snowden Family	1712 Le May Ave / Bakersfield, CA 93304
317 Wetherlely Dr	Manuel Francisco Jr	5701 Akers Rd / Bakersfield, CA 93313
320 Wetherlely Dr	Ray and Dolores Soto	320 Wetherley Dr / Bakersfield, CA 93309
321 Wetherlely Dr	Anthony Jude Jaquez	321 Wetherley Dr / Bakersfield, CA 93309
324 Wetherlely Dr	Lee Cornelison	900 Baldwin Rd / Bakersfield, CA 93304
325 Wetherlely Dr	Isabel De Fillippi	110 Toto Ave / Salinas, CA 93905
328 Wetherlely Dr	Joel Salas	PO Box 3252 / Port Hueneme, CA 93044
329 Wetherlely Dr	Katherine Evaro	329 Wetherley Dr / Bakersfield, CA 93309
332 Wetherlely Dr	Tommy Nieto Sr	332 Wetherley Dr / Bakersfield, CA 93309
333 Wetherlely Dr	Margaret Cartwright	333 Wehterley Dr / Bakersfield, CA 93309
336 Wetherlely Dr	Eduardo Gonzalez and Vicky Andrade	336 Wetherley Dr / Bakersfield, CA 93309
337 Wetherlely Dr	Rev Melendez Family	337 Wetherley Dr / Bakersfield, CA 93309
340 Wetherlely Dr	Vanessa Leigh Howard	28891 Cuesta Ct / Keene, CA 93531
341 Wetherlely Dr	Akamai Strategies LLC	25379 Wayne Mills Pl #363 / Valencia, CA 91355
344 Wetherlely Dr	V.M. & C. Alvidrez Living Trust	334 Wetherley Dr / Bakersfield, CA 93309
345 Wetherlely Dr	Joseph C Cibit Jr	1849 Narragansett Ct / San Diego, CA 92107
348 Wetherlely Dr	Ajaykumar C. Patel	348 Wetherley Dr / Bakersfield, CA 93309
349 Wetherlely Dr	Haley C Galloway	349 Wetherley Dr / Bakersfield, CA 93309
352 Wetherlely Dr	Sandra Lynn Millard	352 Wetherley Dr / Bakersfield, CA 93309
353 Wetherlely Dr	Dennis V & Deanna K Lopez	353 Wetherley Dr / Bakersfield, CA 93309
356 Wetherlely Dr	Sandra Viray	356 Wetherley Dr / Bakersfield, CA 93309
357 Wetherlely Dr	Benny Lamas Family	428 Pajaro Ln / Nipomo, CA 93444

B10. Significance (continued):

Gannon Construction Company was started in 1936 by brothers Bill and Joe Gannon. The company's earliest projects included constructing individual residences and commercial buildings, but soon focused its attention on quickly building quality houses. When a fire destroyed the house of a local resident in August 1940, the Gannons volunteered their expertise to help build a new house in a single day. After World War II, the Gannons were among the first developers to start constructing residences in Bakersfield. Initially, they had small projects with ten to 20 houses. In 1948, the Gannons teamed up with Ralph Smith to subdivide a large section of Bakersfield's northwest area known as Westchester and build 217 houses. The Westchester subdivision received local attention for its size, location to downtown, and for incorporating Blandings Dream House, a nation-wide trend that brought the exact design from the movie and novel "Mr. Blandings Builds His Dream House" to suburban communities across the country.[1]

In 1949 and 1950, Gannon joined Smith to work on several subdivisions on either side of Oak Lane. Tract 1530, also known as Gannon Gardens No. 2, was developed on a 35-acre alfalfa field. Having already established fast home-building techniques in other subdivisions, the Gannon crew built about two homes a day, and finished the subdivision within several months. Once they were completed, Ralph Smith sold the houses. Most of the houses featured three bedrooms, sold for $8,500, and qualified for federally-backed home loans. Joe Gannon promoted the tract by highlighting the fact that there was no major highway to cross when traveling from downtown. The Gannons continued to developed large tracts throughout the Bakersfield area, including La Crest Manor and Niles Grove, and built multi-family developments, churches and industrial and commercial properties.[2]

In 1947-1948, the area immediately south of Tract 1530 was subdivided and developed by Ken Mynatt. While the two tracts share common streets and are laid out in a similar rectilinear pattern with Minimal Traditional houses, there appears to be no connection between the different developers. Tract 1397 is recorded for the current project on a separate DPR 523 form (see Map Reference No. 09-04).

The unprecedented postwar growth period put definite strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to alleviate congestion. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. The alignment of this new highway abutted Tract 1530, and resulted in the elimination of five parcels and the closure of Bank Street east of the tract.[3]

California Department of Transportation (Caltrans) has developed a context for evaluating post-war housing tracts that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[4] The current evaluation utilizes guidance presented in the Caltrans study as well as

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[1] "Highland Park," *Bakersfield Californian*, 16 January 1937, 3; "Handsome Two-Story Business Building Slated for Downtown District," *Bakersfield Californian*, 12 November 1938, 4; "Franks Home Built in One Day," *Bakersfield Californian*, 13 August 1940, 9; "2000 Vet Homes Built Here Since War's End," *Bakersfield Californian*, 1947 April 26, 7; "New Mark is Set in Building Here," *Bakersfield Californian*, 9 October 1947, 13; "43 Home Construction Permits Issued Within City for March," *Bakersfield Californian*, 26 March 1948, 15; "Permits Issued for 217 Houses," *Bakersfield Californian*, 15 April 1948, 13; "City Ranked 13th in West in Building," *Bakersfield Californian*, 11 June 1948, 15; "Blandings Dream House Opens to Public," *Bakersfield Californian*, 4 September 1948, 4; "Gannon Project Combats Housing Lack," *Bakersfield Californian*, 19 March 1949, 4; George Gilbert Lynch, "Bakersfield Builds 'Blandings Dream House,'" *Bakersfield Californian*, 15 September 2008.

[2] " "200 New Homes Loom," *Bakersfield Californian*, 4 February 1950, 4; "Hammer Beats Mark Start of Gannon Homes Project," *Bakersfield Californian*, 4 March 1950, 5; "New $800,000 Tract Emphasizes Growth of Greater Bakersfield," *Bakersfield Californian*, 19 January 1952, 5; "Model Homes Combines Attractive Features With Panoramic View," *Bakersfield Californian*, 24 May 1952, 5; "Down Payments for Veterans Decreased as New Tract Launched at Niles Grove," *Bakersfield Californian*, 30 May 1953, 7; "Gannon Joins Real 7," *Bakersfield Californian*, 30 January 1977, 20.

[3] "City Barely Touched," *Bakersfield Californian*, 2 Nov. 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 Nov. 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002. 12-13.

[4] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.

evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[5]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[6] Tract 1530 does not appear significant for its association with important historic events, or as an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques. While the tract is a relatively large example of a housing subdivision, many other tracts of the same size or larger were developed in Bakersfield during the postwar period, include the Westchester subdivision, which was also built by Gannon Construction. The Gannon crew had previously perfected their home-building technique. While this technique was fast, Tract 1530 was not the first example of Gannon's rapid work, and did not receive general recognition at the time or since. Indeed many subdivisions in Bakersfield and throughout the country were built rapidly in order to meet the high demand for housing. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[7] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. The residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[8] Research did not indicate that individuals significant to history had important associations with the tract.[9]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features and house designs are modest representations of a common postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar to or the same as many others in the same tract and elsewhere in the region and country.[10] None of the individual residences in this tract represent important examples of a general architectural style. The houses are ordinary examples of the Minimal Traditional style. This type of house was more affordable and built extensively throughout the country in the years immediately before and after World War II.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and

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[5] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[8] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[9] *Polk's Bakersfield California City Directory 1950* (Los Angeles: R.L. Polk and Co. Publishers, 1950); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1965* (Los Angeles: R.L. Polk and Co. Publishers, 1965); *California Voter Registrations 1900-1968*, accessed online via www.ancestry.com.
[10] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.

quality."[11] The tract was subdivide by Ralph Smith and constructed by Gannon Construction, both of whom were well established in the home-building industry by 1950 when they developed Tract 1530. They also continued successful careers developing housing tracts and other buildings for several decades. While their contributions were often locally recognized for helping end the housing shortage in Bakersfield, they did not receive praise for their contributions in the field. Moreover, Tract 1530 appears to be a relatively minor project for Smith and Gannon which was certainly overshadowed by their earlier collaboration in the Westchester subdivision. Tract 1530 does not appear to represent an important phase, aspect or theme in the builders' career or craft. It is therefore not an important example of a master home builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[12] Instead, the houses are modest examples of Minimal Traditional-style architecture and exhibit common characteristics of design and craftsmanship. Finally, the Caltrans guidelines state a potential historic district might be eligible under this criterion as "a significant and distinguishable entity whose components may lack individual distinction." However, as the National Park Service guidelines note, the district must possess architectural or historical significance under one of the other three criteria or other parts of Criteria C or 3.[13] Even though Tract 1530 is a distinguishable entity comprised of houses that lack individual distinction, it does not meet the threshold of architectural or historical significance.

Under NRHP Criterion D (CRHR Criterion 4), the tract and the individual residences are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. Most of the properties surveyed on this form, and many of the properties located within this tract but not recorded here, have undergone alterations since their original construction that has compromised the integrity of the individual properties as well as the tract as a whole. These alterations (shown in the table in P3a above) include replacement and resized windows, replacement siding, converted garages, and front and rear additions. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity; although, as the Caltrans study points out, the integrity threshold for the individual contributors is lower than the threshold for an individual property.[14] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1530 includes concrete sidewalks, gutters and squared curbs. Each lot generally features a front lawn with some level of vegetation. Some properties include mature trees and vegetation in the front yard, while others have young trees or none at all. The utility lines stretch along poles located behind the residences. Most lots have a concrete walkway leading from the sidewalk to the front door. Garages are accessed via alleys behind the lots. Only a few properties include concrete driveways in the front yard. Five of the original 189 houses were demolished during the construction of Highway 99. Given the many alterations to the individual houses, changes to the landscaping and design features, and elimination of five houses, the tract does not retain sufficient overall integrity.

This subdivision and its individual properties have 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 do not appear to be historical resources for the purposes of CEQA.

[11] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 20.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011, 125-126.
[13] California Department of Transportation, "Tract Housing in California, 1945-1973," 126; U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997, 5, 20.
[14] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 201 Oakdale Dr., primary façade, facing west.

Photograph 3. 224 Oakdale Dr., primary façade. facing east.

Photographs (continued):

Photograph 4. 225 Oakdale Dr., primary façade, facing west.

Photograph 5. 228 Oakdale Dr., primary façade, facing east.

Photographs (continued):

Photograph 6. 229 Oakdale Dr., primary façade, facing southwest.

Photograph 7. 233 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 8. 236 Oakdale Dr., primary façade, facing east.

Photograph 9. 304 Oakdale Dr., primary façade, facing east.

Photographs (continued):

Photograph 10. 305 Oakdale Dr., primary façade, facing west.

Photograph 11. 316 Oakdale Dr., primary façade, facing east.

Photographs (continued):

Photograph 12. 317 Oakdale Dr., primary façade, facing west.

Photograph 13. 320 Oakdale Dr., primary façade, facing east.

Photographs (continued):

Photograph 14. 321 Oakdale Dr., primary façade, facing west.

Photograph 15. 325 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 16. 328 Oakdale Dr., primary façade, facing east.

Photograph 17. 332 Oakdale Dr., primary façade, facing east.

Photographs (continued):

Photograph 18. 337 Oakdale Dr., primary façade, facing west.

Photograph 19. 341 Oakdale Dr., primary façade, facing west.

Photographs (continued):

Photograph 20. 348 Oakdale Dr., primary façade, facing east.

Photograph 21. 352 Oakdale Dr., primary façade, facing east.

Photographs (continued):

Photograph 22. 3301 Palm St., primary façade, facing southwest.

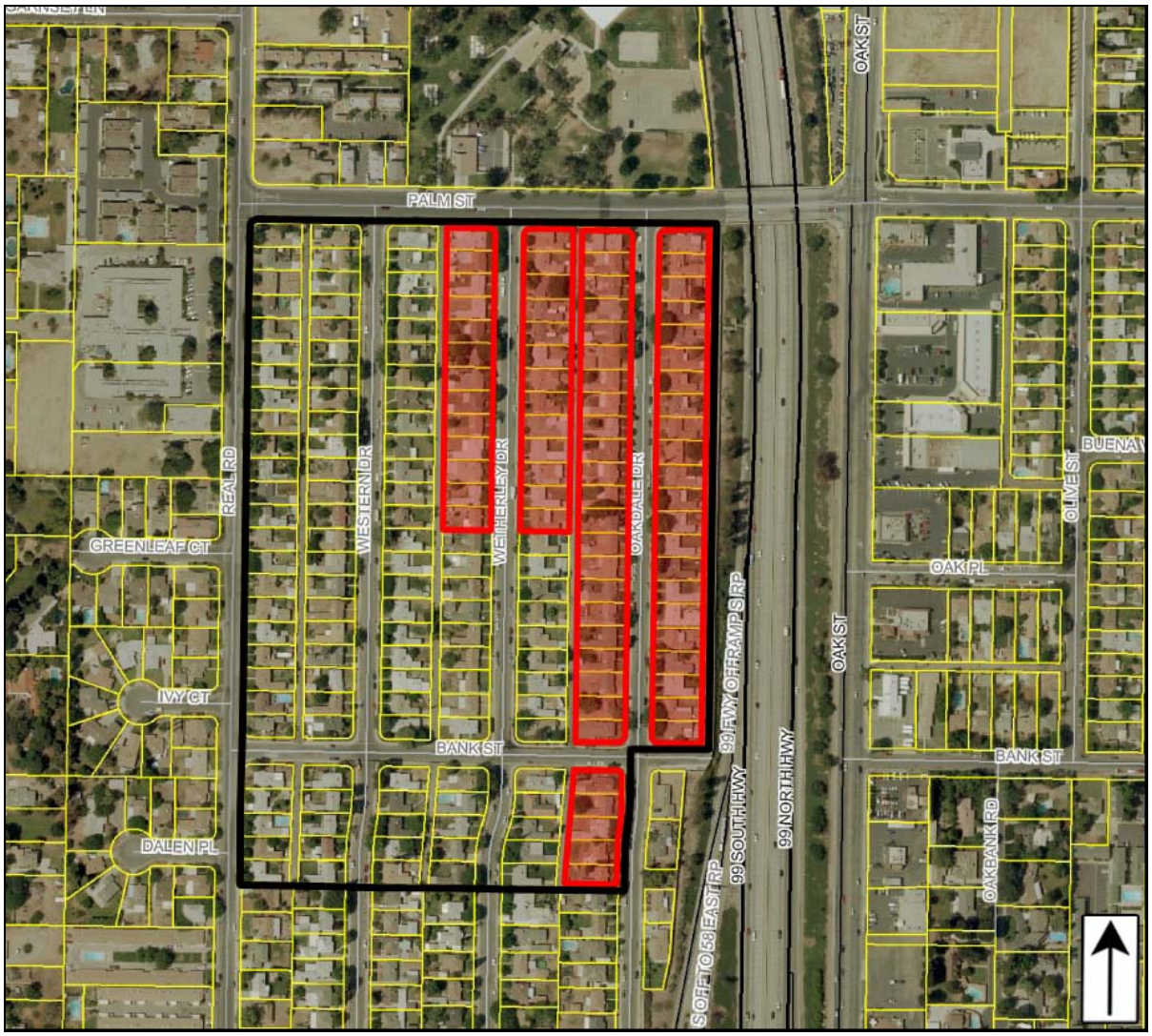
Photograph 23. 313 Wehterley Dr., primary façade, facing southwest.

Photographs (continued):

Photograph 24. 341 Wetherley Dr., primary façade, facing northwest.

Photograph 25. 352 Wetherley Dr., primary façade, facing northeast.

Sketch Map:



NOTE: Tract 1530's original boundaries in black, buildings inventoried and recorded for this project shaded in red.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-02

P1. Other Identifier: Saunders Park

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1954 (photorevised 1968 & 1973) **T**____; **R** ____; __ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3300 Palm Street City Bakersfield, CA Zip 93309

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 Number: 020-150-09

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

Saunders Park covers 3.76 acres and is surrounded to the south and west by residential neighborhoods, a retention basin to the north, and Highway 99 to the east (Photograph 1). The majority of the park is studded with mature trees and lawn with a parking lot and a small number of concrete pedestrian pathways in the southern portion. The park includes five buildings and structures (labeled Buildings 1-5 on this form) and Bakersfield Fire Station No. 3 (not photographed, Building 6 on site map), which was built after 1975 at the southwest corner of this parcel. The park buildings are generally clustered near the center of the park with the exception of Building 1, a concrete-block service building with a flat roof (Photograph 2) which is sited southeast of the other buildings. Building 2 is a concrete-block restroom with a hipped roof (Photograph 3). Building 3 is a metal-sided service building with a gable roof (Photograph 4). Building 4 is a steel shelter with a corrugated metal flat-roof (Photograph 5) and Building 5 is a 23,000-square foot, steel-frame, multipurpose recreational building constructed in 2009 (not photographed). The park also includes a number of cast-iron lamp posts.

***P3b. Resource Attributes:** (List attributes and codes) HP31 – Urban open space; HP4 – Ancillary building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. View of park from southeast, camera facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
ca. 1956-1958, Kern County Historical Aerials (see footnotes)

***P7. Owner and Address:**
City of Bakersfield
1501 Truxtun Ave.
Bakersfield, CA 93301

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Polly Allen,
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-02

B1. Historic Name: Oak Park

B2. Common Name: Saunders Park

B3. Original Use: Park B4. Present Use: Park

***B5. Architectural Style:** Utilitarian

***B6. Construction History:** (Construction date, alteration, and date of alterations) ca. 1956-1958. Buildings 1-4 ca. 1956-58. Playground equipment and picnic tables added on an ongoing basis. Original swimming pool removed ca. 2000-06

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

***B8. Related Features:** _____

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

Saunders Park does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. The park was developed during the late 1950s, during a period of enormous growth in Bakersfield in which the city moved to the south and west into previously undeveloped areas. The rapid expansion was part of a wave of postwar development that greatly expanded both the size and population of Bakersfield. The successful economy in the postwar years was based on a number of factors, most notably the return of veterans and the increased California population following the war. Twenty square miles of new homes were constructed in Greater Bakersfield from 1945 to 1955, a decade when Kern County saw its population more than double.

The park was developed on 10 acres of county land, located just outside the southwestern edge of Bakersfield, purchased by the City of Bakersfield in 1954 for approximately $30,000. Originally named Oak Park, it was renamed Saunders Park later that year to honor former Bakersfield Councilman Lowell Saunders, who initiated the park's development. Lacking sufficient funds to develop the park, construction was delayed until the second half of 1955. Up until World War II, this area consisted of a patchwork of small farms and homesteads. Fueled by the unprecedented demand arising in the postwar period, however, this relatively pastoral landscape ceded to dense subdivisions identical to those which were transforming central Bakersfield. With hundreds of young families flooding into the newly constructed residential tracts, city leaders and real estate promoters recognized the necessity of community facilities and suburban recreational (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945 and "Big Population Increase Noted," 8 May 1955; "City Pushes Work on 2 Parks," *Bakersfield Californian*, 12 Sept 1954, "Oak Park Label Given New Site," 14 Jan 1954, and "Saunders park Improvements Will be Made," 24 May 1955; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Pub. Network, 2001); Kern County Aerial Photographs, flown August 10, 1937 by USDA, 13 ABL 10-9; Kern County Aerial Photographs, flown August 15, 1952, 22-13; Kern County Tract Maps, Tract No. 1530, March 27, 1950; Kern County Tract Maps, Tract No. 1397, September 25, 1947; California State Chamber of Commerce, "Bakersfield, Kern County, California Standard Industrial Survey Summary Report August 1954"; Kern County Aerial Photographs, flown July 15, 1956 by United Aerial Survey, ABL 15R-131. See footnotes.

B13. Remarks:

***B14. Evaluator:** Polly S. Allen

***Date of Evaluation:** September 2009

(This space reserved for official comments.)

B10. Significance (continued):

Aerial view of southern half Saunders Park s showing Highway 99 construction at left, March 28, 1962.[1]

amenities. The development of small recreational areas like Saunders Park followed the course of city expansion, and by 1954 the city boasted of, "eight parks, playgrounds, and numerous facilities for golfing, tennis, bowling, and swimming." While the city began construction in the mid 1950s, it took more than three years to complete the city's ninth public park. By the early 1962, the park was complete with a small parking area, several structures, newly planted trees, and a small swimming pool, which was completed in 1958.[2]

Since the 1960s, the park has remained in the same basic functions, serving as a modest neighborhood amenity with play equipment, lawns, and picnic space. After 1975, the City of Bakersfield constructed a fire station (Fire Station 3) at the southwest corner of the park, replacing a parking lot. This area is currently fenced off from the remainder of the park. A new parking lot was subsequently constructed on the eastern edge of the park. Additionally, the small pool that had been at the southeast corner of the park was removed between 2000 and 2006, although the small building that was associated with it (Building 1, see Photograph 2) remains. Most recently, the large multi-purpose recreation center was built in the northeast corner of the park, filling much of the remaining undeveloped green space.

Saunders Park does not appear to be significant under NRHP Criterion A or CRHR Criterion 1. The small park was developed during a period of rapid postwar growth that required increased development of civic amenities. With vast housing tracts filling previously lightly settled, primarily agricultural land, developers and planners sought to maintain modest access to suburban green space. Saunders Park, with modest facilities and nearly four acres, provided this basic need. The park is not representative of significant developments in civic development or park development, however and was instead a common park type with basic recreation functions. The park was similar to both those which came before and those developed after, filling a square block and containing a relatively freeform assortment of trees, lawn, and recreation equipment. Similarly, the park does not appear to have any significant associations under NRHP Criterion B or CRHR Criterion 2. Research did not yield information indicating that the park has any associations with important individuals at the local, state, or national level.

The park is not significant for either its landscape architecture, park planning, or for the architecture of any of its components, nor is it the work of a master (NRHP Criterion C or CRHR 3). The park was not developed with a significant design, and was instead a very common suburban development with parking, basic support structures, and green space. The structures, which included a service building, restroom facility, metal frame sun canopy, and a storage shed, were all of a ubiquitous design that spoke to the pragmatic need of operating a simple neighborhood facility. Since construction, much of

[1] Photograph on file at Caltrans Library, Sacramento, District VI: Kern County Files.
[2] *Bakersfield Californian*, March 4, 1958, p21

the park has been altered, with the insertion of the fire station and creation of a new parking lot, the removal of the original pool, the recent construction of a large multi-purposed building, and the 1960s construction of Highway 99 Bypass, which is immediately adjacent to the site. While maintaining a similar function and overall aesthetic, the neighborhood park has changed substantially over time, with the insertion of new equipment and the above mentioned changes to its setting and layout. Furthermore, built environments are rarely significant under NRHP Criterion D or CRHR Criterion 4 and this property does not appear likely to yield important historical information. This property 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.

Photographs (continued):

Photograph 2: North and west sides of Building 1, camera facing southeast.

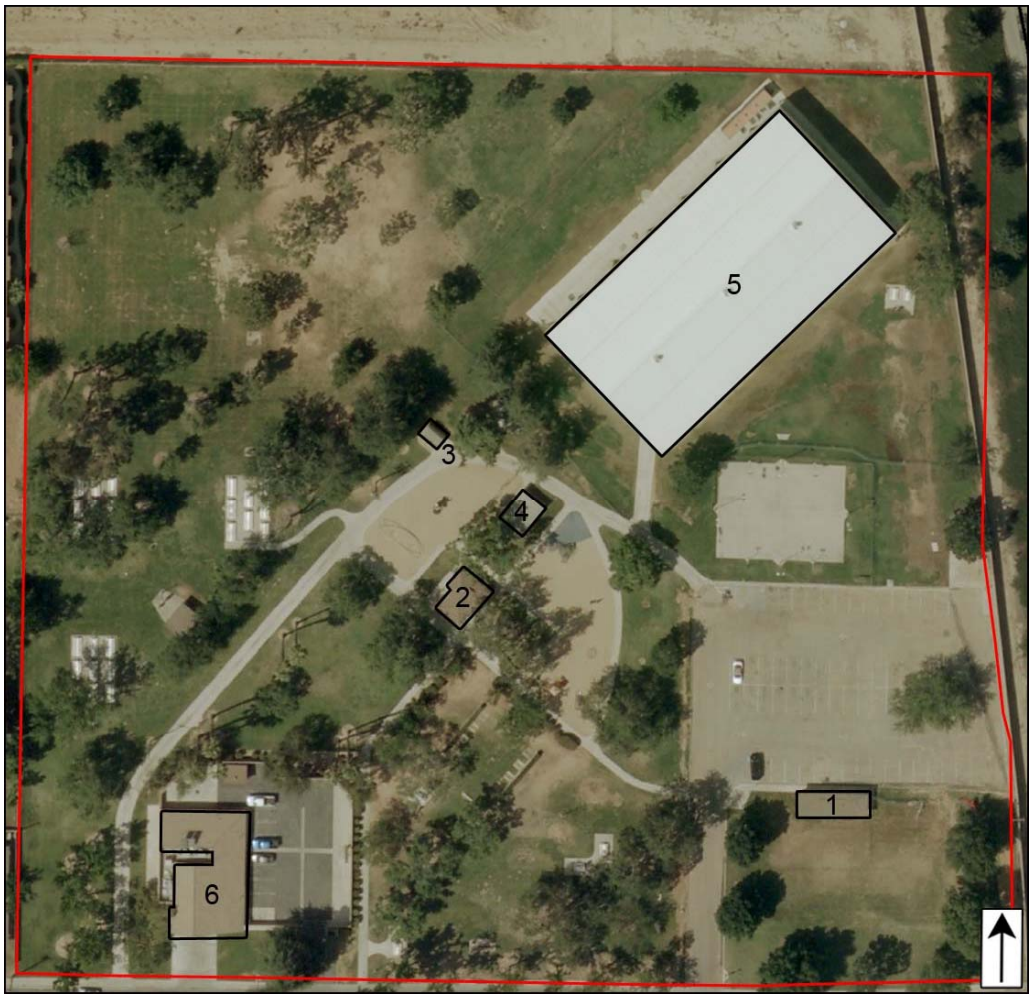
Photograph 3: North and west sides of Building 2, camera facing southeast.

Photographs (continued):

Photograph 4: South and east sides of Building 3, camera facing northwest.

Photograph 5: Building 4, showing lamppost (left background), camera facing northeast.

Site Map:



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-03

P1. Other Identifier: 711 Oak St, 727 Oak Street, 3231 Chester Lane

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 711 Oak St. City Bakersfield, CA Zip 93304

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: 020-140-35; 020-140-25; 020-140-42

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

This property contains five buildings (labeled Buildings 1-5) located on three associated parcels which comprised a former car dealership and service center. Situated on 1.26 acres, the complex is located on the corner of Oak Street and Chester Lane and is composed of an asphalt parking lot and a number of commercial/garage buildings. Building 1 served as an auto sales and service building and is a single-story, irregularly-shaped building with expansive aluminum-frame glass walls that reveal the show room (Photograph 1). It has a flat roof with aluminum panel fascia. The center section of the roof extends over an enclosed projecting entry bay and has a large, trapezoidal face (Photograph 2). Multiple, interconnected one-story concrete structures are attached to the rear of this building, which had service purposes. Building 2 is a small front-gabled building located to the north of Building 1, linked to the main building by a concrete block wall (Photograph 3). This structure has an off-center entry gable that has an aluminum frame and glass door and aluminum frame windows. The building has reinforced concrete block walls and vertical board siding in its gable ends. (See Continuation Sheet)

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. South and east sides of Building 1, camera facing northwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Ca. 1962-1975, Kern County Assessor Records

***P7. Owner and Address:**
PTM Properties, LLC
711 Oak St.
Bakersfield, CA 93304

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Polly S. Allen
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** May 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-03

B1. Historic Name: Van Wyk's of Bakersfield

B2. Common Name: _____

B3. Original Use: Commercial/Auto Sales Repair B4. Present Use: Commercial/Vacant

***B5. Architectural Style:** Contemporary Commercial/Utilitarian

***B6. Construction History:** Building 1: 1962; Building 2: ca. 1968-1975; Building 3: ca. 1964 with 1993 remodel; Building 4:ca, 1962, with 1964 remodel; Building 5: 1993.

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

***B8. Related Features:** _____

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be historical resources for the purposes of CEQA. The complex was developed in the early 1960s as an automobile dealership and repair center by Van Wyk's Volkswagen automobile dealership, a California franchise that appears to have included a Cadillac dealership in Santa Maria and another Volkswagen dealership in Santa Barbara. The Van Wyk dealership appears to have been in operation until 1997. Initially, the complex appears to have consisted of only a single showroom and garage, however throughout the 1960s and 1970s the facility expanded to include additional garage and service space.

At the time of the property's construction, the Oak Street corridor was undergoing substantial change brought on by the construction of the Highway 99 Bypass directly to the east. The bypass ran from north to south, removing the highway traveling directly though Bakersfield along Union Avenue. Prior to the construction of the bypass, Oak Street had been at the western edge of the city, with the area lying west of the street unincorporated and largely undeveloped. In aerial photography from the 1950s, the vicinity of Oak Street and Chester Lane has little development, with some scattered residential and industrial construction along the road, including on the lot that would become Van Wyk Volkswagen. With the development of the highway bypass and continued expansion of the city west of Oak Street in the 1960s and 1970s, however, Oak Street transformed into a dense commercial and industrial corridor, which it remains today.

Van Wyk Volkswagen was one of many car dealerships in the town, which had long been a prominent regional auto sales location. As early as the 1910s, the city had boasted of an active "Auto Row," further downtown (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** *Polk's Santa Maria and Lompoc California City Directory 1963* (Los Angeles: R.L. Polk & Company, 1963) 77; *Polk's Santa Barbara California City Directory 1972* (Monterey Park, California: R.L. Polk & Company, 1972); Kern County Deed 197100436, August 1, 1997; Kern County Aerial Photographs, flown by the USGS, August 13, 1952, Photo 19-133; *Sanborn Fire Insurance Maps of Bakersfield California Volume 1*, 1912 (updated 1951), (New York: Sanborn Map Company) 45D-45E. Kern County Tract Maps, Sunset Park Tract, March 30, 1925; Kern County Tract Maps, Greene's Tract, October 30, 1905; Kern County Aerial Photographs, flown by the USGS, April 21, 1968, Photo 1-196_241; Kern County Aerial Photographs, flown by Western Photo Air, January 31, 1975, 8M 832-2925; See footnotes

B13. Remarks:

***B14. Evaluator:** Polly S. Allen

***Date of Evaluation:** September 2009

(This space reserved for official comments.)

P3a. Description (continued):

Fenestration includes a row of three fixed windows and large window at the entry, as well as two additional doors at the north side. Several garage doors line the west side; however they are largely obscured by the block fence.

Building 3 is a large garage/service building located at the northwest corner of the property (Photograph 4). The building is metal frame and concrete, and sheathed in metal with a small area of decoratively stamped concrete. The building is rectangular in plan, with three corrugated-metal garage bays at the south and aluminum-frame windows and two doors for customer entry at the north. The windows and doors are tinted. Standing to the south of Building 3 is Building 4, also a garage/service building. The building is largely obscured from the public right-of-way, and has concrete block construction with a flat roof, three garage bays, as well as several doors at the north side. Building 5 is a metal-frame canopy located east of Building 3. The building protects two aluminum-frame tinted glass attendant booths (Photograph 4).

B10. Significance (continued):

on Chester Avenue, with "no other class of tradesman surpassing automotive men in building and leasing new buildings." In the 1940s and 1950s, these numbers continued to soar, with dozens of car dealerships, repair facilities, and parts distributors. The introduction of the Volkswagen franchise was relatively new as the company's cars has been imported and sold in the United States only since the late 1940s. While sales were initially slow, with only two units sold in the first year, by the early 1960s when Van Wyk Volkswagen opened, yearly sales in the United States were in the tens of thousands and dealerships were distributed around California and the nation.[1]

Although the complex retains integrity as an auto dealership, the addition of new buildings and the alteration and demolition of some of the building does somewhat diminish the complex's integrity to the construction period. Further, the property as a whole appears to lack significance under any of the NRHP or CRHR criteria. The property does not appear to be significant under NRHP Criterion A or CRHR Criterion 1. The small auto dealership is not representative of significant postwar commercial development at the local, state, or national level and instead represents the basic commercial growth of the town. With a number of other such dealers representing most of the domestic and imported auto franchises, the sales and service facility was merely a localized distributorship of a national consumer product that lacks significance under this Criterion. Research did not yield information about any of employees of the Van Wyk dealership or of the Van Wyk family. While it appears that the property was originally constructed by Arthur H. Van Wyk, who owned and operated the car dealership at least in the 1960s, it does not appear that he or any other member of his family associated with this property made significant contributions within the auto industry. Thus, this property does not appear to be associated with any significant people (NRHP Criterion B or CRHR Criterion 3).

The property is not significant for its architecture or engineering, nor is it the work of a master (NRHP Criterion C or CRHR Criterion 3). The primary sales and service building (Building 1) was a basic utilitarian building type that was common on auto lots throughout the area and across the state and nation. With a sales mezzanine framed in glass and aluminum to allow visual access to the sales floor from the street and a series of simple service areas, the property was a basic and common representative of its type. As the facility expanded, other buildings were added or remodeled, from the late 1960s to the 1990s. While the complex does retain integrity as an auto dealership and service center, it is not significant under any of the criteria. Under NRHR Criterion D or CRHR Criterion 3, the property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. These properties have 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.

[1] "Bakersfield Dealers Building," *Motor West*, November 15, 1919, 24; *Polk's Bakersfield California City Directory 1944* (Los Angeles: R.L. Polk & Company, 1944) 477-478; "Volkswagen in America: On the Road for 50 Years," http://www.autointell-news.com/european_ companies/volkswagen/vw_marke/volkswagen-history/volkswag22.htm (accessed September 30, 2009).

Photographs (cont):

Photograph 2: Building 1, view of east and north sides, camera facing west.

Photograph 3: Building 2, north and east sides, camera facing southwest.

Photographs (cont):

Photograph 4: Buildings 3 and 5, north and east sides, camera facing southwest.

Site Map:

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-04

P1. Other Identifier: 3311 Chester Lane

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3311 Chester Ln. City Bakersfield, CA Zip 93309

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 Number: 020-140-06

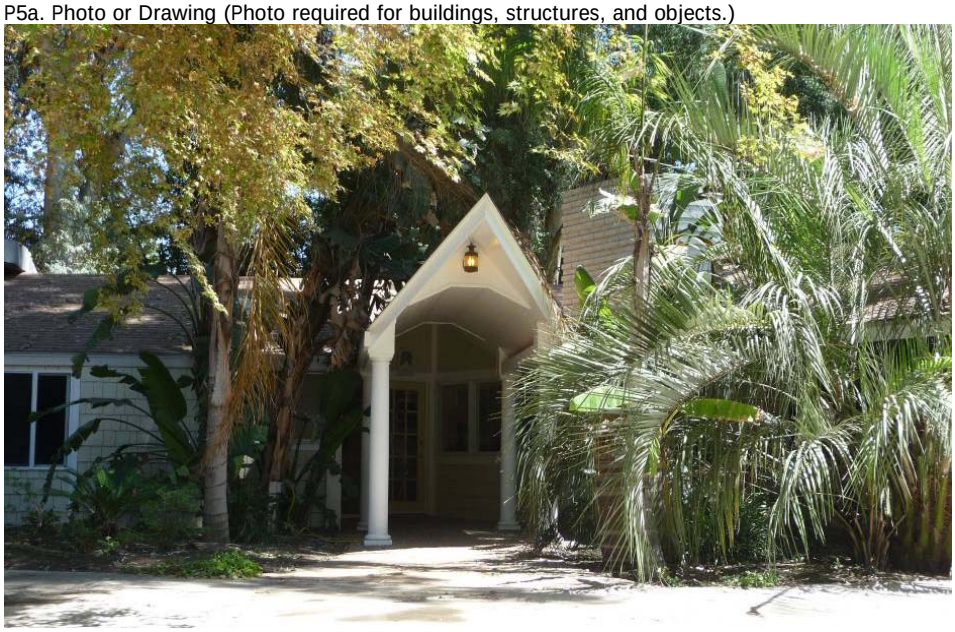
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 0.93-acre parcel is heavily landscaped and contains a 3,197-square foot residence built in 1950, which was expanded and altered (Photograph 1). The house has an open V-shaped plan with two primary wings, a west wing that runs east-west and an east wing that runs northeasterly-southwesterly. A two-car garage is integrated at the west end of the west wing. Each wing has a gable roof sheathed in composition shingles and with project eaves of varying depths; the east wing has no eave overhang on the front façade (Photograph 1) and a 7'-deep along three-quarters of the rear (southeast) that forms a covered concrete porch (Photograph 2). The west wing has a 4.5'-deep eave overhang on the front façade stretching from the garage to the main entry and no overhang at the rear (Photograph 3). Exterior walls are clad in a combination of painted shingles, and vertical wood and vinyl siding. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
Photograph 1. Facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, Kern County Assessor Records

***P7. Owner and Address:**
Coughlin Family
3311 Chester Lane
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Heather Norby & Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: Whitney Biggar Residence

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Modern with Prairie elements

***B6. Construction History:** Built in 1950; 1956-1959: east addition, breezeway enclosed and converted to bedrooms, rear covered porch added, addition northeast of front entry. 1980: bedrooms within former breezeway merge; Post 2000: covered walkway at front door, replaced siding, windows, and doors, and reconfigured a secondary entry at the rear of the house.

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

***B8. Related Features:** None.

B9. Architect: Whitney Biggar b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

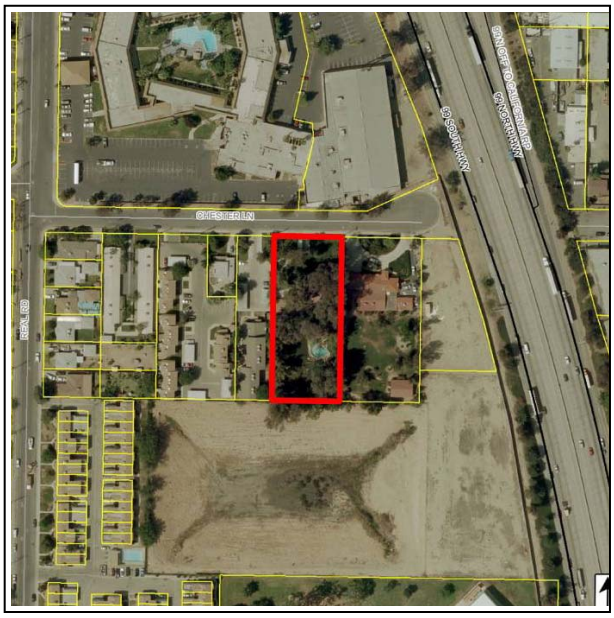
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy grew rapidly, a result of returning veterans and general postwar economic resurgence. With this economic boom came the need for more housing. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand. Most of the new housing was built by developers or builders who constructed a few house models within particular subdivisions. The residence recorded on this form was built in an area of Bakersfield developed after the war, however, it was not part of a tract or subdivision, but was designed by local architect Whitney Biggar as his own residence.

Whitney Biggar was born in Los Angeles in 1920 and grew up in Bakersfield. His father, Charles Biggar, was an accomplished architect in Bakersfield whose designs included many of the building on the Bakersfield High School campus, including Harvey Auditorium. Whitney followed his father's career path and earned bachelor and master degrees in architecture from the University of California, Berkeley. He completed his school work in 1947 after serving in the Army Corps of Engineers in French West Africa during World War II. After returning to Bakersfield from World War II, Biggar married Jeannette Frick who was a home economics teacher at the time of their marriage. He designed and constructed an approximately 1,600-square foot residence on Chester Lane for his young family in 1950. The couple had five children, and throughout the 1950s Biggar added onto the house to accommodate the growing needs of the family. The couple lived in the house continuously until 2000 when they sold it to the current owners. (See Continuation Sheet.)

B11. Additional Resource Attributes: _____

***B12. References:** Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; Kern County Assessor Records, "3311 Chester Road, Bakersfield, CA, APN: 020-140-06," as reported to First American Real Estate Solutions online service, accessed 2011; "Whitney Biggar, A.I.A., Architect," 1961, promotional pamphlet located at Beale Library, Local History room, Bakersfield, vertical file "Architecture through 1989"; "Whitney Biggar"[obituary] *Bakersfield Californian*, 2 March 2005; see footnotes.



B13. Remarks:

***B14. Evaluator:** Heather Norby

***Date of Evaluation:** August 2011

(This space reserved for official comments.)

P3a. Description (continued):

The front façade of the house is dominated by a covered walkway approaching the main entry. It has a steeply pitched, projecting front gable lined underneath with painted wood paneling and supported by Doric-style round wood columns (Photograph 4). A large trapezoidal exterior brick chimney sits against the west wing, west of the walkway and main entry (Photographs 3 and 5). The main entry is through a multi-light wood door with full-length sidelight located beneath the covered walkway at the junction of the two main wings (Photograph 8). The exterior wall extending northeasterly from the entry was enclosed after 1959 and has no eave overhang. It is clad in painted shingles with two evenly spaced vinyl sliding windows (Photograph 6). The gable end of this wing has a projecting peak, wood-paneled eaves, and wood fascia. Vertical vinyl siding clads the exterior and there is a prominent window placed off-center that extends from the roofline to approximately two feet above ground level. A full-length panel of privacy glass is inset at the west end of the gable end (Photograph 7).

Two prominent additions to the original design are visible on the southeast side of the house. A portion of the covered concrete porch was enclosed on the northeast side of the wing, and a square room was added in 1956 that extends the west wing at the east end (Photograph 2). The addition beneath the covered porch and the exterior walls beneath the covered porch are characterized by a series of single-hung vinyl windows. Three secondary entries with full glass panels are located beneath the covered porch. The south side of the house spans from the garage on the west end to the 1956-addition on the east end. Most of this side of the house is composed of windows. Where present, wall cladding consists of painted wood shingles (on the addition) and vertical wood siding. Windows consist of two large fixed panes and multiple double-hung vinyl replacement windows (Photograph 8).

B10. Significance (continued):

Once settled in Bakersfield, Biggar began an architectural career that lasted 35 years, and included numerous commercial, residential, religious, military, recreational, and educational facilities. Some of his most notable work included the library headquarters building on Truxtun Avenue (Bakersfield), Bakersfield's West High School, Highland High School, William Penn Elementary School, and the Elk Hills Petroleum Reserve Headquarters. By the early 1960s, at least six of his projects had been featured in national publications. In the late 1960s, Biggar was hired by the Rosewood Baptist Estates to design a retirement community in Bakersfield. The result was a nine-story building erected in the 1970s. By the early 1970s, Biggar had partnered with three architects to create BFGC, a San Jose-based firm that specializes in designing educational and health care facilities.[1]

For the design of his own house, Biggar drew inspiration from the Prairie School of architecture that reached its height of popularity in the first two decades of the twentieth century and blended it with elements of Modern design prevalent after World War II. Borrowing from the Prairie School, his design emphasized the blending of interior and exterior spaces through the use of covered porches and terraces. The low-pitch roofline and low profile contributed to an emphasis on horizontality, also prevalent among Prairie style houses. Certain stylistic choices like wide projecting eaves and a large exterior chimney were also drawn from Prairie style. Modern architectural principles that lauded the blending of interior and exterior spaces and large panes of glass, like those used in this house, became a widely used means to create a visual tie between the two. Biggar also used skylights to allow natural light to infiltrate the house. Clean lines without fussy ornamentation also characterized the Modern movement and Biggar adhered to this principle by designing doors and windows flush with walls to create clean, unbroken lines. This principle was carried to the interior design where he built cabinets that opened without the need for pulls or knobs that would have cluttered the flush spaces. Building materials were

[1] "Whitney Biggar, A.I.A., Architect," 1961, promotional pamphlet, on file at Beale Library, Local History room, Bakersfield, vertical file "Architecture through 1989"; "Whitney Biggar"[obituary] *Bakersfield Californian*, 2 March 2005; BFGC-IBI Group Architecture Planning, "History," accessed at http://bfgc-ibigroup.com/index on 3 December 2009; "Our History," Rosewood Retirement Community website, accessed at www.rosewoodretirement.org/about/history on 3 December 2009; Kern County Museum, "Architects Who Designed Buildings in Kern County."

also selected to harmonize with the outdoor setting. Redwood paneling on the interior and natural wood siding on the exterior blended with the lush landscape planted by the Biggars.[2]

When Biggar added onto the house, he used simple cubist forms to create additions and maintain the aesthetic of the original design. Between 1956 and 1958, he designed a 17' by 17' square addition on the east side of the house, enclosed a breezeway between the house and the garage to create two more bedrooms, added a covered porch to the rear of the house, and built a small addition on the northwest side of the east wing of the house. In 1980, the Biggars consolidated the two bedrooms in the former breezeway area into one bedroom. After the house sold in 2000, the new owners added the current entry walkway to the front façade of the house, installed a pool in the backyard, replaced and/or painted the exterior shingles and siding, painted the interior wood beams and paneling, and replaced many doors and windows, particularly along the rear of the house, facing the backyard (Figures 1 - 4).[3]

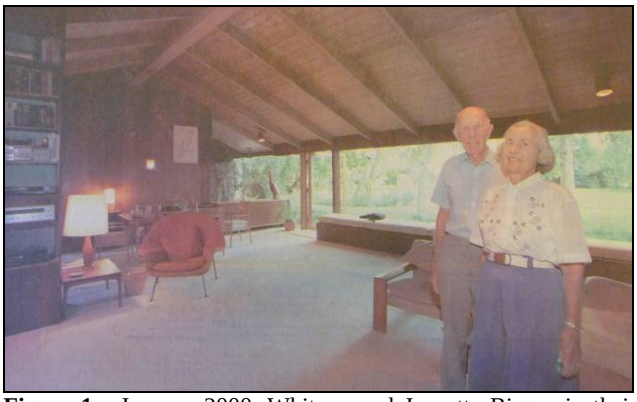


Figure 1: January 2000, Whitney and Jeanette Biggar in their living room with the rear wall (south side) of the house behind them. Note the natural finish wood beams and paneling, and long, continuous windows.[4]

Figure 2: July 2011 view of the same room shown in Figure 1. Note the wood beams have been painted.

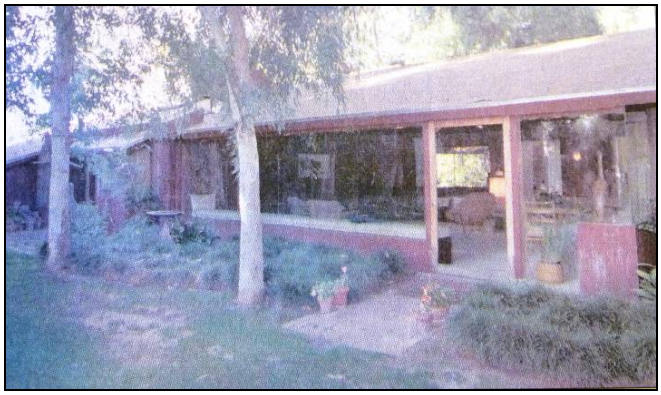


Figure 3: Rear (south side) of house as it appeared in January 2000 before the Biggars sold the house.[5]

Figure 4: July 2011 view of Figure 3. Note elimination of door and reconfiguration of windows at right.

This building has lost substantial integrity that precludes eligibility for the NRHP or CRHR. It has retained integrity of location, remaining in the same location where it was originally constructed in 1950. Although the setting was altered in the 1960s when Highway 99 was constructed east of the property, this represents a small loss of integrity of setting because

[2] "From the Ground Up," *Bakersfield Californian*, 23 January 2000, pp F1, F8; McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Knopf, 1984) pp 438-451; Kern County Assessor Records.
[3] Kern County Assessor Records; "From the Ground Up," *Bakersfield Californian*, 23 January 2000, pp F1, F8.
[4] "From the Ground Up," *Bakersfield Californian*, 23 January 2000, pp F1, F8.
[5] "From the Ground Up," *Bakersfield Californian*, 23 January 2000, pp F1, F8.

heavy landscaping obscures any visual obstruction caused by the highway and also minimizes highway noise. The original design, workmanship, and materials have been heavily altered, primarily by the modern addition of a very prominent covered walkway approaching the main entry, replacement of wood siding with composite siding, painting of naturally finished wood shingles and wood paneling, replacement of large glass windows with multiple vinyl windows that are incompatible with the original design and materials, and by the reconfiguration of the rear door to the backyard. The building has also lost its association with Whitney Biggar because the house has been altered to a degree that it no longer reflects his design aesthetic. Finally, because of heavy alterations, the building has lost integrity of feeling because it no longer conveys the sense of a mid-century, architect-designed house.

This building is not significant within the context of residential development in Bakersfield during the years following World War II. Instead this house was one of thousands constructed near Bakersfield during the postwar years (NRHP Criterion A and CRHR Criterion 1). The house does not appear eligible for associations with Whitney or Jeanette Biggar (NRHP Criterion B and CRHR Criterion 2). Biggar made important contributions to the local community by imparting a modern architectural aesthetic upon a wide variety of buildings constructed in and around Bakersfield during the mid-twentieth century. While he may have maintained a home office, most of his productive work throughout his career took place in his professional offices.

This building is not significant because it does not embody the distinctive characteristics of a type, period, or method of construction (NRHP Criterion C and CRHR Criterion 3). Biggar designed the house using a blend of architectural principles and then quickly began adding onto and altering the house to make it functional for his growing family. While at one time the building may have been a nice example of an architect-designed mid-century house, it was a modest example of Modern architectural principles and it is not an important example of this type of architecture and is not significant under this criterion. In addition, as describe above, the house has suffered a substantial loss of integrity that prevent it from conveying its association with Biggar's original design. Further, this house is not significant under this criterion as the work of a master architect. Although the house was designed by locally prolific architect, Whitney Biggar, this house does not best represent his work. Between 1949 and 1961, the period when this house was built and most of the additions took place, he designed approximately 65 houses. The fact that he constructed this house in a piecemeal fashion rather than as a unified plan, and the fact that it has been so heavily altered precludes it from being considered one of his best representative examples of residential design. Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

Photographs (continued):

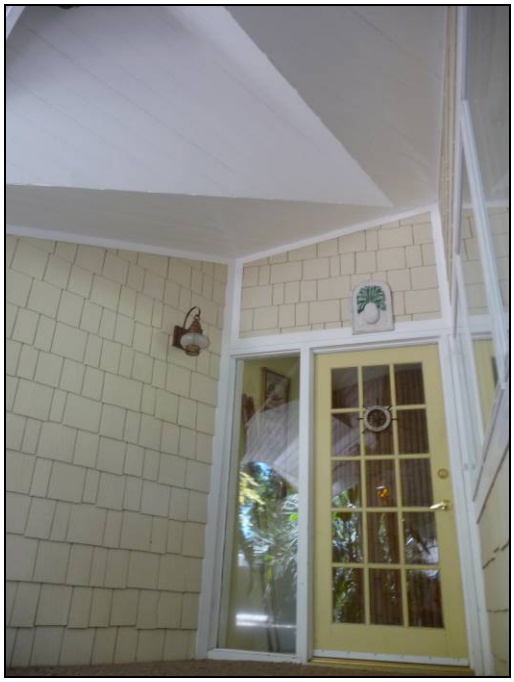
Photograph 2: Southeast side of east wing, facing southwest. Note covered patio, addition in foreground at right, and addition at left.

Photographs (continued):

Photograph 3: Facing east from garage toward front entry. Note wide roof overhang, long window, and chimney placement.

Photograph 4: Sheltered walkway approaching front entry, camera facing southeast. Note projecting front gable.

Photograph 5: Chimney on front façade, camera facing southeast.



Photograph 6: Main entry, camera facing southeast.

Photographs (continued):

Photograph 7: Northeast end of east wing, camera facing southwest. Note projecting gable.

Photograph 8: Rear side of west wing (south side), camera facing northwest.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-05

P1. Other Identifier: 3232 Chester Lane

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3232 Chester Lane City Bakersfield, CA Zip 93304

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 Number: 020-130-23

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

This one-story, freestanding commercial building is setback from Chester Lane, accessed via a driveway that runs parallel to Highway 99. The building consists of a southern office portion and a northern warehouse. The office has a low-pitch front gable roof with wide projecting boxed eaves and metal fascia. The entrance walkway is recessed within the southwest corner. Walls are a combination of concrete block and aluminum-frame glass. The rear warehouse is a Butler-type building attached to the office. It has a low-pitch gable roof, slightly taller than the office. The roofing and cladding consist of corrugated sheet metal. Several additions were built onto the north end of the warehouse.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:
Photograph 1. Facing north.

***P6. Date Constructed / Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1963-1964, aerial photography & city directories

***P7. Owner and Address:**
Earl O. Smith
710 Charlana Dr.
Bakersfield, CA 93308

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 10-05

B1. Historic Name: Wallace and Smith Contractors

B2. Common Name: Kern Computer Corporation

B3. Original Use: Commercial B4. Present Use: Commercial

***B5. Architectural Style:** Mid Century Commercial

***B6. Construction History:** Built 1963-1964; additions to north end post 1975.

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

***B8. Related Features:** none

B9. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

This building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. At the time of the commercial property's construction, the Oak Street corridor was undergoing substantial change brought on by the construction of the Highway 99 Bypass directly to the west. The bypass ran from north to south, removing the highway traveling directly though Bakersfield along Union Avenue. Prior to the construction of the bypass, Oak Street had been at the western edge of the city. The land west of Oak was unincorporated and largely undeveloped except for a few small housing tracts to the south. While Oak Street was a main north-south thoroughfare, aerial photography from the 1950s shows that there were some scattered residential and industrial construction along the road. With the development of the highway bypass and continued expansion of the city west of Oak Street in the 1960s and 1970s, however, Oak Street transformed into a dense commercial and industrial corridor, which it remains today. The property documented on this form does not appear in aerial photographs taken along Highway 99 in 1963; however the address is listed in the 1964 city directory. By 1975 the site consisted of the office and warehouse building. Several additions built onto the north end of the building since 1975 have altered the integrity of materials, design and workmanship of the building. However, integrity of location, feeling, association and setting are retained. (See Continuation Sheet)

B11. Additional Resource Attributes: ___

***B12. References:** Kern County Aerial Photographs, flown by the USGS, August 13, 1952, Photo 19-133; Kern County Aerial Photographs, flown by the USGS, April 21, 1968, Photo 1-196_241; Kern County Aerial Photographs, flown by Western Photo Air, January 31, 1975, 8M 832-2925; State of California, Department of Public Works, Division of Highways, "Bakersfield Bypass, Rte 99, 06-KER-99, P.M. 20.05-23.08 [aerial photograph]," Kern County, 26 July 1963, California Department of Transportation Library, Sacramento, California; *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); see footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2009

(This space reserved for official comments.)

B10. Significance (continued):

Under NRHP Criterion A (CRHR Criterion 1), this property is not representative of significant postwar commercial development at the local, state, or national level and instead represents the basic commercial growth of the town. The property was likely built in late 1963 by Earl O. Smith (current owner) and Henry R. Wallace for the offices of their contracting firm of Wallace and Smith. By the mid-1970s the building was occupied by Earl Scheib's auto painting shop, who likely constructed the building's northern additions. It does not appear that the Smith, Wallace or any subsequent occupants, have gained significance as defined under NRHP Criterion B (CRHR Criterion 2).[1] Architecturally this building is a modest and ubiquitous example of Mid Century Commercial architecture. It does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] Kern County Assessor Records; *Polk's Bakersfield California City Directory 1960,1964* (Los Angeles: R.L. Polk and Co. Publishers, 1960,1964); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters*, (Sacramento, California: California State Library); Legal Notice, *Bakersfield Californian,* April 11, 1963, pg.43; Advertisement, *Bakersfield Californian,* July 7, 1976, pg.25.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 15-01

P1. Other Identifier: Tract No. 1005

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

These properties are located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. Tract 1005 was originally subdivided in 1931 with 42 lots (from 0.76 to 0.79 acres in area) situated on a rectilinear plan. It is bounded by Stockdale Highway to the north, Quarter Avenue to the south, Stine Road to the east, and McDonald Way to the west. While the land was subdivided in the 1930s, most of it, including the nine houses recorded here, remained undeveloped until after World War II. The small block containing these residences is bounded by McDonald Way, Peckham Avenue, Curran Street and Frazier Avenue. In the late 1950s, the block was divided into parcels of approximately 0.15 to 0.19 acres in area.

Each surveyed property consists of a Ranch-style house built between 1957 and 1959 that can be categorized as one of three types. Type 1 buildings are located mid-block. They are L-shaped and have either an overhanging cross-hip or cross-gable roof. The front-projecting garage wing has a two-car-wide door that does not face the street, and the front entry is located at the interior corner recessed beneath a small roof projection. Type 2 houses have similar plans. The differences are a street-facing garage door and a sheltered walkway along the interior side of the projecting wing that leads (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Curran Street, facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957-59, Kern County Assessor Records

***P7. Owners and Addresses:**
(See Continuation Sheet)

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** April 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** subdivided in 1931; homes built between 1957 and 1959 (see continuation sheet for alterations).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Tract No. 1005 does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), does it appear to be a historical resource for the purposes of CEQA because it does not have historical significance, nor has it retained integrity to its date of construction. Kenneth McDonald, a local rancher and foreman for Opera Meat Market, owned the rural land just south of Stockdale Highway that became this residential tract. He subdivided the land in 1931, though it was not developed until after World War II, when Bakersfield was experiencing tremendous population growth. There was a flood of veterans to California immediately following the war, and with it came a great need for more housing. Throughout the decade, Kern County's population remained greater than the available houses, and it was many years before supply caught up with demand.

The city's boundaries began to expand as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, when Tract 1005 fully developed, the housing gap had largely been bridged. Twenty square miles of residential development took place in Greater Bakersfield from 1945 to 1955, which included approximately 12,000 new homes built between 1950 and 1955. In particular, the land straddling Stockdale Highway southwest of downtown was the site of substantial new development. Most of Tract 1005 was purchased and re-subdivided as Tract 1522 by Hugh and Roland Curran in 1949. However, the Currans left small portions undeveloped, including the lots recorded on this form. These lots are located on a small block bounded by Frazier and Peckham avenues, McDonald Way, and Currant Street. Two buildings located in the block were built in the 1930s, before the development of Tract 1522 and the buildings recorded on this form. In 1954, C. D. Russell purchased the northern 62 feet of the block, which contained a house built in the 1930s. It is unclear what role Russell played in developing the northern lots, or the rest of the block. In 1957, five of the nine houses recorded here were constructed. Three were built in 1958 and the last one was built in 1959. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** *Los Angeles Times*: "Kern Homes Crisis Aired," 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," 22 May 1946, "Shutdown on Veterans' Housing Project Averted," 28 December 1946, "Minter Field Units to House 400 Families," 2 February 1947, "Housing Pact Canceled by Bakersfield," 7 March 1952, "Big Population Increase Noted," 8 May 1955; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Ron Taylor, "Annexation or None, Bakersfield Area Moves Toward Regional Planning," *Fresno Bee*, 5 March 1956; Kern County Tract Maps, California Avenue Park Tract No. 2, October 5, 1925; *Polk's Bakersfield California City Directory 1943* (Los Angeles: R.L. Polk and Co. Publishers, 1943) 37. Kern County Recorder, Maps Book 7, Page 62, "Tract No. 1522," 29 December 1949; Kern County Recorder, "Tract No. 1022," 3 July 1931; "Legal Notices" Russell, D.C., *Bakersfield Californian*, 5 June 1954, 4A. See footnotes.

B13. Remarks:

***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

to the front entry. Type 3 buildings are located on corner lots with the front entry and garage positioned on opposite street sides. The two houses of this type, otherwise, differ both formally and structurally. 101 Curran Street has a Massed Ranch rectangular form with a broad multi-hipped roof and a prominent wide exterior chimney. 121 Curran Street is L-shaped with a multi-level cross gable roof and an interior chimney.

All of the houses surveyed are clad in stucco, aside from 109 Curran Street. Its wood siding is likely either an alteration or simply an addition covering the original stucco wash. The houses at 3908 and 3912 Peckham Avenue, 114 McDonald Way and 113 Curran Street have skirt walls of wood siding. 101 Curran Street has a brick skirt wall. Fenestration typically includes replacement vinyl or aluminum sliding windows. 110 McDonald Way has a double-hung configuration in its front window openings, though they are vinyl replacements. The houses at 113 and 117 Curran Street have original metal casement windows. The aluminum sliding windows on 101 Curran Street are also likely original.

This tract has a simple, rectilinear layout, with asphalt streets and concrete gutters and squared curbs. Most of the block also features a concrete sidewalk. The individual lots have lawns in the front yard with concrete driveways. A few houses also have concrete walkways leading to the front door. Only the two houses located on McDonald Way have mature vegetation in the front yard; the rest of the houses feature young trees and shrubs/bushes. Utility lines run behind the houses along Curran Street, but are also located on Peckham Avenue, McDonald way and Frazier Avenue.

The following table lists individual parcels of in this tract that are sited within the survey area of this project, including their respective type and any documented alterations and/or additions.

APN	Address	Date	Type	Alterations and/or Additions	Photo #
149-142-01	101 Curran St	1959	3; multi-hipped roof	repl. roofing	2
149-142-17; 149-142-11	109 Curran St	1957	1; cross-hipped roof	repl. windows; repl. roofing; repl.	3
149-142-03; 149-142-16	113 Curran St	1957	1; cross-gabled roof		4
149-142-04	117 Curran St	1958	1; cross-gabled roof		5
149-142-05	121 Curran St	1957	3; cross-gabled roof	repl. vinyl windows	6
149-142-12	110 McDonald Way	1957	2; cross-hipped roof	repl. vinyl windows, rear addition	7
149-142-10; 149-142-14	114 McDonald Way	1958	2; cross-gabled roof	repl. vinyl windows	8
149-142-06	3908 Peckham Ave	1957	1; cross-hipped roof	repl. vinyl windows; repl. garage	9
149-142-07	3912 Peckham Ave	1958	1; cross-hipped roof	repl. windows	10

P7. Owners and Addresses (continued):

Property Address	Owner	Owner Address
101 Curran St	Henry and Rosalie Schmeling	101 Curran St. / Bakersfield, CA 93309
109 Curran St	Jim and Loretta Gunter	109 Curran St. / Bakersfield, CA 93309
113 Curran St	Dawson Family	5629 Brookdale Ave. / Bakersfield, CA 93308
117 Curran St	Donna Contreras	117 Curran St. / Bakersfield, CA 93309
121 Curran St	HSBC Bank USA NA 2005-3	n/a
110 McDonald Way	Erdman T. Brown, Jr.	110 McDonald Way / Bakersfield, CA 93309
114 McDonald Way	Kim C. Frederickson	114 McDonald Way / Bakersfield, CA 93309
3908 Peckham Ave	Thomas L. and Kathy C. Porter	3908 Peckham Ave. / Bakersfield, CA 93309
3912 Peckham Ave	Schaeffer	3912 Peckham Ave. / Bakersfield, CA 93309

B10. Significance (continued):

The unprecedented postwar growth period put strains on Bakersfield's road and highway system. By the 1950s, Bakersfield began planning street and highway improvements to address congestion problems. The city ultimately wanted traffic to move around, not through, the downtown area. This led to the construction of the Highway 99 bypass in 1963 that routed traffic down a multi-lane freeway along the west edge of the city rather than to and through the city center on Union Avenue. A decade later, the state finished construction of Highway 58 (now the primary east-west route through Bakersfield) directly

south of, and parallel to, Brundage Lane.[1] Census figures show a fifty percent increase in Bakersfield's population from 1970 to 1980. Owing to the new freeways, the southwest of the city was a primary target of growth and new construction efforts. By 1980, 48,000 people lived in the area directly west of the "new" 99 and accessed via Stockdale Highway, a 500% increase from the decade prior, and over one-third of the city's building permits were for residential property in this section of town.[2] The pattern of westward development is continuing today, with new residences (and subsequent commercial construction) spreading towards Interstate 5.

In 2011, California Department of Transportation (Caltrans) published a postwar housing tracts context that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[3] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[4]

Under NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[5] Tract 1005 is an example of a small residential subdivision featuring houses with the same architectural style and similar design elements. This tract does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under Criterion 1 or A. Instead, the development is one of many residential tracts that were developed during the widespread mid-century build-up of the Bakersfield's housing stock. Research does not indicate that any important or innovate production techniques were used to develop the tract. Individually, the houses in this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet Criterion A for association with the postwar housing boom or suburban growth."[6] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[7] Research indicated that no individuals significant to history had important associations with the tract.[8]

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, it is contained

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[1] "City Barely Touched," *Bakersfield Californian*, 2 November 1957; "State Okays Oak Street Freeway," *Bakersfield Californian*, 26 November 1957; URS, "Bakersfield System Study, Summary Report," prepared for Council of Governments, City of Bakersfield, Count of Kern, Caltrans, December 2002, 12-13.
[2] Bob Griffith, "Boom in southwest molds city's shape," *Bakersfield Californian*, 6 Oct. 1980; Chris Brewer, *Historic Kern County*, 88.
[3] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.
[4] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.
[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[8] Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

within a small block that was previously laid out. The lot sizes, landscaping features, sidewalks and house designs are modest representations of a standard postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar to or the same as many others in the same tract and elsewhere in the region and country.[9] None of the individual residences in this tract represent important examples of a general architectural style. The houses are unexceptional examples of Ranch style architecture, which became immensely popular and ubiquitous in mid-twentieth century in suburban communities throughout Bakersfield, elsewhere in California and around the nation.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Parks guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[10] Research did not indicate the architect, contractor or home-builder responsible for the development of this tract. Tract 1005 was originally subdivided by Kenneth McDonald in 1931; however, research did not show he was involved in the construction of these nine houses in the late 1950s. A house or tract might be eligible as an example of an unidentified master architect if it "rises above the level of workmanship of other properties encompassed by the historic context."[11] However, the design and construction of the houses appears similar in style and method to innumerable other postwar houses. Therefore, the tract is not significant as the work of an identified or unidentified master architect or builder.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[12] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship.

Under Criterion 4 or D, the tract as a whole and the individual houses are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While some properties appear substantially unaltered since their original construction and thus might retain sufficient integrity, none meet the significance criteria for individual eligibility. These modifications have compromised the historical integrity of both the individual structures and the subdivision as a whole. Alterations (shown in the table in P3a above) include replacement windows (often of a different material or type), new front doors and garage doors, and replacement siding and roofing material. Some houses include rear additions. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity; although, as the Caltrans study points out, the integrity threshold for the individual contributors to an historic district can be lower than the threshold for an individual property.[13] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1005 includes concrete sidewalks, gutters and squared curbs. Each lot generally features a front lawn. Some lots include mature trees and vegetation in the front yard, while most have young trees or none at all. The utility lines stretch along poles located behind some residences and in front of others. The lots have a concrete driveway and a few have a separate concrete walkway to the front door. While the loss of original landscaping features diminishes the integrity of design, materials, setting and feeling, most of the design components retain overall integrity. Taken as a whole, however, the tract does not rise to the two-thirds integrity threshold.

This subdivision and its individual properties have 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 does not appear to be a historical resource for the purposes of CEQA.

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[9] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[10] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[11] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[12] California Department of Transportation, "Tract Housing in California, 1945-1973," 125-126.
[13] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 101 Curran St., facing southwest.

Photograph 3. 109 Curran St., facing west.

Photographs (continued):

Photograph 4. 113 Curran St., facing west.

Photograph 5. 117 Curran St., facing west.

Photographs (continued):

Photograph 6. 121 Curran St., facing northwest.

Photograph 7. 110 McDonald Way, facing east.

Photographs (continued):

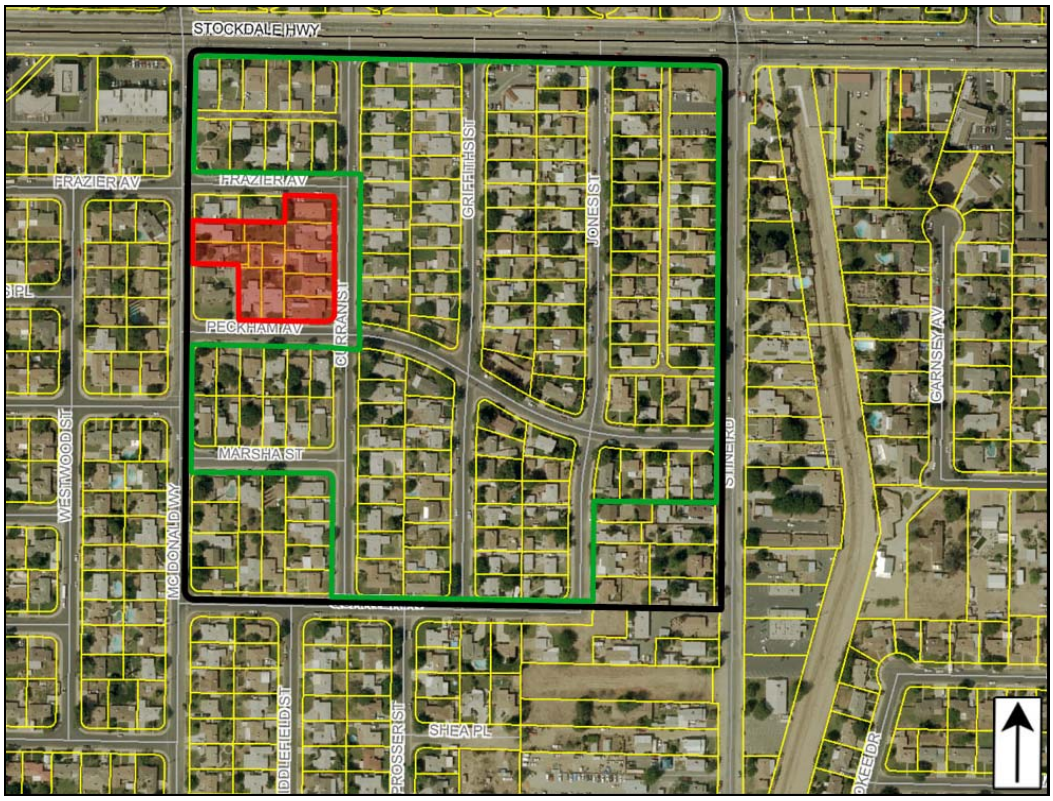
Photograph 8. 114 McDonald Way, facing east.

Photograph 9. 3908 Peckham Ave., facing north.

Photographs (continued):

Photograph 10. 3912 Peckham Ave., facing north.

Sketch Map:



NOTE: Tract 1005 outlined in BLACK; Tract 1522 outlined in GREEN;
Parcels shaded RED are located within the survey are for this project.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 15-02

P1. Other Identifier: 3990 Peckham Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 3990 Peckham Avenue City Bakersfield, CA Zip 93309

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 Number: 149-142-08

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

This 0.32-acre parcel is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The 1,596-square-foot T-shaped residence is located at the northeast corner of Peckham Avenue and McDonald Way. It is clad in stucco and has a wood-shingled cross-gable roof. The primary elevation features a wide central exterior brick chimney and a raised front entry porch recessed within a rounded corner cutout of the building. The porch shares its front wall with a small side-gabled extension that has a slightly-lower ridge height than the primary roof. The cross of the T, which includes a front gable bay, also has a lower roof ridge. Fenestration includes a double hung wood window in the entry, but otherwise replacement metal windows throughout. A small one-room addition was made to rear of the house in 1967. A gabled detached garage is located behind the residence, accessed directly from McDonald Way, and also via a driveway that curves from Peckham Avenue around the rear of the house. It was remodeled in 1970.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) **Photograph 1.** Primary façade, facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1935, Kern County Assessor Records

***P7. Owner and Address:**
Leslie Lipscomb
3801 Harvard Dr.
Bakersfield, CA 93306

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 15-02

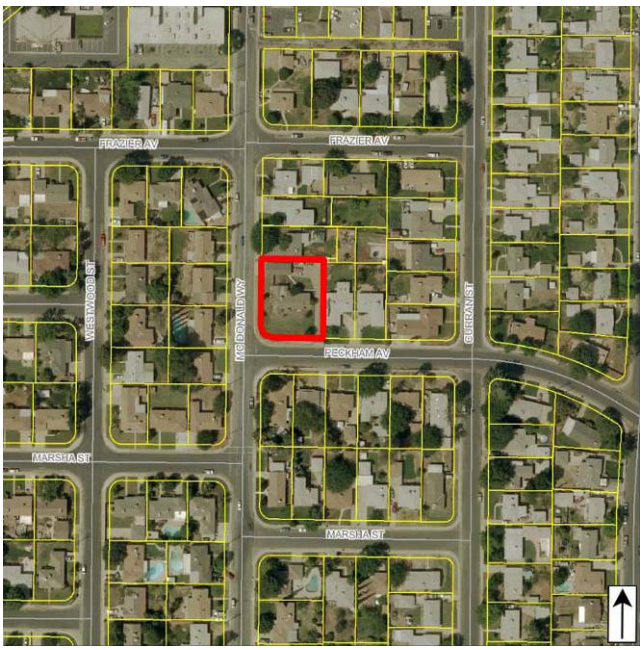
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Built 1935; small rear addition 1967; garage remodeled 1970; replacement windows (date unknown).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This house was constructed in the late 1930s as the Bakersfield region was beginning to emerge from the economic and social hardships brought on from the Great Depression. The San Joaquin Valley was flooded with Dust Bowl migrants during this period, and with little construction during these lean years, a housing shortage ensued. However by the mid to late 1930s, the city's economy was beginning to show growth as construction activity rose and the city issued and increasing number of building permits.

The residence was built on agricultural lands originally owned by Kenneth McDonald, a local rancher and foreman for Opera Meat Market. McDonald subdivided his property in 1931 as Tract 1005; however, the tract was not developed until after World War II. Instead the area in the vicinity of this property was mostly vacant land into the late 1940s. Between present-day Quarter Avenue and Stockdale Boulevard (west of Jones Street) only three small complexes were extant in 1947, one of which was this property. Within the next five years, the area immediately surrounding this parcel included dozens of modest Ranch and Minimal Traditional houses constructed within Tracts 1610 and 1645, which were subdivided in 1952, and Track 1522 (Rancho Vista), subdivided in 1949. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Richard C. Bailey, *Heart of the Golden Empire: An Illustrated History of Bakersfield* (Woodland Hills, CA: Windsor Publications, 1984), 91-93; Walter J. Stein, *California and the Dust Bowl Migration*, (Westport, CT: Greenwood Press, Inc, 1973), 21-24, 51; City Manager Annual Report (City of Bakersfield, 1935), 38; *City Manager Annual Report* (City of Bakersfield, 1936), 35; *City Manager Annual Report* (City of Bakersfield, 1941), 17-18; Kern County Tract Maps, Tract No. 1005, July 3, 1931; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; See footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence does not appear to be significant within the context of residential development in Bakersfield or Kern County (NRHP Criterion A or CRHR Criterion 1). The house is one of hundreds constructed on the outskirts of Bakersfield during a period of resurging development for the city and the country in the final years of the Depression. Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for its association with the lives of persons important to history. Research revealed little information about the owners or occupants of this property. The earliest known owner was Edwin Bosworth, proprietor of Edwin Bosworth Fence Company, who owned the home at least as early as 1952 and through 1965. It does not appear that Mr. Bosworth, and likely any of the individuals related to the development and use of this resource, have made demonstrably important contributions to history at the local, state, or national level.[1] Under NRHP Criterion C or CRHR Criterion 3, this building is not significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This residence is a typical example of the Minimal Traditional architectural style. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4).

In addition to lacking significance under these criterion, additions and alterations have affected the property's integrity of design, workmanship, and materials, while maintaining integrity of location, setting, feeling, and association. This property 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.

[1] *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1956* (Los Angeles: R.L. Polk and Co. Publishers, 1956); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1964); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 15-03

P1. Other Identifier: 40 McDonald Way

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ ¼ **of Sec** ____; _____ **B.M.**

c. Address 40 McDonald Way City Bakersfield, CA Zip 93309

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 Number: 149-142-19

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

This 0.16-acre parcel is located in an unincorporated county island roughly bounded by Highway 58 and Stockdale Highway to the north, Ming Avenue to the south, H Street to the east, and Montclair Street to the west. The 996-square-foot Minimal Traditional house is located at the southeast corner of McDonald Way and Frazier Avenue. It has an L-shaped footprint, wood siding, and a cross-gabled composite shingle roof (Photograph 1). A pair of front-facing gable bays is aligned on the south half of the primary elevation. The end bay protrudes slightly, with the front door located on its wall near the interior corner between the bays. The concrete entry porch is sheltered beneath an added metal canopy. Fenestration includes replacement vinyl and metal windows throughout. A large detached garage building is located to the east of the house, accessed via Frazier Avenue. It includes a front gable section with a two-car-wide garage door and a shed-roofed extension that appears to have a second two-car-wide opening, though the wall is currently completely covered by a tarp (Photograph 2).

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Primary façade, facing southeast.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1938, Kern County Assessor Records

***P7. Owner and Address:**
Roberto and Tonia Campos
40 McDonald Way
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 15-03

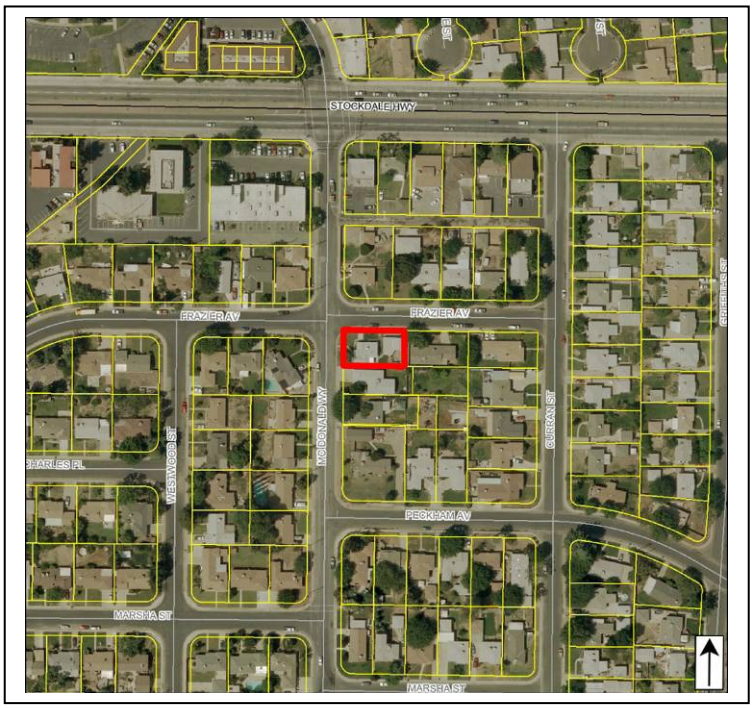
B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** Built 1938; detached garage rebuilt 1967; some replacement windows (date unknown).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. This house was constructed in the late 1930s as the Bakersfield region was beginning to emerge from the economic and social hardships brought on from the Great Depression. The San Joaquin Valley was flooded with Dust Bowl migrants during this period, and with little construction during these lean years, a housing shortage ensued. However by the mid to late 1930s, the city's economy was beginning to show growth as construction activity rose and the city issued and increasing number of building permits.

The residence was built on agricultural lands originally owned by Kenneth McDonald, a local rancher and foreman for Opera Meat Market. McDonald subdivided his property in 1931 as Tract 1005; however, the tract was not developed until after World War II. Instead the area in the vicinity of this property was mostly vacant land into the late 1940s. Between present-day Quarter Avenue and Stockdale Boulevard (west of Jones Street) only three small complexes were extant in 1947, one of which was this property. Within the next five years, the area immediately surrounding this parcel included dozens of modest Ranch and Minimal Traditional houses constructed within Tracts 1610 and 1645, which were subdivided in 1952, and Track 1522 (Rancho Vista), subdivided in 1949. (See Continuation Sheet)

B11. Additional Resource Attributes: _____
***B12. References:** Kern County Tract Maps, Tract No. 1005, July 3, 1931; Kern County Aerial Photographs, flown by the USGS, 1937, 1947, 1956, 1968; Kern County Tract Maps, Tract No. 1522, , Book 7 Page 62, December 29, 1949, and Tract No. 1610, Book 8 Page 1, April 3, 1952. See footnotes.

B13. Remarks:



***B14. Evaluator:** Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

This residence has been altered by the replacement of original double-hung wood windows which have compromised the building's integrity of design, materials, and workmanship. Furthermore, the replacement of the original garage in 1967 has resulted in damage to the property's overall design. This residence does not appear to be significant within the context of residential development in Bakersfield or Kern County (NRHP Criterion A or CRHR Criterion 1). The house is one of hundreds constructed on the outskirts of Bakersfield during a period of resurging development for the city and the country in the final years of the Depression. Research revealed little information about the early owners and occupants of this property. Postman Clyde Bennett is the earliest known resident who owned the home as early as 1952. Ted Lee, a salesman for George Haberfelde, Inc., purchased the property and owned it throughout the 1960s.[1] It does not appear that any of these residents or owners made demonstrably important contributions to history at the local, state, or national level under Criterion B (CRHR Criterion 2). Under NRHP Criterion C (CRHR Criterion 3), this building does not appear to be significant for possessing distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master. This residence is a typical example of the Minimal Traditional architectural style, which used heavily among developers throughout Bakersfield and the state during the 1930s and 1940s. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4). This property 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.

Photographs (continued):

Photograph 2. Detached garage, facing south.

[1] *Polk's Bakersfield California City Directory 1952* (Los Angeles: R.L. Polk and Co. Publishers, 1952); *Polk's Bakersfield California City Directory 1956* (Los Angeles: R.L. Polk and Co. Publishers, 1956); *Polk's Bakersfield California City Directory 1960* (Los Angeles: R.L. Polk and Co. Publishers, 1960); *Polk's Bakersfield California City Directory 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1964); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) Map Reference No. 15-04

P1. Other Identifier: Tract No. 1610

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 30S; **R** 27E; __ ¼ **of Sec** 2; _____ **B.M.**

c. Address See P3a for list of addresses City Bakersfield, CA Zip _____

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)
See P3a for list of assessor parcel numbers

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

Tract No. 1610 is an irregularly shaped subdivision developed in 1953 within unincorporated county land. The subdivision includes 43 mostly-rectangular parcels ranging between 0.16 and 0.2 acres in size. The subdivision is bounded by a curvilinear section of Frazier Avenue to the north and west (which lends to a handful of irregular lot shapes), Marsha Street to the south, and McDonald Way to the east, and containing Westwood Street and Charles Place (see sketch map on continuation sheet). Photograph 1 shows a general streetscape of this subdivision. Thirty-four parcels in this tract, shown in Table 1, are within the study area for this project and contain buildings constructed in or before 1964.

All of the 34 properties consist of 900 to 1,600-square foot Ranch-style houses built in 1952, with the exception of 225 McDonald Way (1953) and 201 McDonald Way (1954). These residences generally have an L-shape footprint (essentially a rectangular house with a front-projecting garage wing at one end) with hip or side gable roofs, and attached garages, some of which have been converted for residential uses. A few examples of this type have a combination of roof types, i.e. side gable main roof with front gable garage. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Charles Place streetscape, facing southwest.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1952-1954, Kern County Assessor Records

***P7. Owners and Addresses:**
See Table 2 on continuation sheet for list of owners

***P8. Recorded by:** (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____

B2. Common Name: Tract 1610

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Ranch

***B6. Construction History:** 1952; see Table 1 for details on alterations.

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

***B8. Related Features:** _____

B9. Architect: unknown b. Builder: Randall Presley

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

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

Tract 1610 does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do any of the individual residences of this subdivision addressed on this form. Furthermore, none of the individual residences, or the tract as whole, appear to be historical resources for the purposes of CEQA. In the period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region quickly experienced a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing and also resulted in increased development. In the first decade after the war over twenty square miles of new housing occurred in the greater Bakersfield area; and between 1950 and 1955 alone, approximately 12,000 new houses were built. During that time there were 23 new tract developments and a population gain of over 17,000. The city's boundaries began to expand as outlying agricultural land was converted to residential tracts, and by the end of the 1950s, the available housing gap had caught up with demand. Tract 1610 was subdivided in 1952, and was fully developed that same year.

Randall Presley and Roy J. Wattenbarger owned and subdivided the land that became Tract 1610 in 1952. Mr. Presley grew up in Pensacola, Florida, and began his career in real estate in Bakersfield after serving in World War II as a pilot and bombardier. His first development in Bakersfield consisted on 12 houses on three acres which he subdivided in 1946. During his early years in the business, Presley merely subdivided the land and sold the homes while he subcontracted architectural services and construction of the residences. In 1951, he branched out and started a general business incorporating real estate and construction. By 1955, he had built subdivisions in the Benton Park, Stockdale, College Heights, and Panorama Drive areas. Many of these subdivisions utilized standard Ranch-style (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Kern County Tract Maps, Tract No. 1610, April 3, 1952; "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, (New York: Oxford University Press, 1985), 240; Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004), 11-17; "Realty Row" *Bakersfield Californian*, November 3 1951; California Homebuilding Foundation "Randall E. Presley, 1987 Honoree, Founder, The Presley Company," www.mychf.org/go/chf/hall-of-fame/past-honorees/presley-randall-e/, 30 March 2009; "Builder of the Year Named," *The Daily Review* (Hayward), June 4 1972. See footnotes.

B13. Remarks:

***B14. Evaluator:** Toni Webb and Joseph Freeman

***Date of Evaluation:** December 2011

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

P3a. Description (continued):

The front porch spans the entire width of the setback ell and is sheltered beneath a full- or partial-width shed roof extension supported by a row of wood posts. The entry door is located near center, flanked by windows of varying sizes and configurations. All buildings are clad with stucco siding or a mixture of stucco and composition shingle unless otherwise noted below.

Four residences (4502, 4411 and 4534 Frazier Avenue and 221 McDonald Way) diverge from the general type and have a more square footprint with overhanging hip roof. The main entrance on these buildings is recessed within a cutaway corner of a hip roof front room extension. An exterior brick chimney is prominently located on the center of the setback section of the front walls. Those at 4502 and 4534 Frazier Avenue and 4515 Charles Place each have a street-facing garage that is setback, attached to a rear corner of the house. The residence at 221 McDonald Way is a larger, broader example and has a carport recessed within a corner cutaway; 4411 Frazier Avenue and 4503 Charles Place are corner lot examples of this type.

This tract is located along mostly rectilinear streets with one major curvilinear street on the north and west sides. The asphalt streets are lined with concrete sidewalks, gutters and squared curbs. The sidewalk does not include a landscaping strip; instead, it leads directly to the front yard of each property. Each lot features a lawn with a variety of different landscaping elements. Relatively few houses have large, mature trees. Rather, most have no trees in the front yard, or small young trees. Almost every house in the tract features a concrete driveway and a separate concrete walkway to the front door. Some properties have enlarged or replaced concrete driveways and walkways. The houses are generally on a slight rise in grade above the street. Utility lines are located on wood poles behind the houses.

The following table lists individual parcels of Tract 1610 that are located within the survey area of this project, including observed and/or documented alterations and/or additions.

Table 1.

APN	Address	Date	Alterations and/or Additions	Photo No.
149-032-04	4502 Charles Pl	1952		2
149-034-05	4503 Charles Pl	1952		3
149-032-05	4508 Charles Pl	1952		4
149-034-04	4509 Charles Pl	1952		5
149-032-06	4514 Charles Pl	1952		6
149-034-03	4515 Charles Pl	1952	replacement windows	7
149-032-07	4520 Charles Pl	1952	replacement aluminum siding	8
149-034-02	4521 Charles Pl	1952		9
149-034-01	4527 Charles Pl	1952		10
149-033-02	4407 Frazier Ave	1952		11
149-033-01	4411 Frazier Ave	1952	replacement windows; replacement stucco siding	12
149-031-12	4418 Frazier Ave	1952	replacement stucco siding	13
149-031-11	4502 Frazier Ave	1952	replacement sliding windows	14
149-032-03	4503 Frazier Ave	1952	replacement aluminum and stucco siding	15
149-031-10	4508 Frazier Ave	1952	converted garage; replacement stucco siding	16
149-032-02	4509 Frazier Ave	1952		17
149-031-09	4512 Frazier Ave	1952		18
149-031-08	4516 Frazier Ave	1952	replacement windows, garage door; addition of stone veneer skirt	19
149-032-01	4519 Frazier Ave	1952	concrete block wall added to front yard	20
149-031-07	4520 Frazier Ave	1952		21
149-031-06	4524 Frazier Ave	1952	replacement vinyl windows	22
149-031-05	4528 Frazier Ave	1952	replacement vinyl windows; replacement siding (brick and lap wood)	23
149-031-04	4534 Frazier Ave	1952	replacement sliding windows	24
149-031-15	4538 Frazier Ave	1952		25

Table 1.				
APN	**Address**	**Date**	**Alterations and/or Additions**	**Photo No.**
149-033-08	4400 Marsha St	1952	replacement windows; replacement stucco siding	26
149-033-03	201 McDonald Way	1954	converted garage; modified window and door surrounds, added architectural elements, modifications to front porch posts	27
149-033-04	209 McDonald Way	1952	replacement garage door	28
149-033-05	215 McDonald Way	1952	replacement windows	29
149-033-06	221 McDonald Way	1952	infilled garage	30
149-033-07	225 McDonald Way	1953	converted garage	31
149-033-14	208 Westwood St	1952		32
149-033-13	214 Westwood St	1952		33
149-033-12	220 Westwood St	1952		34
149-033-11	224 Westwood St	1952	replacement windows	35

P7. Owners and Addresses (continued):

Table 2.		
Property Address	**Owner**	**Owner Address**
4502 Charles Pl	Patricia A. Fields	4502 Charles Pl. / Bakersfield, CA 93309
4503 Charles Pl	William Craig	4503 Frazier Ave / Bakersfield, CA 93309
4508 Charles Pl	J.R. Alcorn and C.J. Miller	914 Whitewater Dr. / Fullerton, CA 92833
4509 Charles Pl	Moises Jimenez Jr	4509 Charles Pl / Bakersfield CA 93309
4514 Charles Pl	Donald A. Wigand	4514 Charles Pl. / Bakersfield, CA 93309
4515 Charles Pl	Fabiola Rivas	7411 Etiwanda Ave / Reseda CA 91335
4520 Charles Pl	Krzysztof and Diane W. Malecki	7505 Eastdumfries Ct. / Bakersfield, CA 93309
4521 Charles Pl	Kenneth & Thelma Reed	11419 Montague Ave / Bakersfield, CA 93312
4527 Charles Pl	Judith Consani	4527 Charles Pl / Bakersfield, CA 93309
4407 Frazier Ave	Teri L. Jones	PO Box 413 / Bakersfield, CA 93302
4411 Frazier Ave	David and Tammy Powers	4411 Frazier Ave. / Bakersfield, CA 93309
4418 Frazier Ave	Omid Hakimian	n/a
4502 Frazier Ave	Rrare Services, Inc.	807 Vista Verde Way / Bakersfield, CA 93309
4503 Frazier Ave	William Craig	4503 Frazier Ave. / Bakersfield, CA 93309
4508 Frazier Ave	Alvaro Pantoja, Jr.	4508 Frazier Ave. / Bakersfield, CA 93309
4509 Frazier Ave	Betty B. Thomason	4509 Frazier Ave. / Bakersfield, CA 93309
4512 Frazier Ave	Robert A. and Leona Forker	9805 Greenacres Dr. / Bakersfield, CA 93312
4516 Frazier Ave	Bill M. Rundle	4516 Frazier Ave. / Bakersfield, CA 93309
4519 Frazier Ave	John Lundstrom	4519 Frazier Ave. / Bakersfield, CA 93309
4520 Frazier Ave	John Bumerts	4520 Frazier Ave. / Bakersfield, CA 93309
4524 Frazier Ave	Margaret P. Jennings	4524 Frazier Ave. / Bakersfield, CA 93309
4528 Frazier Ave	Viki Radden	4528 Frazier Ave. / Bakersfield, CA 93309
4534 Frazier Ave	Joel R. and Sandra M. Sierra	4534 Frazier Ave. / Bakersfield, CA 93309
4538 Frazier Ave	William & Joanna Slaughter	10259 Croydon Way / Rancho Cordova, CA 95670
4400 Marsha St	Ryan A. Johnson	4400 Marsha St / Bakersfield, CA 93309
201 McDonald Way	Ramona Chacon de Gonzalez	201 McDonald Way / Bakersfield, CA 93309
209 McDonald Way	John and Michelle Shannon	1612 Hampton Park Way / Bakersfield, CA 93314
215 McDonald Way	Ramon J. and Vicki L. Felix	215 McDonald Way / Bakersfield, CA 93309
221 McDonald Way	Ann L Caragher	221 McDonald Way / Bakersfield, CA 93309
225 McDonald Way	Carlos & Maria Villa	12103 Ruby River Dr / Bakersfield, CA 93312

208 Westwood St	Andrew Adams	208 Westwood St. / Bakersfield, CA 93309
214 Westwood St	Dennis B & Cherri L. Armer	1712 Camino Primavera / Bakersfield, CA 93306
220 Westwood St	Zzyzx B & Shelda Anglin	220 Westwood St / Bakersfield, CA 93309
224 Westwood St	Robert Earl Chafin	224 Westwood St / Bakersfield, CA 93309

B10. Significance (continued):

plans similar to those found in Tract 1610. In 1956, he founded Presley Development Company, which quickly grew into a national operation with headquarters in Orange County, California. He eventually sold the firm for $93 million, 38 years after getting started in the business. Roy Wattenbarger was born in 1914 in Tennessee. He was a building contractor and subdivider for over fifty years in the Bakersfield area.[1]

The practice of subdividing land to construct a collection of similar "tract" houses did not become widespread until after World War II. Before 1945, subdivisions generally had rectilinear street configurations, and parcels were sold to individual buyers who then built their own "custom" homes. These houses may have been modeled after a common architectural design or designed by a local architect in his or her own identifiable style, but they were generally not architecturally interrelated. Trends in residential development changed during the post-war era. Subdivision planners began to employ curvilinear thoroughfares and cul-de-sacs, both to enhance aesthetics and control the speed of vehicular traffic. Lot sizes decreased and an urgent demand for housing led to more rapid construction through mass production of building materials and uniformity in building designs. An entire subdivision could be developed within a year, and the houses generally looked the same, or shared similar design elements and characteristics. Tract 1610 incorporates all of these post-war housing trends, in that it contains a curvilinear street layout and homes of similar design situated on relatively small lots.[2]

In 2011, California Department of Transportation (Caltrans) published a postwar housing tracts context that includes important historical events and trends, popular architectural styles, and significant architects and builders. The study also presents guidance for evaluating postwar houses for individual significance and residential tracts as potential historic districts using NRHP criteria.[3] The current evaluation utilizes guidance presented in the Caltrans study as well as evaluation criteria and guidance prepared by the National Park Service entitled "How to Apply the National Register Criteria for Evaluation."[4]

NRHP Criterion A (CRHR Criterion 1), a property may be eligible if it has important associations with events or trends that significant to history. A postwar housing tract, therefore, might be eligible under this criterion according to the Caltrans study if it is an "early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques."[5] This tract is an example of a moderately sized residential subdivision featuring houses with generally the same design and architectural style. Tract 1610 does not appear to be significant for its association with important historic events. The tract is not an important representation of early housing development, an example of an unusually large tract, or one that incorporates innovative design qualities or mass-production techniques that might make it eligible as a historic district under Criterion 1 or A. Instead, the development is one of many residential tracts that were developed during the widespread mid-century build-up of the city's housing stock. Research does not indicate that any important or innovate production techniques were used to develop the tract. Individually, the houses in

[1] "Realty Row" *Bakersfield Californian*, November 3 1951; California Homebuilding Foundation "Randall E. Presley, 1987 Honoree, Founder, The Presley Company,", accessed online at www.mychf.org/go/chf/hall-of-fame/past-honorees/presley-randall-e/ on 30 March 2009; "Builder of the Year Named," *The Daily Review* (Hayward), June 4 1972; "Subdivision Continues in Growth," *Bakersfield Californian*, 10 January 1953, 4.

[2] Kern County Aerial Photographs, file number 9-64, 1937; United States Department of Agriculture, Kern County Aerial Photographs, File Number ABL-15R-133, flown by Hycon Aerial Surveys, 1956; Kern County Aerial Photographs, flown by Western Aerial Photos, Inc., file number GS-VBZI 1-197, 1968.

[3] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011.

[4] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," Bulletin 15, 1990, revised 1997.

[5] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.

this tract are not significant under this criterion. According to the Caltrans study, some examples of important associations might include construction of Cold War fallout shelters or efforts by minorities to secure civil rights and racial integration, or other local important events or trends. However, "a single residence would generally not meet criterion A for association with the postwar housing boom or suburban growth."[6] Research indicated that the individual residences do not have important associations with local, state or national historical trends that would make them eligible under this criterion.

Under NRHP Criterion B (CRHR Criterion 2), these residences do not appear to be significant for their associations with the lives of persons important to history. These residences were owned or rented by a range of individuals. It does not appear that anyone related to the use of these resources has made demonstrably important contributions to history at the local, state, or national level. As the Caltrans postwar housing tract study points out, "it is unlikely that a district will meet National Register criterion B for association with an important individual." Associations with the developer, architect or builder are considered under Criterion 3 or C.[7] Research indicated that no individuals significant to history had important associations with the tract.

Under NRHP Criterion C (CRHR Criterion 3), neither the tract, nor the individual residences are significant for embodying important characteristics of a type, period or method of construction, as the work of master architects or builders, or for possessing high artistic value. The tract is not an important example of postwar subdivision design. Instead, its street layout, lot sizes, landscaping features, sidewalks and house designs are modest representations of the standard postwar housing tract. As the Caltrans study notes, it is highly unlikely an individual house within a residential tract would possess the important characteristics of an architectural style that would make it significant because each individual house is similar to or the same as many others in the same tract and elsewhere in the region and country.[8] None of the individual residences in this tract represent important examples of a general architectural style. The houses are unexceptional examples of Ranch style architecture, which became widely popular during the mid-twentieth century in suburban communities throughout Bakersfield, the state of California, and the nation.

Neither the tract nor any of the individual houses are significant as the work of a master architect or builder. The National Park Service guidelines specify that a "master is a figure of generally recognized greatness in a field, known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristics style and quality."[9] Randall Presley was responsible for developing Tract 1610. While Randall Presley was prolific developer of homes in California, he was one of many postwar developers who constructed modest residential subdivision throughout the Bakersfield area and does not appear to be significant for his home-building efforts. Even if he were found to be a master home-builder under this criterion, Tract 1610 is a modest and unimportant example of his work. With only 38 properties, it is not particularly large, and it does not stand out among his portfolio of housing projects.

The tract does not collectively, nor do the houses individually, possess high artistic value, which might be represented by "unique, high-style houses" that "exhibit an unusual degree of quality in their design, detailing, and craftsmanship."[10] Instead, the houses are modest examples of Ranch-style architecture and exhibit common characteristics of design and craftsmanship.

Under NRHP Criterion D (CRHR Criterion 4), the tract and the individual residences are not significant as sources (or likely sources) of important information regarding history. The residences do not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In order to meet eligibility requirements for the NRHP or the CRHR, a property must have historical significance and retain sufficient integrity to convey its significance. While several properties appear substantially unaltered since their original construction and thus might retain sufficient integrity, none meet the significance criteria for individual eligibility. These

[6] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[7] California Department of Transportation, "Tract Housing in California, 1945-1973," 125.
[8] California Department of Transportation, "Tract Housing in California, 1945-1973," 123.
[9] U.S. Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," 20.
[10] California Department of Transportation, "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," 2011, 125-126.

modifications, most of which were completed after 1965, have compromised the historical integrity of both the individual structures and the subdivision as a whole. Alterations (shown in the table in P3a above) include replacement windows (often of a different material or a modified configuration or size), new front doors and garage doors, garages converted to living space and replacement siding and roofing material. Some houses include rear, side or front additions. For a historic district to retain integrity, a general rule is that at least two-thirds of the components of the tract must retain sufficient integrity; although, as the Caltrans study points out, the integrity threshold for the individual contributors is lower than the threshold for an individual property.[11] Components of the tract include not only individual residences, but also design and landscape features, such as street layout, sidewalk, planting strip and trees. Tract 1610 includes concrete sidewalks, gutters and squared curbs. Each lot generally features a large front lawn that rises above the street grade to the level of the house. Some lots include mature trees and vegetation in the front yard, while others have young trees or none at all. The utility lines stretch along poles located behind the residences. Most lots have a concrete driveway and many have a separate concrete walkway to the front door. While the loss of original landscaping features diminishes the integrity of design, materials, setting and feeling, most of the design components retain overall integrity. Taken as a whole, however, the tract does not rise to the two-thirds integrity threshold.

This subdivision and its individual properties have 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.

[11] California Department of Transportation, "Tract Housing in California, 1945-1973," 134.

Photographs (continued):

Photograph 2. 4502 Charles Place, facing north, March 2009.

Photograph 3. 4503 Charles Place, facing southeast, July 2011.

Photographs (continued):

Photograph 4. 4508 Charles Place, facing north, March 2009.

Photograph 5. 4509 Charles Place, facing southeast, July 2011.

Photographs (continued):

Photograph 6. 4514 Charles Place, facing north, March 2009.

Photograph 7. 4515 Charles Place, facing southeast, July 2011.

Photographs (continued):

Photograph 8. 4520 Charles Place, facing north, March 2009.

Photograph 9. 4521 Charles Place, facing southeast, July 2011

Photographs (continued):

Photograph 10. 4527 Charles Place, facing southeast, July 2011.

Photograph 11. 4407 Frazier Avenue, facing south, March 2009.

Photographs (continued):

Photograph 12. 4411 Frazier Avenue, facing southeast, March 2009.

Photograph 13. 4418 Frazier Avenue, facing north, March 2009.

Photographs (continued):

Photograph 14. 4502 Frazier Avenue, facing north, March 2009.

Photograph 15. 4503 Frazier Avenue, facing south, March 2009.

Photographs (continued):

Photograph 16. 4508 Frazier Avenue, facing north, March 2009.

Photograph 17. 4509 Frazier Avenue, facing south, March 2009.

Photographs (continued):

Photograph 18. 4512 Frazier Avenue, facing north, March 2009.

Photograph 19. 4516 Frazier Avenue, facing northwest, March 2009.

Photographs (continued):

Photograph 20. 4519 Frazier Avenue, facing southeast, March 2009.

Photograph 21. 4520 Frazier Avenue, facing northwest, March 2009.

Photographs (continued):

Photograph 22. 4524 Frazier Avenue, facing northwest, March 2009.

Photograph 23. 4528 Frazier Avenue, facing northwest, March 2009.

Photographs (continued):

Photograph 24. 4534 Frazier Avenue, facing west, March 2009.

Photograph 25. 4538 Frazier Avenue, facing northwest, July 2011.

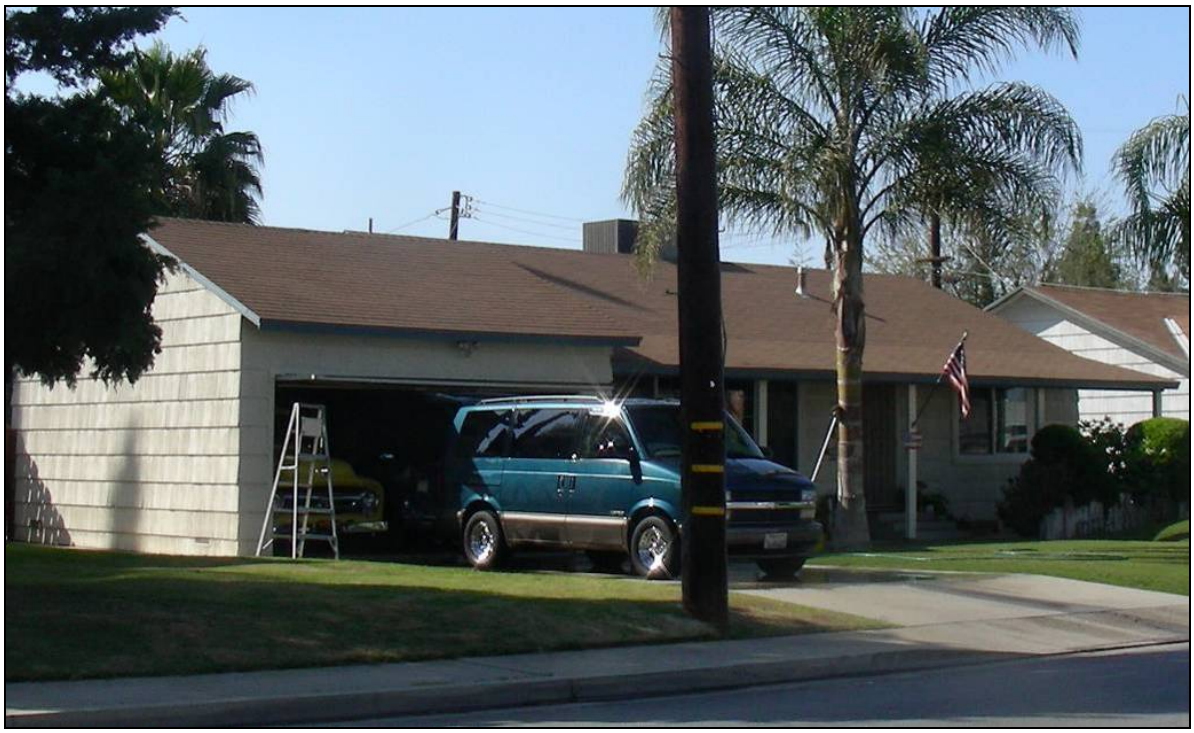
Photographs (continued):

Photograph 26. 4400 Marsha Street, facing northeast, July 2011.

Photograph 27. 201 McDonald Way, facing southwest, March 2009.

Photographs (continued):

Photograph 28. 209 McDonald Way, facing west, March 2009.



Photograph 29. 215 McDonald Way, facing northwest, March 2009.

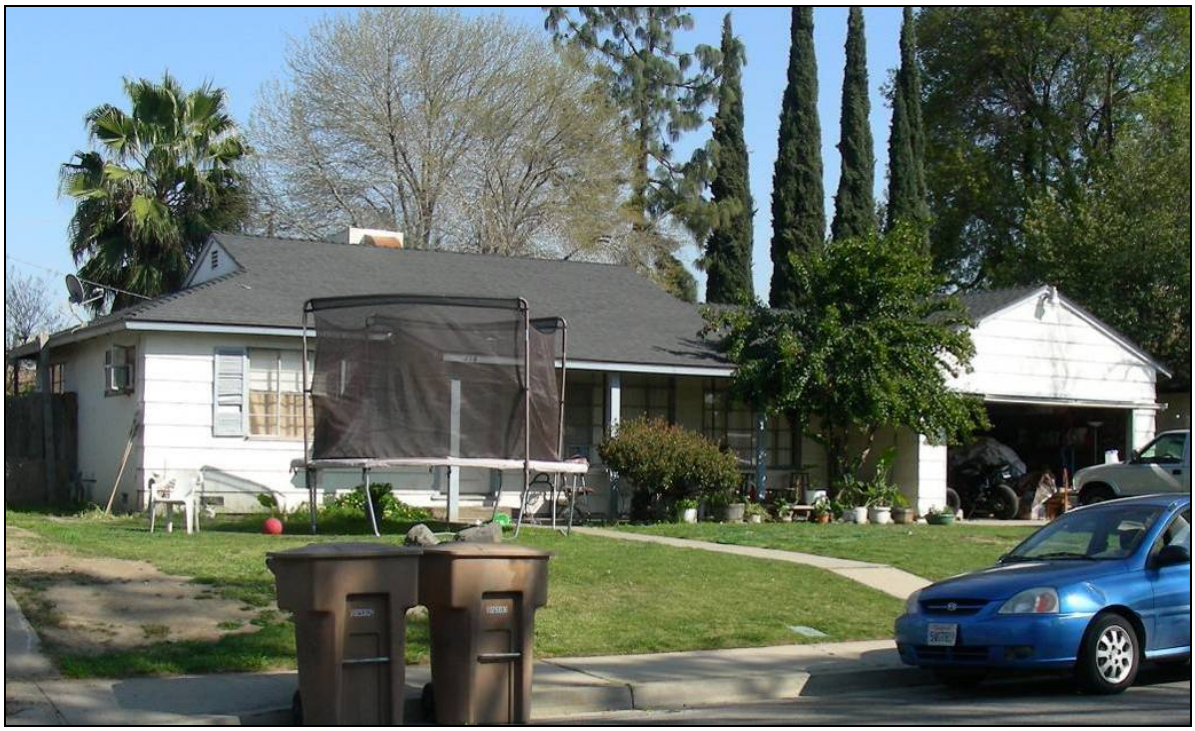
Photographs (continued):

Photograph 30. 221 McDonald Way, facing west, March 2009.

Photograph 31. 225 McDonald Way, facing northwest, July 2011.

Photographs (continued):

Photograph 32. 208 Westwood Street, facing east, March 2009.



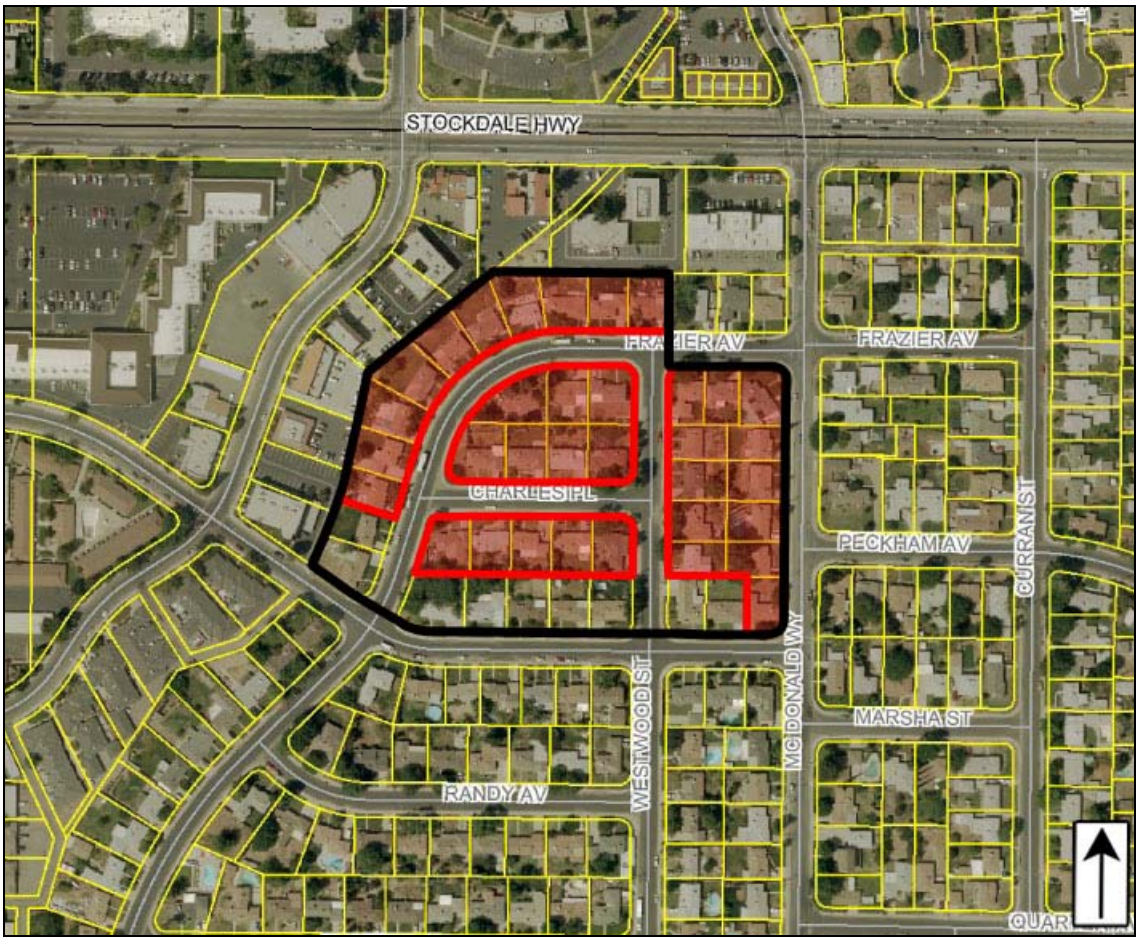
Photograph 33. 214 Westwood Street, facing east, March 2009.

Photographs (continued):

Photograph 34. 220 Westwood Street, facing northwest, July 2011.

Photograph 35. 224 Westwood Street, facing northeast, July 2011.

Sketch Map:



NOTE: Tract 1610 outlined in BLACK; Parcels shaded RED are located within the survey are for this project.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 15-05

P1. Other Identifier: 4400 Frazier Avenue

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 4400 Frazier Avenue City Bakersfield, CA Zip 93309

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 Number: 149-330-03

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

This 0.14-acre parcel contains a 1,412-square foot Minimal Traditional-style house and detached garage. The building has a square footprint, concrete foundation, vertical wood siding and a low-pitch, composite-shingle, hipped roof system. The main entrance is recessed and is accessed by a small concrete porch sheltered beneath the main roof, which is supported by a wood post. Fenestration consists of multi-light, metal fixed and casement windows, some with decorative louvered shutters. A shed-roof extension supported by wood posts provides shade to the open patio on the east side of the residence. The one-car garage fronts McDonald Way and is 400-square feet. It has a pyramidal roof with composite shingles, stucco siding, and a modern roll-up garage door.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1. Primary façade, facing north.

***P6. Date Constructed / Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1955, Kern County Assessor Records

***P7. Owner and Address:**
Sarah Leanne Ivey
4400 Frazier Ave.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 15-05

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1955.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

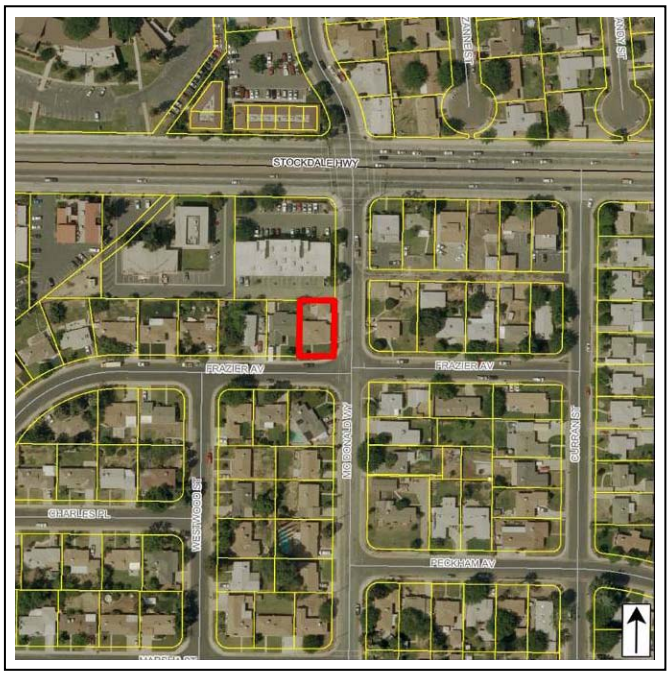
This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

This property was developed in 1955, during a period of great growth in the Bakersfield region. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

The area in the vicinity of this property was mostly vacant agricultural land into the late 1940s. Between present-day Quarter Avenue and Stockdale Boulevard (west of Jones Street) only three small complexes were extant in 1947 but within five years, the area immediately surrounding this parcel consisted of dozens of modest Ranch and Minimal Traditional houses constructed within Tracts 1610 and 1645, which were subdivided in 1952, and Track 1522 (Rancho Vista), subdivided in 1949. Unlike these postwar housing tracts that had small lots and homogeneous houses it appears this property, as well as a few others nearby, were likely sold and developed by individuals who constructed custom residences. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** "Kern Homes Crisis Aired," *Los Angeles Times*, 7 December 1945; "Three Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; Kern County Aerial Photographs, 1937, 1947, , 1956,; Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2011 at www.dof.ca.gov/research /demographic/state_census_data_center/historical_census_1850-2010/view.php; Kern County Tract Maps, Tract No. 1522, , Book 7 Page 62, December 29, 1949, and Tract No. 1610, Book 8 Page 1, April 3, 1952; See Footnotes.



B13. Remarks:

***B14. Evaluator:** Toni Webb
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

Leonard "Pete" Hensley, and his wife Edith Ruth (formerly Ruth Penfield), likely constructed this home in 1955. The Hensleys were former residents of Oildale where Leonard earned a living working for Marathon Oil Company. Born in Nashville, he moved to California with his family around 1921, first settling in the Anaheim area where he, his father and brother, all worked in the local oil fields. By the late 1930s he had married and settled in the Santa Maria area where he was employed by Union Oil Company. Leonard and Ruth owned and resided in this residence until their deaths in 1969 and 1976, respectively.[1]

This house appears unaltered since its construction; therefore, it retains integrity of design, materials, workmanship, setting, location, feeling and association, nevertheless, the property does not meet any of significance criteria. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant within the context of postwar residential development in the Bakersfield region. This residence was constructed in 1955 as infill housing in an already-established neighborhood and is one of thousands of homes constructed in the mid 1950s. It does not appear that any Hensley family member associated with this residence made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B CRHR Criterion 2). Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Minimal Traditional-style residence. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information (NRHP Criterion D or CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1956, 1960, and 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1956, 1960, and 1964); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); *Directory and Guidebook of Santa Maria Valley, 1938-1939* (Santa Maria, CA: A to Z Directory Publishers, 1938) p 166; Death Notice, *Bakersfield Californian*, 27 November 1969, p 57; Death Notice, *Bakersfield Californian*, 8 October 1976; "Oil Executive Wills $50,000 to Hospital," *Bakersfield Californian*, 6 January 1956, p20.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Map Reference No. 15-06

P1. Other Identifier: 4404 Frazier Avenue

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

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T**____; **R** ____; ___ **¼ of Sec** ____; _____ **B.M.**

c. Address 4404 Frazier Avenue City Bakersfield, CA Zip 93309

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 Number: 149-330-04

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

This 0.13-acre parcel contains a 1,315-square-foot Ranch-style house. The building has an irregular shape, concrete foundation, and is topped by a composition-shingle side cross gable roof with narrow eaves. The residence, which includes an integrated garage, is primarily clad in stucco, with dog-ear vertical wood siding at the garage's gable end and brick veneer below the eastern window on the main facade. The front entry porch is recessed, sheltered beneath the main roof. Visible windows include 1/1 single-hung vinyl windows with decorative paneled shutters and multi-light metal casement windows. The building also includes an interior brick chimney.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Primary façade, facing north.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1955, Kern County Assessor Records

***P7. Owner and Address:**
James M. and Grace A. Ware
4404 Frazier Ave.
Bakersfield, CA 93309

***P8. Recorded by:** (Name, affiliation, address)
Greg Rainka and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:** Built 1955; replacement windows (date unknown).
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

This property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA.

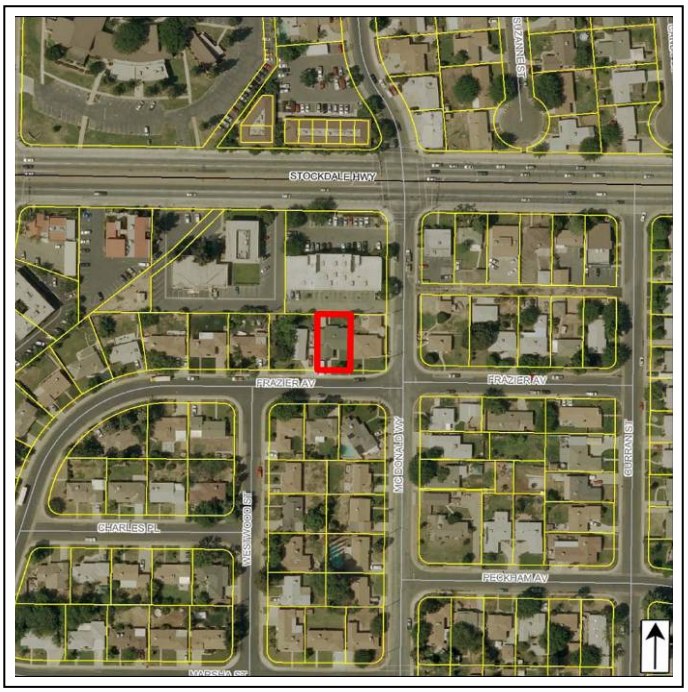
This property was developed in 1955, during a period of great growth in the Bakersfield region. In this period following World War II, Bakersfield's population and economy expanded rapidly, a result of returning veterans and a general postwar economic resurgence. However, with little residential construction during the war years, the region was quickly hit by a housing shortage. Low interest rates, fixed mortgages for longer terms, and reduced down payments for veterans contributed to the rise in demand for housing but also resulted in increased development. In the first decade after the war over twenty square miles of new housing was developed resulting in the construction of more than 12,000 new homes. From 1950 to 1975, the city tripled in size, as Bakersfield continued to enlarge its borders to meet the ever-growing housing demand.

The area in the vicinity of this property was mostly vacant agricultural land into the late 1940s. Between present-day Quarter Avenue and Stockdale Boulevard (west of Jones Street) only three small complexes were extant in 1947 but within five years, the area immediately surrounding this parcel consisted of dozens of modest Ranch and Minimal Traditional houses constructed within Tracts 1610 and 1645, which were subdivided in 1952, and Track 1522 (Rancho Vista), subdivided in 1949. Unlike these postwar housing tracts that had small lots and homogeneous houses it appears this property, as well as a few others nearby, were likely sold and developed by individuals who constructed custom residences. (See Continuation Sheet)

B11. Additional Resource Attributes: _____

***B12. References:** Hundred Veterans Join Rush for 90 Homes," *Los Angeles Times*, 22 May 1946; "Shutdown on Veterans' Housing Project Averted," *Los Angeles Times*, 28 December 1946; "Minter Field Units to House 400 Families," *Los Angeles Times*, 2 February 1947; "Housing Pact Canceled by Bakersfield," *Los Angeles Times*, 7 March 1952; Chris Brewer, *Historic Kern County: An Illustrated History of Bakersfield and Kern County* (San Antonio, TX: Historical Publishing Network, 2001), 77-78; "Big Population Increase Noted," *Los Angeles Times*, 8 May 1955; Kern County Aerial Photographs, 1937, 1947, , 1956,; Historic Population Census California Counties & Towns 1850-2000, accessed online on October 6, 2011 at www.dof.ca.gov/research/demographic/state_census_data_center/historical_census_1850-2010/view.php; Kern County Tract Maps, Tract No. 1522, , Book 7 Page 62, December 29, 1949, and Tract No. 1610, Book 8 Page 1, April 3, 1952; See footnotes.

B13. Remarks:



***B14. Evaluator:** Toni Webb
***Date of Evaluation:** November 2009
(This space reserved for official comments.)

B10. Significance (continued):

H. D. "Bud" Ware likely was responsible for the construction of this home in 1955. It appears that Bud, a gin manager for S.A. Camp's Parkville cotton gin, owned and resided in the residence with his wife and mother into the mid 1970s.[1]

Many windows have been replaced by single-hung sliding windows, which are not compatible with the original metal casements. As a result, the integrity of design, workmanship and materials of this residence has been compromised. The building still appears to retain integrity of design, materials, workmanship, setting, location, feeling and association. Under NRHP Criterion A (CRHR Criterion 1), this property is not significant within the context of postwar residential development in the Bakersfield region. This residence was constructed in 1955 as infill housing in an already-established neighborhood and is one of thousands of homes constructed in the mid 1950s. It does not appear that any Ware family member associated with this residence made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B CRHR Criterion 2). Architecturally, this building is a modest and ubiquitous example of mid-twentieth century Ranch-style residence. The building does not appear to distinctive characteristics of its type, period, or method of construction, nor does it appear to be the work of a master (NRHP Criterion C or CRHR Criterion 3). Furthermore, this property does not appear to be a significant or likely source of important information regarding history (NRHP Criterion D and CRHR Criterion 4). This property 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.

[1] *Polk's Bakersfield California City Directory 1956,1960, and 1964* (Los Angeles: R.L. Polk and Co. Publishers, 1956,1960, 1964); Ancestry.com, *U.S. City Directories* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2008), original data: Polk's Bakersfield (California) City Directory (Los Angeles: R.L. Polk & Co., 1936-1945); Ancestry.com, *California Voter Registrations, 1900-1968* [database on-line] (Provo, UT, USA: The Generations Network, Inc., 2008), original data: State of California, United States, *Great Register of Voters* (Sacramento, California: California State Library); Obituary Notice, *Bakersfield Californian*, November 2, 1974, p17; "Kern County Servicemen," *Bakersfield Californian*, October 25, 1968, p42; "Camp Gin Bales First Kern Cotton," *Bakersfield Californian*, August 13, 1958, p23.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 16-01

P1. Other Identifier: K.C.L Lease Oil Wells

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Gosford, CA Date 1973 T29S; R 27E; ¼ of Sec 34; Mount Diablo B.M.

c. Address _____ City Bakersfield Zip _____

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: 331-023-14, 331-032-29, 331-032-32, 331-350-19, 331-350-21

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

This form records five K.C.L. oil wells situated on several different parcels in an area of commercial and residential development in Bakersfield. The oil wells are within the Fruitvale Oil Field, along the south side of the Kern River and west of downtown Bakersfield. Four of the wells are situated on either side of California Avenue north of Stockdale Highway, and one is located near the Carrier-Gates Canal crosses under Mohawk Street south of Truxtun Avenue. These five wells are located on the K.C.L. lease and within the bounds of the project APE. All of the wells are active oil and gas producing wells. All of the wells are rod pumping units. Rod pumping involves the use of an aboveground pumping unit balanced upon a concrete platform, and a subsurface pump. The well, located beneath the surface, includes a cement casing that provides support for the well in addition to serving as an anchor to the surface pump equipment. Rod pumping relies on the surface and subsurface pumps to move the oil through the production tubing through a series of sucker rods. This type of well is of the conventional crank balanced type, which are common in the Fruitvale Oil Field and surrounding Kern County oil fields. The crank balanced unit consists of an engine, gear reducer, and crank-and-beam mechanism connected to a sucker rod string that attaches to the subsurface pump.

*P3b. Resource Attributes: (List attributes and codes) HP11 (Engineering structure)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) K.C.L. #A53, camera facing southeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1950-1953, DOGGR Well Records

*P7. Owner and Address:
W.A. Griffin
101 Starmount Lane
Bakersfield, CA 93309

*P8. Recorded by: (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Oil Well B4. Present Use: Oil Well
***B5. Architectural Style:** _____
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1950-1953
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The wells of the K.C.L Lease do not appear, individually nor as a group, to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purpose of CEQA.

These wells were drilled between 1950 and 1953 in the Main Area of the Fruitvale Oil Field by Lebow-McNee Oil Company. At the time the oil field was well-established, having been established decades before in 1928. The discovery and development of the field was an integral part of the 1920s "Decade of Discoveries" that transformed the California petroleum industry with a series of major oil field developments that also included the Kern County fields of Mount Poso and Edison. In October of 1927, based on geological analysis and using a rotary tool drilling rig, the Western Gulf Oil Company began drilling for oil on a topographic "high" near the northeast corner of Section 21, T29S, R27E, MDBM. On February 9, 1928 the first well was successfully completed at 3,847 feet deep, with a daily production rate of 192 barrels. Throughout 1928, a number of wells were drilled to establish the oil bearing formation of the field, with one of the most successful wells, the Fruitvale #5, producing 2,500 barrels a day soon after drilling. The strike caused local excitement and was declared by the press and oilmen, "the greatest oil strike ever made in the Bakersfield area." (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** Well Records, Division of Oil, Gas & Geothermal Resources, District No. 4; Forest Gray, *Petroleum Production for the Nontechnical Person* (Tulsa: PennWell Publishing, 1986)*; The Bakersfield Californian; California Oil Fields;* Laurence H. Shoup and Jess Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields, Route 58 between I-5 and SR 99, Kern County California (06-Ker-58-R35.4/R52.3)," 1993, 8-1 and 8-11. See footnotes,

B13. Remarks:

***B14. Evaluator:** Heather Miller/Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

P3a. Description (continued):

Although it can often be difficult to determine the precise age of individual pumping units because of their ubiquitous and interchangeable nature that was designed to be moved from well to well, it appears that the pumping units recorded here date from their spud dates. The following table shows the well name, it's API number, the date it was originally drilled, the type of well and its status.

Table 1: KCL well information.

Well Name	API Number	Date Drilled	Type	Status (active/idle/plugged)*
K.C.L #A53	029-08238	1951	Oil & Gas production	Active
K.C.L #D65	029-08249	n/a	Oil & Gas production	Active
K.C.L #D66	029-08250	1952	Oil & Gas production	Active
K.C.L #D67	029-08251	1953	Oil & Gas production	Active
K.C.L #D77	029-00741	1950	Oil & Gas production	Active

*As of December 2011 per California Department of Conservation, Division of Oil, Gas and Geothermal Resources records.

B10. Significance (continued):

The pace of the early discoveries waned during the Depression, with few wells drilled during the 1930s. The field produced oil with a relatively low gasoline content, which was mainly useful for fuel oil, and the market conditions for the product were marginal for much of the 1930s. Demand increased by the close of the decade, however, and by 1939 a total of 301 wells had been drilled in the Fruitvale Field.[1] During the 1940s, the southern portion of the field was explored and developed by a variety of oil companies. In the early 1950s, Lebow-McNee Oil Company drilled the five wells recorded on this form.[2] Between 1949 and 1965, the Fruitvale field was further expanded, with an intensive period of drilling that produced 330 active wells on a number of leases, including this one. By 1965, however, oil field developers concluded that the maximum limits of the Fruitvale Oil Field were determined, and while steady production has continued, the production levels of the field have declined since the mid-twentieth century.[3]

While the 1928 discovery of the Fruitvale Oil Field was a significant event in the development of Kern County's, and California's, petroleum industry, the development of these wells from 1950-1953 is not important within the context of Kern County's petroleum industry. These wells are just a few of many hundreds of wells completed during the mid-twentieth century, more than twenty years after discovery of the field, and are not associated with the early exploration or development of the field (NRHP Criterion A or CRHR Criterion 1). Research did not reveal that these wells have any direct or important associations with significant historical persons (NRHP Criterion B or CRHR Criterion 2). The well and pumping unit are

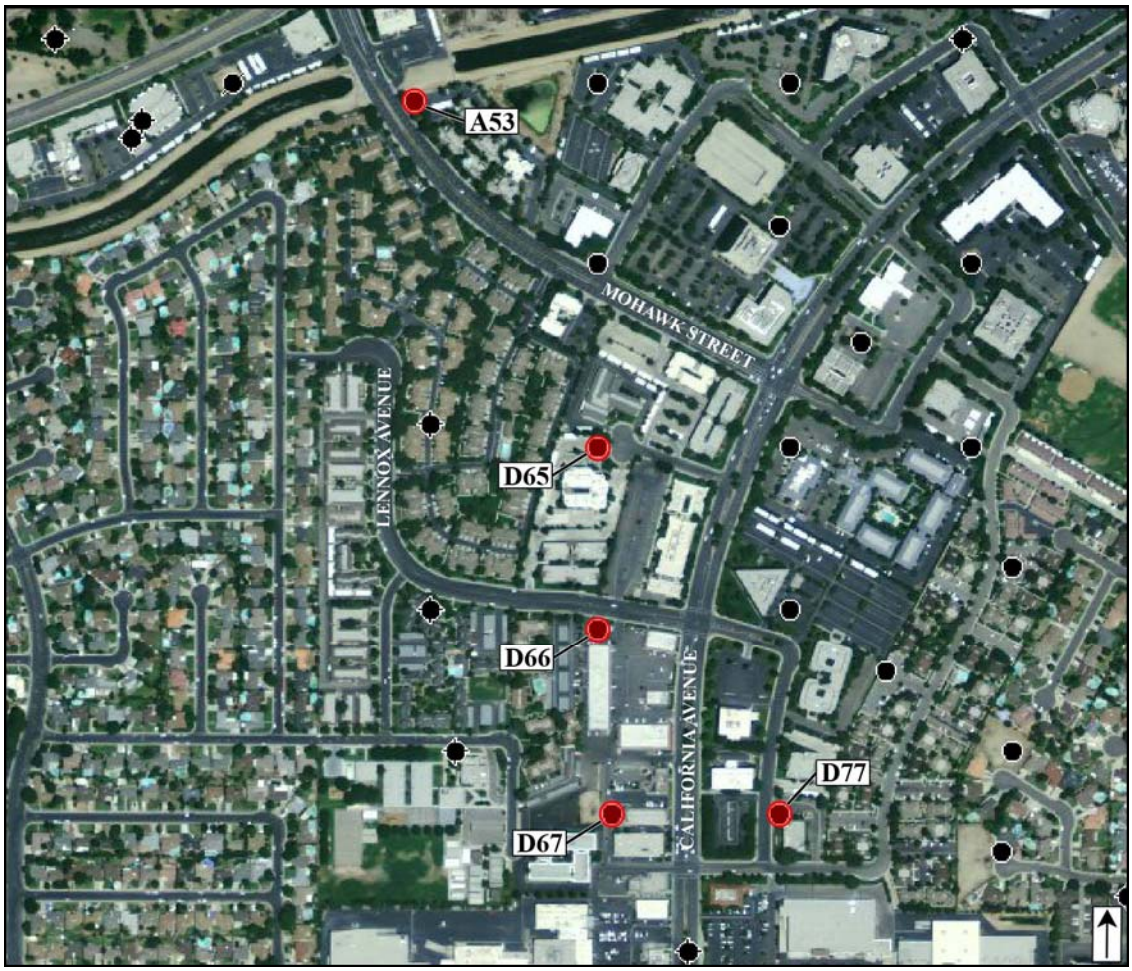
[1] Laurence H. Shoup and Jess Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields, Route 58 between I-5 and SR 99, Kern County California (06-Ker-58-R35.4/R52.3)," 1993, 8-11; William Rintoul, *Drilling Through Time: 75 Years With California's Division of Oil and Gas* (Sacramento: California Department of Conservation Division of Oil and Gas, 1990), 63.

[2] State of California, Department of Natural Resources, Division of Oil and Gas, "History of Oil or Gas Well," KCL D67, 28 March 1953; State of California, Department of Natural Resources, Division of Oil and Gas, "History of Oil or Gas Well," KCL D77, 7 February 1951; State of California, Department of Natural Resources, Division of Oil and Gas, "History of Oil or Gas Well," KCL A53, 5 September 1951; State of California, Department of Natural Resources, Division of Oil and Gas, "History of Oil or Gas Well," KCL D66, 27 March 1952.

[3] Shoup and Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields," 10.

standard petroleum industry equipment and do not embody distinctive architectural or engineering qualities of type, period, or method of construction (NRHP Criterion C or CRHR Criterion 3). The area in which the wells were drilled, in the Main Section of the field, had been in production for years and the well does not represent significant new findings nor did it involve significant new recovery technologies. The pumping units, platforms, and associated equipment are common and ubiquitous types and forms of oil production equipment and do not have historically or architecturally important associations. Finally, this type of well is otherwise well documented and has not yielded nor is likely to yield important historical information under NRHP Criterion D and CRHR Criterion 4. This property has been evaluated in accordance with Section 15064.5 (1)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code.

Site Map:



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference No. 17-01

P1. Other Identifier: Kernland Oil Wells

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

*b. USGS 7.5' Quad Gosford, CA Date 1973 T29S; R 27E; ¼ of Sec 35; Mount Diablo B.M.

c. Address 4600 block of California Avenue City Bakersfield Zip 93309

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 Number: 020-600-05

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

This form records two Kernland Oil Wells located in a commercial area southwest of downtown Bakersfield. Kernland Wells #5 and #10 are located on a single parcel at the 4600 block of California Avenue, southwest of Easton Drive. They are active oil and gas wells with rod pumping units. Rod pumping involves the use of an aboveground pumping unit balanced upon a concrete platform, and a subsurface pump. The well, located beneath the surface, includes a cement casing that provides support for the well in addition to serving as an anchor to the surface pump equipment. Rod pumping relies on the surface and subsurface pumps to move the oil through the production tubing through a series of sucker rods. This well is of the conventional crank balanced type, which are common in the Fruitvale Oil Field and surrounding Kern County oil fields. The crank balanced unit consists of an engine, gear reducer, and crank-and-beam mechanism connected to a sucker rod string that attaches to the subsurface pump. When spudded, well #5 was drilled to a depth of 4,175 feet and well #10 was drilled to a depth of 4,197 feet. Although it can often be difficult to determine the precise age of individual pumping units because of their ubiquitous and interchangeable nature that was designed to be moved from well to well, it appears that the pumping unit dates from the spud date.

*P3b. Resource Attributes: (List attributes and codes) HP11 (Engineering structure)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1. Kernland #5, facing southeast.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949 & 1953, DOGGR Well Records

*P7. Owner and Address:
E&B Nat. Res. Mgmt. Corp.
34740 Merced Avenue
Bakersfield, CA 93308

*P8. Recorded by: (Name, affiliation, address)
Polly Allen and Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

*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) _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) Map Reference No. 17-01

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Oil Well B4. Present Use: Oil Well
***B5. Architectural Style:** Utilitarian
***B6. Construction History:** (Construction date, alteration, and date of alterations) Well #5 drilled in 1949; Well #10 drilled in 1953.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Kernland Wells #5 and #10 do not appear, individually nor as a group, to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purpose of CEQA.

Well #5 was drilled in 1949 and Well #10 was drilled in 1953 in the Main Area of the Fruitvale Oil Field by Campbell and Shell and C.K.M. Oil Company, respectively. At the time the oil field was well-established, having been initially developed decades before in 1928. The discovery and development of the field was an integral part of the 1920s "Decade of Discoveries" that transformed the California petroleum industry with a series of major oil field developments that also included the Kern County fields of Mount Poso and Edison. In October of 1927, based on geological analysis and using a rotary tool drilling rig, the Western Gulf Oil Company began drilling for oil on a topographic "high" near the northeast corner of Section 21, T29S, R27E, MDBM. On February 9, 1928, the first well was successfully completed at 3,847 feet deep, with a daily production rate of 192 barrels. Throughout 1928, a number of wells were drilled to establish the oil bearing formation of the field, with one of the most successful wells, the Fruitvale #5, producing 2,500 barrels a day soon after drilling. The strike caused local excitement and was declared by the press and oilmen, "the greatest oil strike ever made in the Bakersfield area." (See Continuation Sheet)

B11. Additional Resource Attributes:

***B12. References:** Well Records, Division of Oil, Gas & Geothermal Resources, District No. 4; Forest Gray, *Petroleum Production for the Nontechnical Person* (Tulsa: PennWell Publishing, 1986)*; The Bakersfield Californian; California Oil Fields;* Laurence H. Shoup and Jess Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields, Route 58 between I-5 and SR 99, Kern County California (06-Ker-58-R35.4/R52.3)," 1993, 8-11. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Miller/Joseph Freeman
***Date of Evaluation:** December 2011
(This space reserved for official comments.)

B10. Significance (continued):

The pace of the early discoveries waned during the Depression, with few wells drilled during the 1930s. The field produced oil with a relatively low gasoline content, which was mainly useful for fuel oil, and the market conditions for the product were marginal for much of the 1930s. Demand increased by the close of the decade, however, and by 1939 a total of 301 wells had been drilled in the Fruitvale Field.[1] During the 1940s, the southern portion of the field was explored and developed by a variety of oil companies, including Campbell and Shell, which drilled Kernland Well #5 in 1949. The company, headed by Alex Campbell and Joseph Shell, first drilled in the Fruitvale field earlier in the year. In 1952, Campbell and Shell reorganized as Campbell, Kohlbush & Morton, and a year later drilled Kernland #10 before changing the name of the company to C.K.M. Oil Company. In 1955, Crestmont Oil Company acquired both oil wells. As of 2007, both wells were owned and operated by E&B Natural Resources Management Corporation.[2] Shell, who was not associated with the oil company that shared his last name, went into politics after working with Campbell, serving in the California State Legislature and running an unsuccessful campaign in the Republican gubernatorial primary against Richard Nixon.[3]

Between 1949 and 1965, the Fruitvale field was further expanded, with an intensive period of drilling that produced 330 active wells on a number of leases, including this one. By 1965, however, oil field developers concluded that the maximum limits of the Fruitvale Oil Field were determined, and while steady production has continued, the production levels of the field have declined since the mid-twentieth century.[4]

While the 1928 discovery of the Fruitvale Oil Field was a significant event in the development of Kern County's, and California's, petroleum industry, the development of these wells in 1949 and 1953 is not important within the context of Kern County's petroleum industry. These wells are just two of many hundreds of wells completed during the mid-twentieth century, more than twenty years after discovery of the field, and are not associated with the early exploration or development of the field (NRHP Criterion A or CRHR Criterion 1). Research did not reveal that these wells have any direct or important associations with significant historical persons (NRHP Criterion B or CRHR Criterion 2). These wells were among many oil ventures by Alex Campbell and Joseph Shell, neither of which appeared to have gained significance within the context of oil development in Kern County. The well and pumping units are standard petroleum industry equipment and do not embody distinctive architectural or engineering qualities of type, period, or method of construction (NRHP Criterion C or CRHR Criterion 3). The area in which the wells were drilled, in the Main Section of the field, had been in production for years and the well does not represent significant new findings nor did it involve significant new recovery technologies. The pumping units, platforms, and associated equipment are common and ubiquitous types and forms of oil production equipment and do not have historically or architecturally important associations. Finally, this type of well is otherwise well documented and has not yielded nor is likely to yield important historical information under Criterion D or 4. This property has been evaluated in accordance with Section 15064.5 (1)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code.

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[1] Laurence H. Shoup and Jess Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields, Route 58 between I-5 and SR 99, Kern County California (06-Ker-58-R35.4/R52.3)," 1993, 8-11; William Rintoul, *Drilling Through Time: 75 Years With California's Division of Oil and Gas* (Sacramento: California Department of Conservation Division of Oil and Gas, 1990), 63.

[2] "Oilfields," *Bakersfield Californian*, 8 October 1949, 19; "Oil News," *Bakersfield Californian*, 22 July 1949, 15; State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "Report of Property and Well Transfer," Kernland 10, 3 July 2007; State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "Transfer Data," Kernland 10, 7 December 1955; State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "Transfer Data," Kernland 10, 6 August 1953; State of California, Department of Natural Resources, Division of Oil and Gas, "History of Oil or Gas Well," Kernland No. 10, 17 August 1953; State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "Report of Property and Well Transfer," Kernland 5, 3 July 2007; State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "Transfer Data," Kernland 5, 7 December 1955; State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "Transfer Data," Kernland 5, 6 August 1953; State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "Transfer to Campbell, Kohlbush & Morton," Kernland 5, 14 May 1952; State of California, Department of Natural Resources, Division of Oil and Gas, "History of Oil or Gas Well," Kernland No. 5. 26 October 1949.

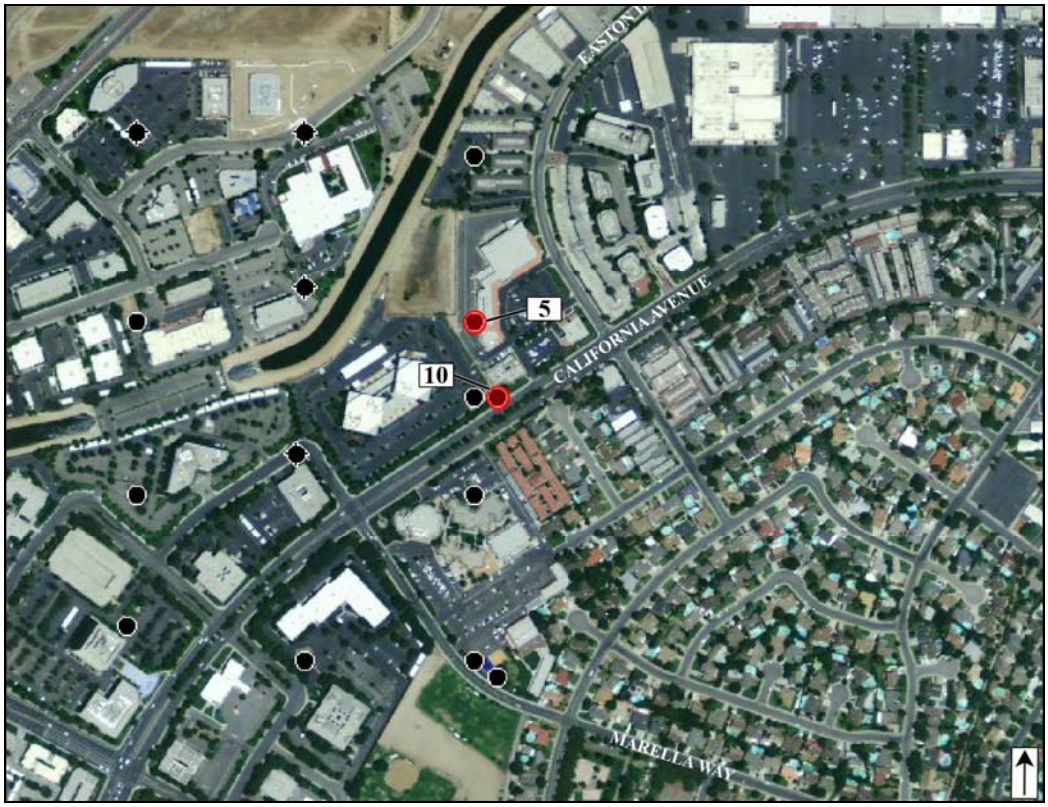
[3] "Oilfields," *Bakersfield Californian*, 22 September 1961, 18; Gloria Bratton, "Joe Shell, Kern County's Elder Statesman and Civic Leader, Dies at 89," Bakersfieldnow.com, 7 April 2008.

[4] Shoup and Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields," 10.

Photographs (continued):

Photograph 2: Kernland #10, camera facing southeast.

Site Map:



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____ Review Code _____ Reviewer _____ Date _____

 *Resource Name or # Map Reference No. 19-01

P1. Other Identifier: Red Ribbon Ranch Oil Wells

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County Kern

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Gosford, CA **Date** 1973 **T** 29S; **R** 27E; SE ¼ **of Sec** 27; Mount Diablo **B.M.**

c. Address _____ City Bakersfield Zip _____

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)

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

Red Ribbon Ranch is an oil well lease in the Fruitvale Oil Field along the Kern River in Kern County, located west of downtown Bakersfield (Photograph 1, see Sketch Map). This form records three wells located on the lease and within the bounds of the project APE. According to California Department of Conservation, Division of Oil, Gas and Geothermal Resources records, two of these are active oil and gas producing wells and one is a plugged waterflood injection well (Table 1). JRP did not have access to the well field during field check in July 2011. From the right-of-way, above-ground structures were observed for the two active wells. Current aerial photography indicates that no above-ground structures are present at the plugged well. The active oil and gas wells of the Red Ribbon Ranch lease have rod pumping units. Rod pumping involves the use of an aboveground pumping unit balanced upon a concrete platform, and a subsurface pump (Photograph 2). The wells, located beneath the surface, include a cement casing that provides support for the well in addition to serving as an anchor to the surface pump equipment. (See Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP11 (Engineering structure)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Photograph 1, Fruitvale Oil Field, Red Ribbon Ranch lease, facing southeast.

***P6. Date Constructed/Age/Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1944 - 1952, DOGGR Well Records

***P7. Owner and Address:**
San Joaquin Facilities Management, Inc.
5400 Rosedale Highway
Bakersfield, CA 93308

***P8. Recorded by:**
Heather Norby & Heather Miller
JRP Historical Consulting, LLC
2850 Spafford Street,
Davis, CA 95618

***P9. Date Recorded:** July 2011

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "HRER, Centennial Corridor Project, Bakersfield, Kern County, California (EA 06-48460)"

***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) _____

B1. Historic Name: _____
B1. Historic Name: _____
B3. Original Use: Oil Well B4. Present Use: Oil Well
***B5. Architectural Style:** _____
***B6. Construction History:** (Construction date, alteration, and date of alterations) 1944-1952
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

These Red Ribbon Ranch wells, a part of Fruitvale oil field, do not appear, individually nor as a group, to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor do they appear to be historical resources for the purpose of CEQA. Four of the wells, Red Ribbon Ranch #13, #14, #17 and #23 have been previously evaluated and found ineligible for listing in either register and this evaluation agrees with that conclusion of ineligibility.

These wells were drilled between 1944 and 1952 in the Main Area of the Fruitvale Oil Field by Western Gulf Oil Company. At the time the oil field was well-established, having been established decades before in 1928. The discovery and development of the field was an integral part of the 1920s "Decade of Discoveries" that transformed the California petroleum industry with a series of major oil field developments that also included the Kern County fields of Mount Poso and Edison. In October of 1927, based on geological analysis and using a rotary tool drilling rig, the Western Gulf Oil Company began drilling for oil on a topographic "high" near the northeast corner of Section 21, T29S, R27E, MDBM. On February 9, 1928 the first well was successfully completed at 3,847 feet deep, with a daily production rate of 192 barrels. Throughout 1928, a number of wells were drilled to establish the oil bearing formation of the field, with one of the most successful wells, the Fruitvale #5, producing 2,500 barrels a day soon after drilling. The strike caused local excitement and was declared by the press and oilmen, "the greatest oil strike ever made in the Bakersfield area." (See Continuation Sheet.)

B11. Additional Resource Attributes: __

***B12. References:** Well Records, Division of Oil, Gas & Geothermal Resources, District No. 4; Forest Gray, *Petroleum Production for the Nontechnical Person* (Tulsa: PennWell Publishing, 1986)*; The Bakersfield Californian; California Oil Fields;* Laurence H. Shoup and Jess Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields, Route 58 between I-5 and SR 99, Kern County California (06-Ker-58-R35.4/R52.3)," 1993, 8-1 and 8-11. See footnotes.

B13. Remarks:

***B14. Evaluator:** Heather Norby
***Date of Evaluation:** August 2011
(This space reserved for official comments.)

P3a. Description (continued):

Rod pumping relies on the surface and subsurface pumps to move the oil through the production tubing through a series of sucker rods. These wells are of the conventional crank balanced type, which are common in the Fruitvale Oil Field and surrounding Kern County oil fields. The crank balanced units generally consist of an engine, gear reducer, and crank-and-beam mechanism connected to a sucker rod string that attaches to the subsurface pump.

Table 1: Red Ribbon Ranch well information.

Well Name	API Number	Date Drilled	Type	Status (active/idle/plugged)*
Red Ribbon Ranch #22	029-00638	1944	Oil & Gas production	Active
Red Ribbon Ranch #31	029-08127	N/A	Waterflood - injection	Plugged
Red Ribbon Ranch #42	029-08139	1952	Oil & Gas production	Active

*As of August 2011 per California Department of Conservation, Division of Oil, Gas and Geothermal Resources records.

B10. Significance (continued):

The pace of the early discoveries waned during the Depression, with few wells drilled during the 1930s. The field produced oil with a relatively low gasoline content, which was mainly useful for fuel oil, and the market conditions for the product were marginal for much of the 1930s. Demand increased by the close of the decade, however, and by 1939 a total of 301 wells had been drilled in the Fruitvale Field.[1] During the 1940s, the southern portion of the field was explored and developed by Western Gulf Oil Company, and a number of wells were drilled in the Red Ribbon Ranch lease located in the southern half of Section 27.[2] Between 1949 and 1965, the field was further expanded, with an intensive period of drilling that produced 330 active wells on a number of leases, including this one. By 1965, however, oil field developers concluded that the maximum limits of the Fruitvale Oil Field were determined, and while steady production has continued, the production levels of the field have declined since the mid-twentieth century.[3]

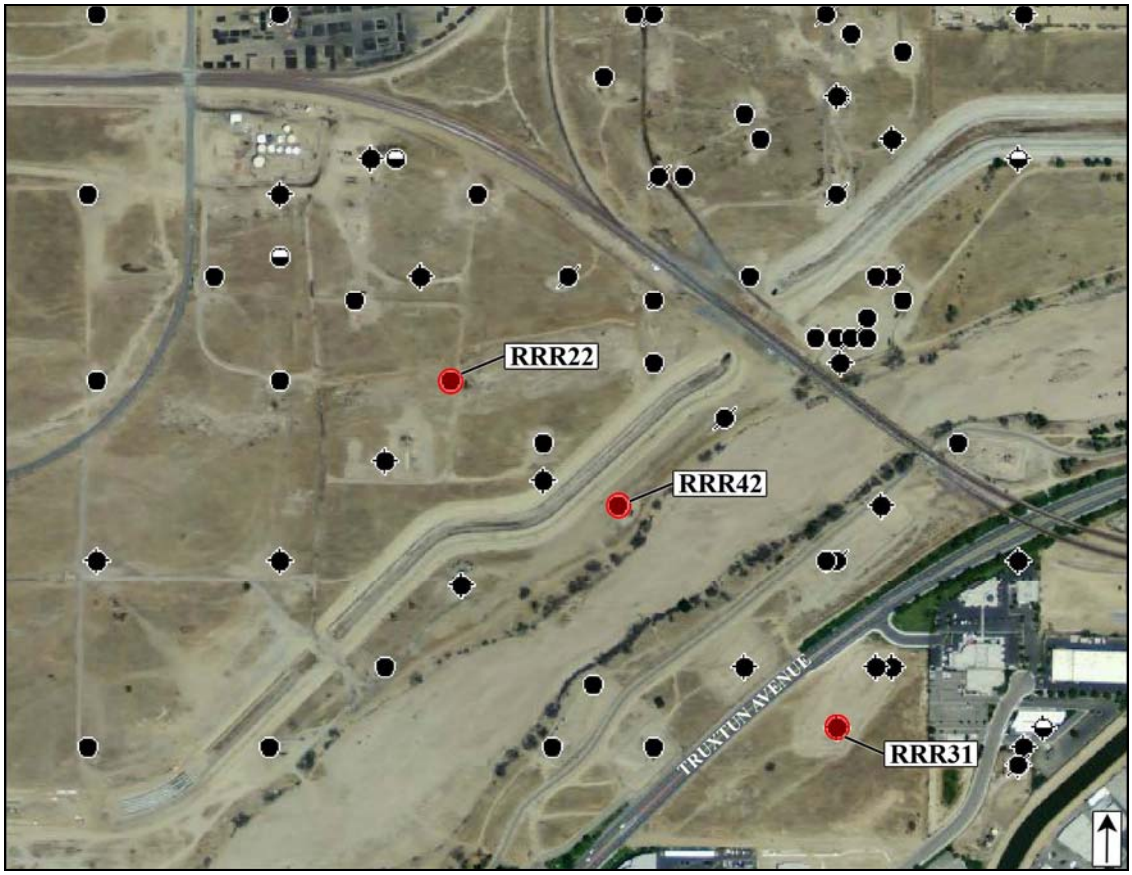
While the 1928 discovery of the Fruitvale Oil Field was a significant event in the development of Kern County's, and California's, petroleum industry, the development of these wells from 1944 - 1952 is not important within the context of Kern County's petroleum industry. These wells are just a few of many hundreds of wells completed during the mid-twentieth century, more than twenty years after discovery of the field, and are not associated with the early exploration or development of the field (NRHP Criterion A or CRHR Criterion 1). Research did not reveal that these wells have any direct or important associations with significant historical persons (NRHP Criterion B or CRHR Criterion 2). The well and pumping unit are standard petroleum industry equipment and do not embody distinctive architectural or engineering qualities of type, period, or method of construction (NRHP Criterion C or CRHR Criterion 3). The area in which the wells were drilled, in the Main Section of the field, had been in production for years and the well does not represent significant new findings nor did it involve significant new recovery technologies. The pumping units, platforms, and associated equipment are common and ubiquitous types and forms of oil production equipment and do not have historically or architecturally important associations. Finally, this type of well is otherwise well documented and has not yielded nor is likely to yield important historical information under Criterion D or 4. This property has been evaluated in accordance with Section 15064.5 (1)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code.

[1] Laurence H. Shoup and Jess Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields, Route 58 between I-5 and SR 99, Kern County California (06-Ker-58-R35.4/R52.3)," 1993, 8-11; William Rintoul, *Drilling Through Time: 75 Years With California's Division of Oil and Gas* (Sacramento: California Department of Conservation Division of Oil and Gas, 1990), 63.
[2] Well Records, Division of Oil, Gas & Geothermal Resources, District No. 4, Red Ribbon Ranch #22 and #42.
[3] Shoup and Gutierrez, "Historic Resources Evaluation Report for Historic Oil Fields," 10.

Photographs (continued):

Photograph 2: Red Ribbon Ranch #22, active oil and gas producing well, facing southeast. Note rod pumping unit.

Site Map:



NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

==========

1. Name of Property

==========

historic name FRIANT-KERN CANAL

other names/site number _____

==========

2. Location

==========

state California code CA counties Fresno, Tulare, Kern code 019, 107, 029

==========

3. State/Federal Agency Certification

==========

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _X_ nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (___See continuation sheet for additional comments.)

_____ _____
Signature of certifying official Date

_____
State or Federal Agency or Tribal government

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

_____

Signature of commenting official/Title Date

_____
State or Federal agency and bureau

==========

4. National Park Service Certification

==========

I hereby certify that this property is:

____ entered in the National Register _____ _____
___ See continuation sheet.
____ determined eligible for the _____ _____
National Register
___ See continuation sheet.
____ determined not eligible for the _____ _____
National Register
____ removed from the National Register _____ _____

____ other (explain): _____

_____ _____ _____
Signature of Keeper Date of Action

==========

5. Classification

==========

Ownership of Property (Check as many boxes as apply)

___ private
___ public-local
___ public-State
_X_ public-Federal

Category of Property (Check only one box)

___ building(s)
___ district
_X_ site
___ structure
___ object

Number of Resources within Property

See Continuation Sheet “Contributing and Non-Contributing Resources”

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Jim Bailey, *California's Central Valley Project: Historic Engineering Features to 1956.* (Denver: USDOI Bureau of Reclamation, 2009).

- Planning the Historic CVP Authorizations, 1920-1956
- Construction of the Historic CVP Engineering Features: 1937 to 1956

==========

6. Function or Use

==========

Historic Functions (Enter categories from instructions)

Cat: Agricultural/Subsistence Sub: Irrigation Facility

Current Functions (Enter categories from instructions)

Cat: Agricultural/Subsistence Sub: Irrigation Facility

==========

7. Description

==========

Architectural Classification (Enter categories from instructions)

_____

_____

Materials (Enter categories from instructions)

foundation _____

roof _____

walls _____

other Concrete lined in most sections, compacted earth lined in seismically-sensitive stretches

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

==========

8. Statement of Significance

==========

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

_X_ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B. Property is associated with the lives of persons significant in our past.

____ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.
____ B removed from its original location.
____ C a birthplace or a grave.
____ D a cemetery.
____ E a reconstructed building, object, or structure.
____ F a commemorative property.
____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Irrigation, Engineering

Period of Significance: 1945-1951

Significant Person (Complete if Criterion B is marked above)
_____

Cultural Affiliation _____

Architect/Builder U.S. Bureau of Reclamation
_____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

==========

9. Major Bibliographical References

==========

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Please see Multiple Property Listing cited above

Friant-Kern Canal: Technical Record of Design and Construction. Denver: U.S. Bureau of Reclamation, 1958.

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

Primary Location of Additional Data

___ State Historic Preservation Office
___ Other State agency
_X_ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

==========

10. Geographical Data

==========

Acreage of Property: 6,504 acres of Federal fee and easement lands (as of November 2004.)

UTM References (Place additional UTM references on a continuation sheet) (All Zone 11, NAD 27)

1. 259423 mE 4097823 mN (Outlet Works at Friant Dam)
2. 282143 mE 4071335 mN (North end of Kings River Siphon and Wasteworks)
3. 311835 mE 4026674 mN (Kaweah River Siphon)
4. 312021 mE 3994019 mN (Tule Rver Siphon)
5. 304851 mE 3968556 mN (White River Siphon)
6. 310433 mE 3915530mN (near Kern River Terminus, Bakersfield)

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

==========

11. Form Prepared By

==========

name/title James Bailey, Historian

organization US Bureau of Reclamation date May 24, 2006

street & number PO Box 25007 (86-68270) telephone 303-445-2704

city or town Denver state CO zip code 80225

==========

Additional Documentation

==========

Submit the following items with the completed form:

Continuation Sheets

Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

==========

Property Owner

==========

name Bureau of Reclamation, South-Central California Area Office

street & number 1243 N St. city or town Fresno state CA zip code 97321

==========

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 “C” Street NW, Washington, DC 20240.

Contributing Features Built by USBR (797 + Operation Roads)*

8 Wasteways (structures)
5 Checks (structures)
23 Overchutes (structures)
52 Recording houses/structures (structures)
72 Pumps (objects)
112 Major and minor siphons (structures)
113 Turnouts (objects)
340 Drains (structures)
71 Culverts (objects)
1 Regulating Reservoir, Lake Woollomes, and dike system (site)
All operation roads immediately adjacent to canal prism on either side along entire length

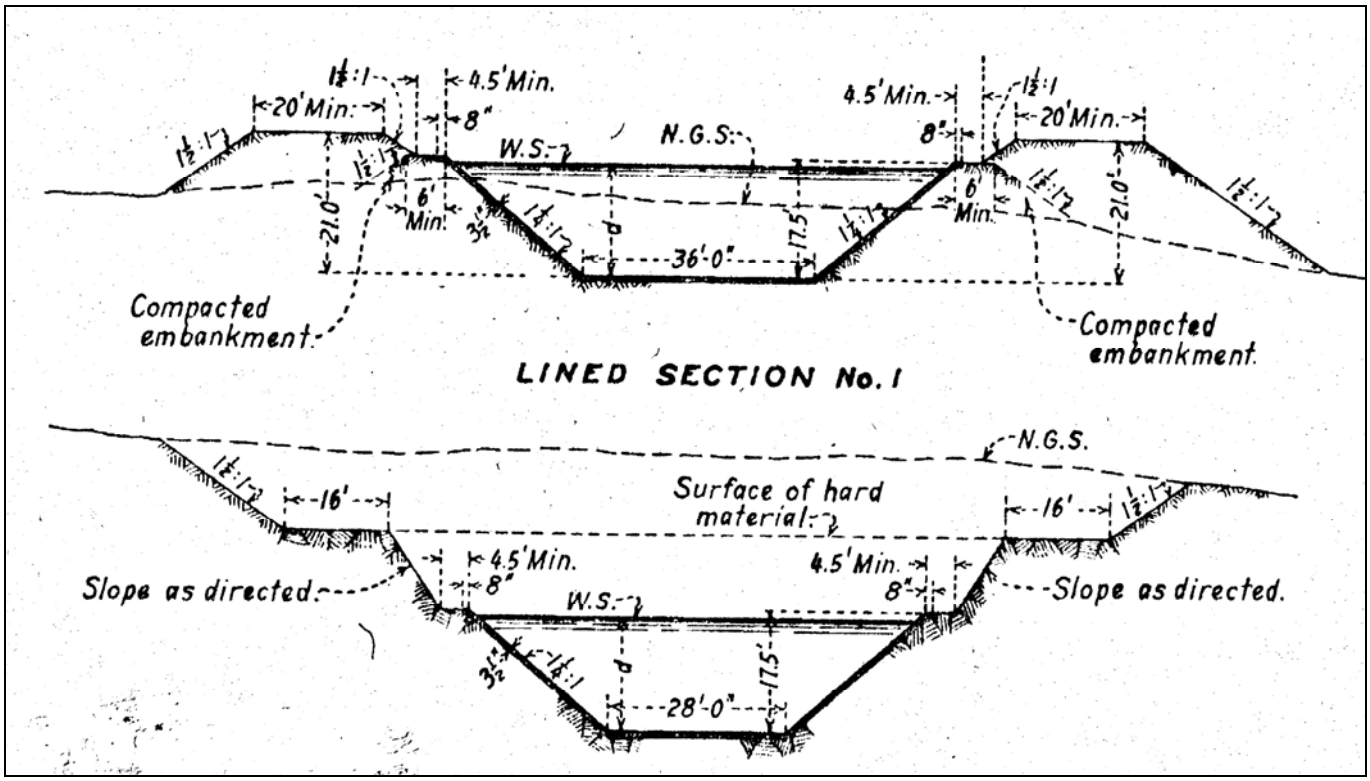
Non-Contributing Features Built by USBR (512 + All Bridges + Signs + Fencing + Levees)*

228 Bridges: farm, county, state, RR, misc. (structures)
245 Power and Utility crossings (objects)
39 Cattle Guards (objects)
19 (minimum) historic wood trapezoidal FKC/CVP Signs, single and double (objects)
All fencing
All levees

*****Based on preliminary inventory supplied by the Friant-Kern Water User's Authority, data as of March 1998. Actual numbers may vary upon formal inventory.

Narrative Description

Completed in 1951, the Central Valley Project's massive Friant-Kern Canal (FKC) carries water via gravity feed 152 miles south from its outlet works at Friant Dam on the San Joaquin River to its terminus at the Kern River four miles west of Bakersfield. The water is used for supplemental and new irrigation supplies in Fresno, Tulare, and Kern counties. The canal has an initial capacity of 5,000 cu/ft per second at Friant Dam, and dwindles to 2,000 cu/ft per second at its Kern River terminus. The approximately 127 miles of concrete lined canal sections have a bottom width of 36 feet, side slopes of 1¼ to 1, a water depth of 15.5 feet, and a lining thickness of 3 1/2 inches. The approximately 25 miles of compacted earth lined canal sections have a bottom width of 64 feet, side slopes of 1½ to 1, a water depth of 15.2 feet, and a lining thickness of 2 feet on the bottom and 8 feet minimum horizontal thickness on the sides. Located mostly in the foothills near Porterville, the compacted earth sections were built due to unstable granite and clay soils in the area that proved too unstable for a concrete lined canal.



Typical Cross Sections, Friant-Kern Canal

Major Contributing Features*

Siphons/Wasteways/Check Structures: The FKC has 112 siphons, most of which are small and designed to carry canal water in short distances under highways, railroads, and water courses flowing into the San Joaquin Valley from the Sierra Nevada Mountains to the east. Most of the smaller siphons are multiple-barrel, rectangular concrete box structures measuring either 11-by-11 or 12-by-12.4 feet in diameter. Although FKC siphons were designed separately for highways, railroads, rivers, and streams, or various combinations thereof, sometimes it was feasible to use other means. For example, where a highway and railroad grade was such that it did not interfere without the canal section or crossing grade, canal crossings were made by means of a bridge.

The FKC's largest structure is the Kings River Siphon, located about 30 miles from Friant Dam where the canal intercepts the Kings River. It is a round, monolithic concrete structure that measures 3,047 feet long from headwall to headwall with its associated wasteway, checks, and turnout, and is 24.25 feet in diameter. It carries canal water under the Kings River at a maximum capacity of 4,600 second-feet. Other large FKC siphons (with their associated checks and wasteways) include Little Dry Creek, St. Johns River, Kaweah River, White River, Poso River, and Tule River.

In addition, a wasteway was built at the Kern River terminus. All canal wasteways have manually controlled, electronically operated radial gate hoists and radial gates of varying sizes, including 9-by-12-feet and 15-by-6-feet gates, with the exception of the Kern River wasteway, which has two 20-by-12-feet radial gates to control the upstream water surface.

Check structures exist at all major siphons, with each check housing from two to four radial gates ranging from 10 to 20 feet in diameter; all gates are manually controlled or electronically operated. Check structures combined with siphons were located between the siphon inlet transition and barrel section. When not combined with siphons, check structures were designed with trapezoidal shapes to fit the side slopes of adjacent canal sections.

Equalizing Reservoir: The FKC has an equalizing reservoir named Lake Woollomes, which encloses, with earthen dikes, approximately one section of land several miles east of Delano. This reservoir was built because, owing to the great length of the canal, it was certain that the irrigation demand would not be known far enough in advance to provide the right amount of water at the lower end by regulation of control gates at the upper end. The reservoir was designed so that water could be turned into it when there was more water in the canal than was needed downstream, and emptied back into the canal as downstream needs dictated. The only connection between reservoir and canal is a control structure at the reservoir's south end. This structure is combined with a radial gate check structure on the canal proper. Two 5-by-5-foot slide gates upstream of the radial gates control water going in to the reservoir, while a single 5-by-5-foot slide gate located downstream of the check structure control water coming out into the canal.

Turnouts: These structures are designed to convey canal water through the canal bank. Connected distribution systems then carry the water to farmlands. The FKC has 113 such structures: Tulare and Wutchumna turnouts were designed with small, top seal radial gates that discharge into existing canals, while all the other turnouts have sliding gates. The size and type of structure was determined by the turnout capacity and local conditions.

Recording Structures: Although not detailed in canal records, the FKC has 52 recording structures, 39 of which are small recorder "houses" that vary in size, usually from 4-by-4 to 10-by-10 feet. Most of these recorder houses are concrete block construction and house electronic equipment that tracks canal operations and water flow.

*for more detailed information, see *Friant-Kern Canal: Technical Record of Design and Construction.* Denver: U.S. Bureau of Reclamation, 1958.

Statement of Significance

The Friant Kern Canal utilizes the following historic contexts from the *California's Central Valley Project: Historic Engineering Features to 1956* (Bailey, 2009) National Register Nomination Multiple Property Listing: *Planning the Historic CVP Authorizations, 1920-1956* and *Construction of the Historic CVP Engineering Features: 1937 to 1956*.

It is recommended that the Central Valley Project's Friant-Kern Canal (FKC) be nominated to the National Register of Historic Places under Criterion A, with a period of significance of 1945-1951. Significant under the theme of the Development, Construction, and Operation of the Central Valley Project, the FKC's role as an initial feature in the CVP's history and its role in California's history is profound. As one of the West's longest canals, the FKC facilitated the expansion of irrigated lands on the east side of the central-southern reaches of the Central Valley which, in turn, expanded California's agricultural economy to unprecedented levels. With more than 1,000,000 acres under irrigation and cultivation from Fresno to Bakersfield, three of the top five agricultural producing counties in America—Fresno, Tulare, and Kern—are directly served by water from this canal.

Sections of the FKC surveyed in 6 locations—the outlet works at Friant Dam and about one mile beyond, stretches near the Kings River, Kaweah, White, and Tule River Siphons, and a stretch about one mile north of its Kern River terminus—indicate that it is in generally good condition. There are problems with grass growing through cracks in the concrete lining, as well as graffiti problems in more populous stretches. Like all the other historic CVP canals, swallows and sparrows build mud nests under and on the sides of bridges not exposed to the sun. Most importantly, the FKC has retained outstanding historic integrity, with no major alterations on record (unlike the Delta Mendota Canal) since its 1951 completion. Workmanship and materials rate high, as do feeling and association with the surrounding landscape.

A series of elements within the defined boundaries of the FKC that are treated as non-contributing to the eligibility of the FKC are bridges. Bridges serve as a function of the road that provides access over the canal. The FKC is eligible under Criterion A and is significant for the theme of development, construction and operation of the Central Valley Project. As a component of the CVP, an irrigation project that has significantly contributed to California's economic and agricultural landscape, the purpose of the FKC is to convey water. It is inappropriate to consider bridges as contributing elements to the FKC because their function is not consistent with the goals and function of the CVP, in particular, water conveyance.

Boundary and Justification

The boundaries for FKC follow the MPL's theme of historic CVP engineering features only, and do not include any unattached maintenance buildings, structures, or features. In addition, laterals or sub-laterals are not included, due to complications with private land ownership mixed with Federal easements and other conveyance rights-of-way—only the main canal. All contributing features are attached to the canal prism proper, described here as starting from the beginning of the east/north embankment directly down, across, and up to the end of the west/south embankment, in both the lined and unlined sections, including all operating roads on both sides where applicable (see cross section drawings). The FKC lies entirely on Federal fee and easement lands.

Friant-Kern Canal Site Map, 1 of 3

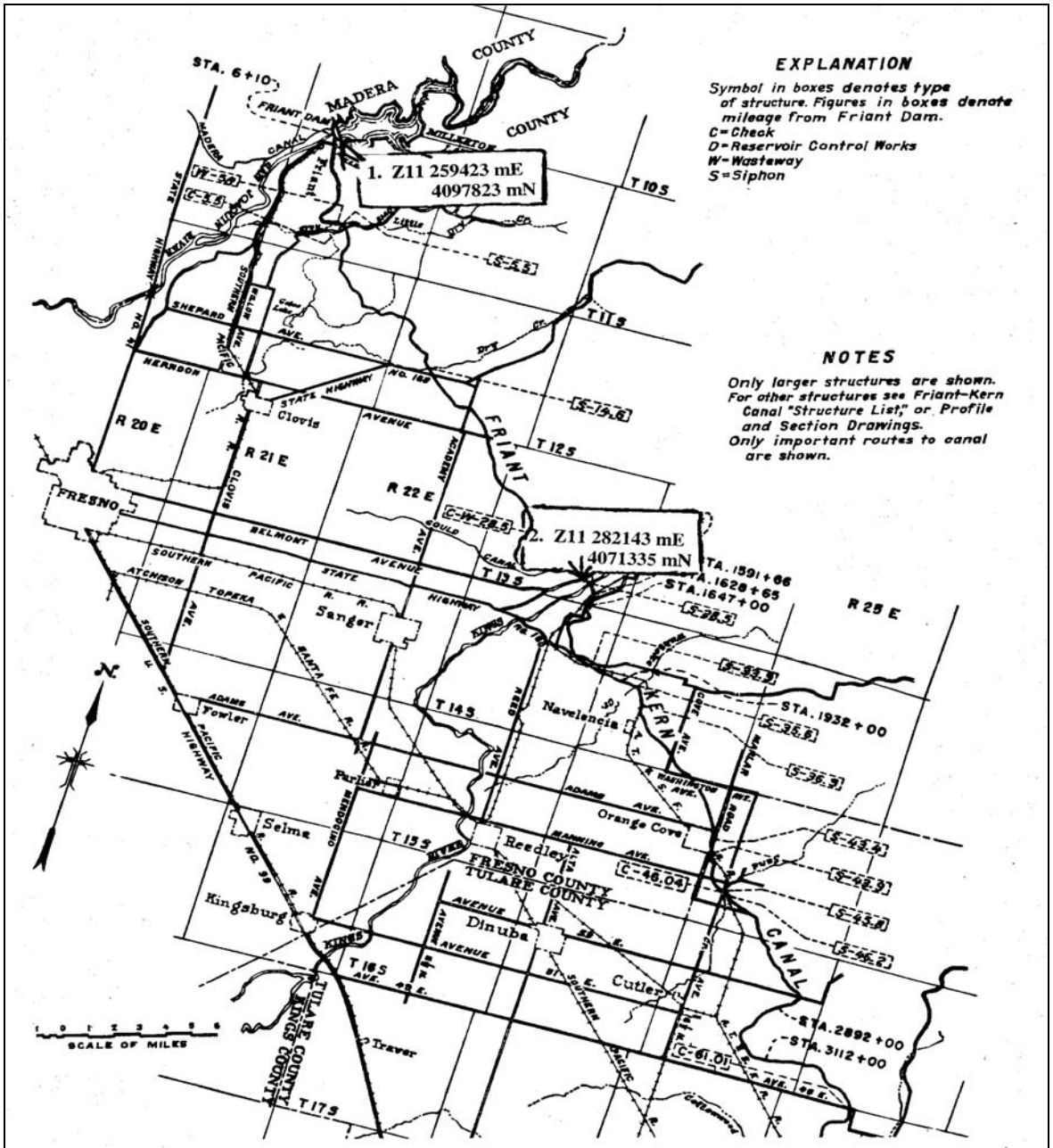


Figure 2. --Friant-Kern Canal--Location and hydraulic properties. (Sheet 1 of 3.)
From drawing No. 214-208-1735.

Cont. on Next Page

Friant-Kern Canal Site Map, 2 of 3

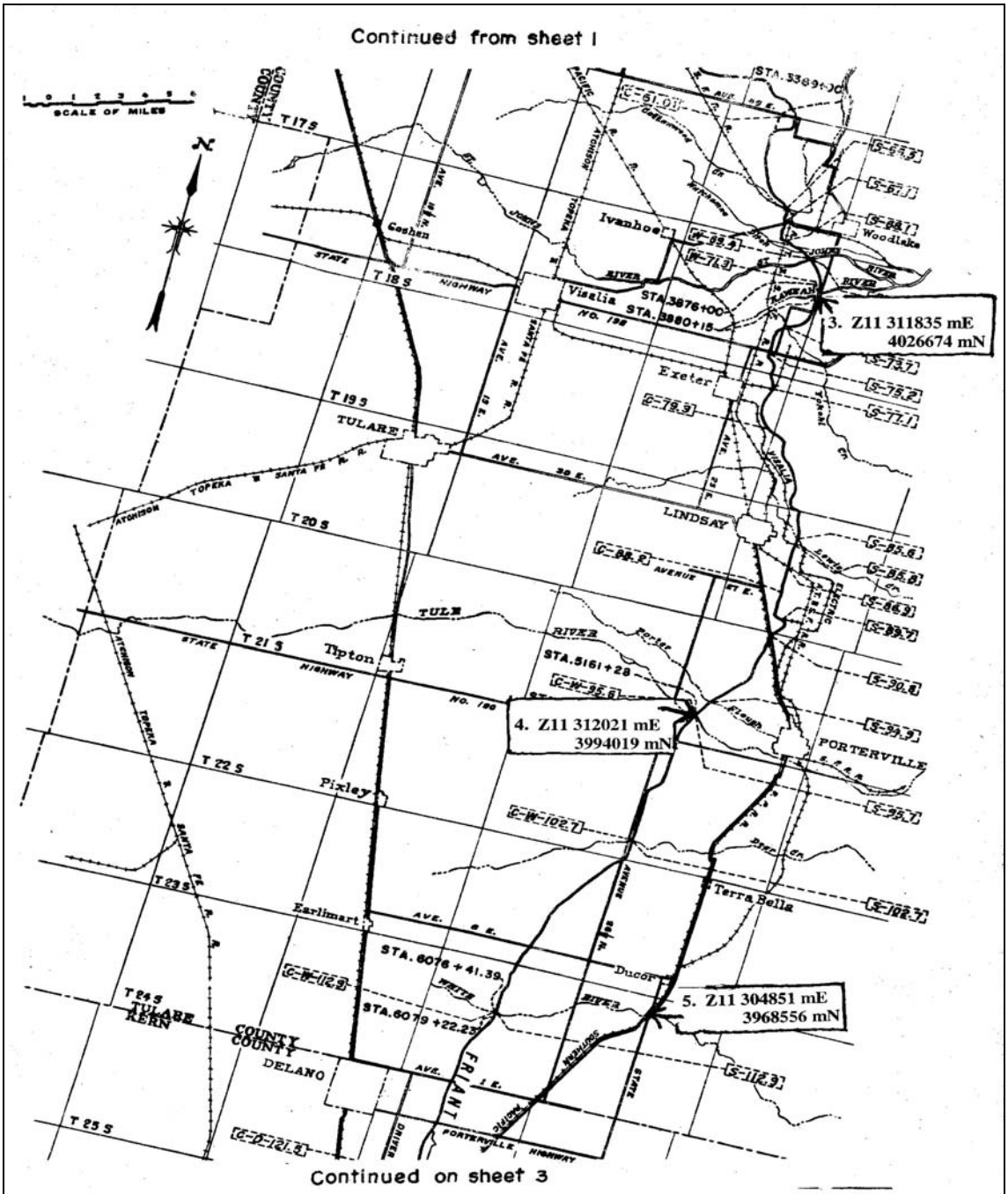


Figure 2. --Friant-Kern Canal--Location and hydraulic properties. (Sheet 2 of 3.)
From drawing No. 214-208-1735.

Conc. on Next Page

Friant-Kern Canal Site Map, 3 of 3

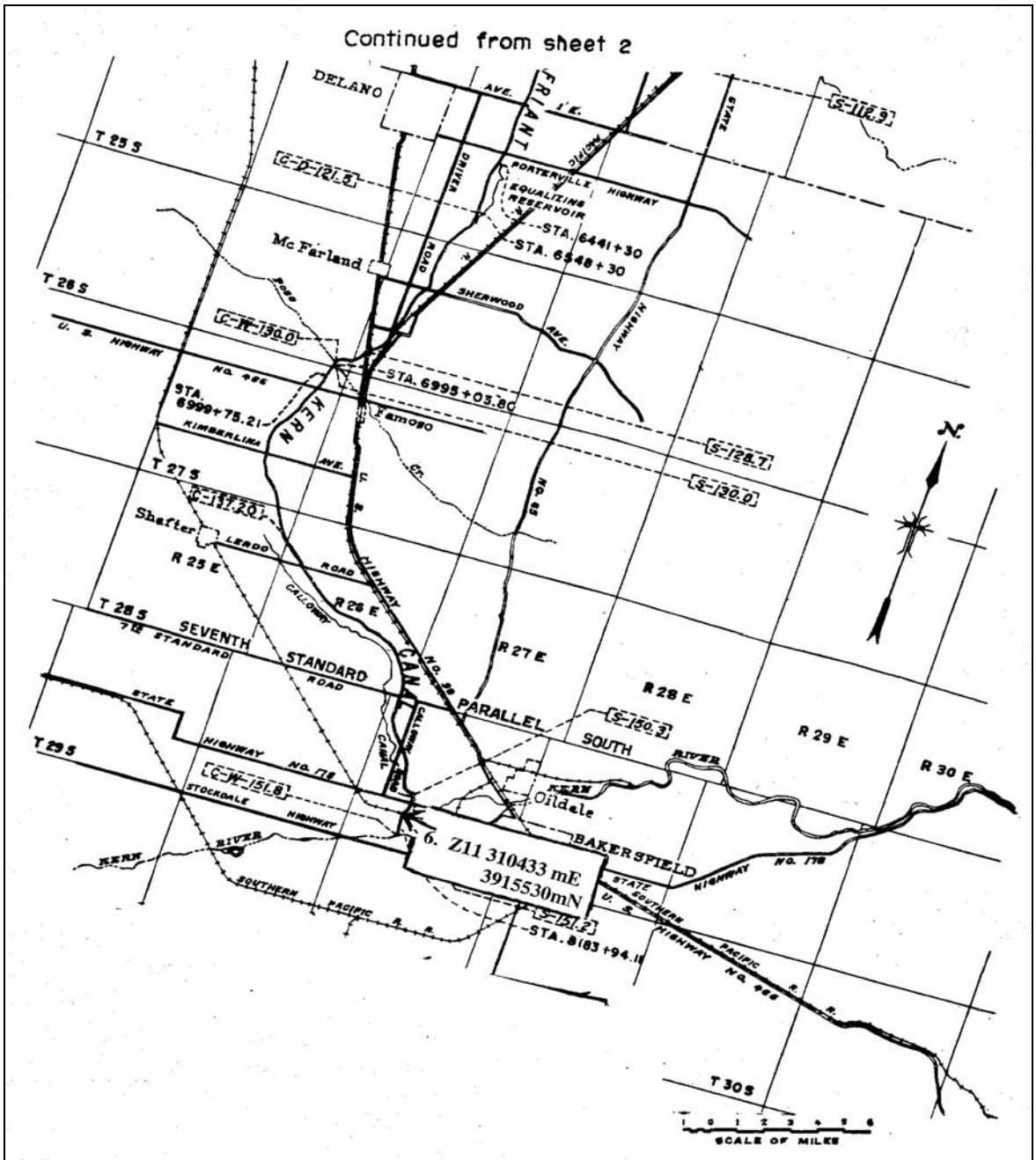


Figure 2.--Friant-Kern Canal--Location and hydraulic properties. (Sheet 3 of 3.)
From drawing No. 214-208-1735.

Description of Photographs

All Friant-Kern Canal (FKC) photographs taken 23 and 24 May 2006 by Jim Bailey, Historian, US Bureau of Reclamation, Technical Service Center, Denver CO. Negatives, contacts, and second print set filed with the historian.

Photo #	CVP Roll, Negative #	Description	View Looking
FKC 1	Roll 6 Neg 4	Friant Kern Canal at mile 150 near Kern River terminus, Bakersfield, California, looking northwest	NW
FKC 2	Roll 6 Neg 9	White River Siphon on the Friant Kern Canal, looking northwest	NW
FKC 3	Roll 6 Neg 10	Friant Kern Canal from White River Siphon, looking northwest	NW
FKC 4	Roll 6 Neg 18	Friant Kern Canal at southern outlet, Kings River Siphon, looking north	N
FKC 5	Roll 6 Neg 21	Friant Kern Canal at Kings River Siphon, north intake, looking southwest	SW
FKC 6	Roll 7 Neg 1	Friant Kern Canal and sign from Millerton Highway, mile 1, looking south	S
FKC 7	Roll 7 Neg 2	Friant Kern Canal, long curve shot from Millerton Highway, mile 1, looking south	S

Central Valley Project **National Register of Historic Places** **PHOTOGRAPHS**	**Primary:** **Trinomial:** **Common Name: Friant Kern Canal**

Photo 1. Friant Kern Canal at mile 150 near Kern River terminus, Bakersfield, California, looking northwest.

Photo 2. White River Siphon on the Friant Kern Canal, looking northwest.

Photo 3. Friant Kern Canal from White River Siphon, looking northwest.

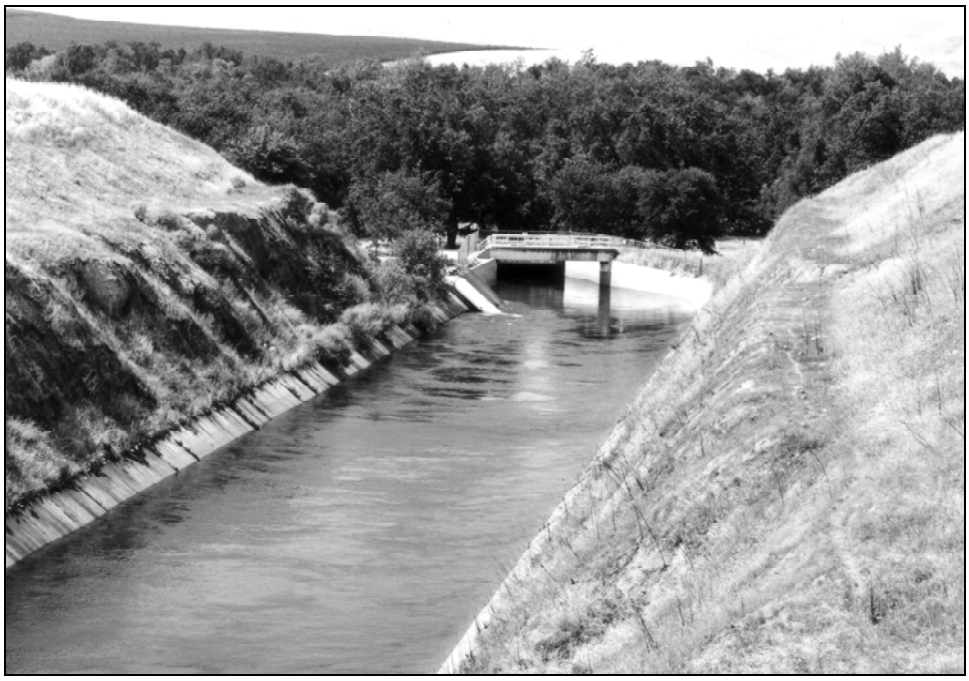


Photo 4. Friant Kern Canal at southern outlet, Kings River Siphon, looking north.

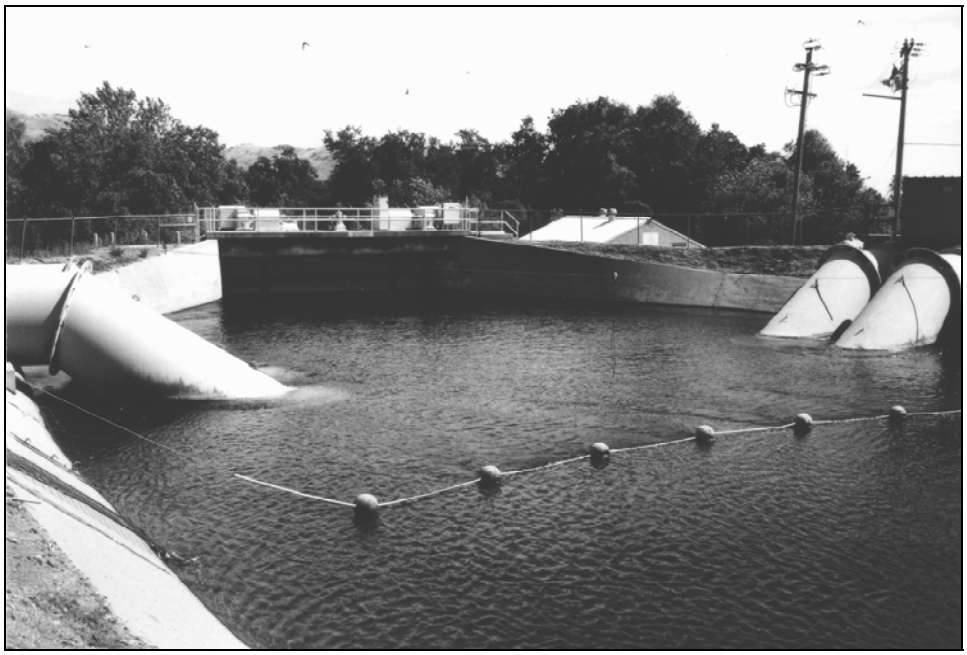


Photo 5. Friant Kern Canal at Kings River Siphon, north intake, looking southwest.

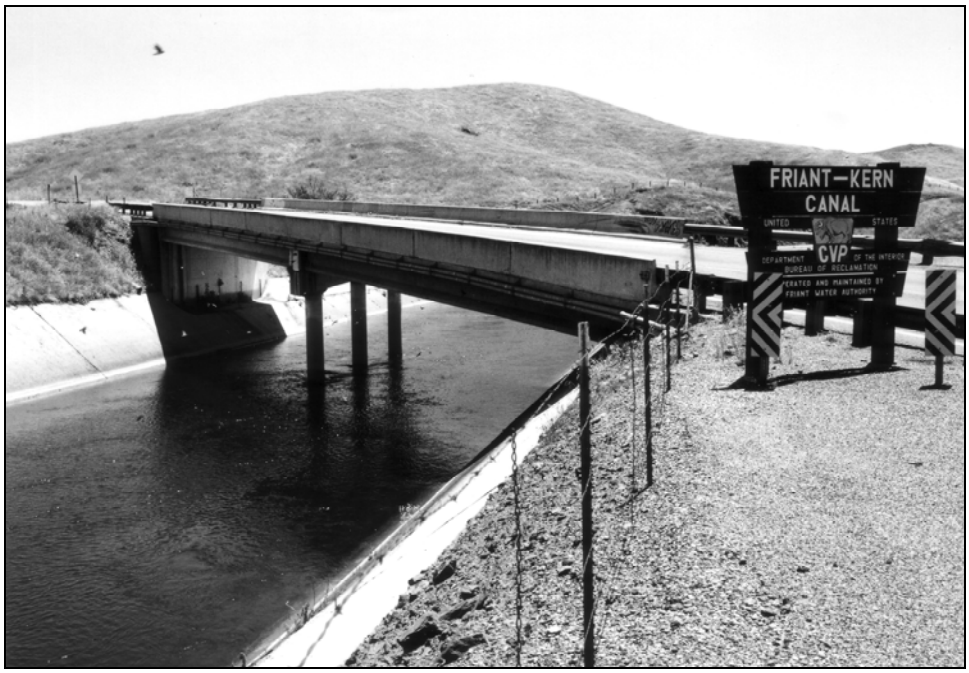


Photo 6. Friant Kern Canal and sign from Millerton Highway, mile 1, looking south.

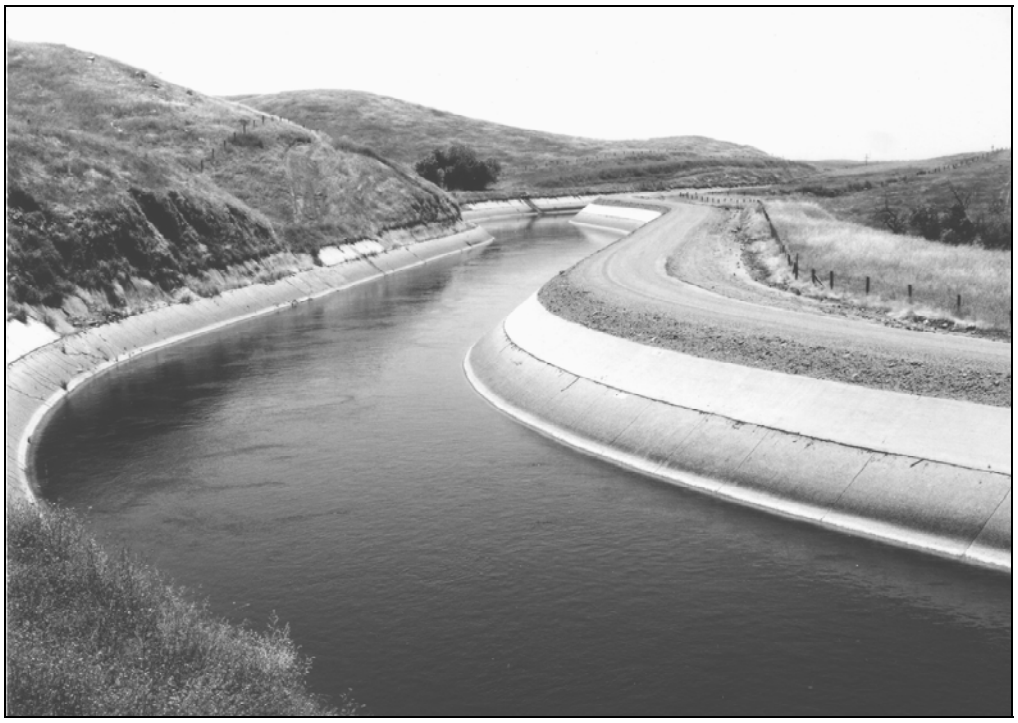


Photo 7. Friant Kern Canal, long curve shot from Millerton Highway, mile 1, looking South.

Appendix C

Letters to Interested Parties

Partners
Rand F. Herbert
Stephen R. Wee
Meta Bunse
Christopher McMorris

JRP HISTORICAL CONSULTING, LLC

August 14, 2009

Gilbert Gia, President
Kern County Historical Society
P.O. Box 141
Bakersfield, CA 93302

RE: Centennial Corridor Project

Dear Mr. Gia:

The California Department of Transportation in cooperation with the City of Bakersfield, Caltrans, the County of Kern, and the Kern Council of Governments proposes to establish an alignment for a new limited access facility that would connect State Route 58 to Interstate 5. The project is a component of Thomas Roads Improvement Project (TRIP). A map depicting the project area is enclosed.

HNTB, Corp. has retained JRP Historical Consulting, LLC to study the historic architectural and engineering resources in the proposed project area to determine if any historic properties are potentially eligible for the National Register of Historic Places or the California Register of Historical Resources. We have reviewed national, state, and local historic properties inventories, and historians and architectural historians have been working in the study area evaluating historic architectural properties for this project. Your ideas and concerns are important to us, and we would like to incorporate them into our study. If you or your organization(s) have any concerns regarding specific historic resources within the project area, please respond in writing to me at the address below citing your concerns within the next thirty days, or call me at (530) 757-2521.

Please contact me if you require further information. Thank you for your assistance.

Toni Webb
Architectural Historian III

Enclosures: Project Area Map

1490 Drew Avenue, Suite 110 • Davis, California 95618 • (530) 757-2521 • (530) 757-2566 Fax • www.jrphistorical.com
Water Resource/Land Use History • Cultural Resources Management • 106 Compliance • Expert Services

Partners
Rand F. Herbert
Stephen R. Wee
Meta Bunse
Christopher McMorris

JRP HISTORICAL CONSULTING, LLC

August 14, 2009

Scott Fieber, Chair
Historic Preservation Commission
City of Bakersfield Economic & Community Development
1600 Truxtun Avenue, Suite 300
Bakersfield, CA 93301

RE: Centennial Corridor Project

Dear Mr. Fieber:

The California Department of Transportation in cooperation with the City of Bakersfield, Caltrans, the County of Kern, and the Kern Council of Governments proposes to establish an alignment for a new limited access facility that would connect State Route 58 to Interstate 5. The project is a component of Thomas Roads Improvement Project (TRIP). A map depicting the project area is enclosed.

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Toni Webb
Architectural Historian III

Enclosures: Project Area Map

Partners
Rand F. Herbert
Stephen R. Wee
Meta Bunse
Christopher McMorris

JRP HISTORICAL CONSULTING, LLC

August 14, 2009

Kern Genealogical Society
PO Box 2214
Bakersfield, CA 93303

RE: Centennial Corridor Project

Dear Sir or Madam:

The California Department of Transportation in cooperation with the City of Bakersfield, Caltrans, the County of Kern, and the Kern Council of Governments proposes to establish an alignment for a new limited access facility that would connect State Route 58 to Interstate 5. The project is a component of Thomas Roads Improvement Project (TRIP). A map depicting the project area is enclosed.

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Toni Webb
Architectural Historian III

Enclosures: Project Area Map

Partners
Rand F. Herbert
Stephen R. Wee
Meta Bunse
Christopher McMorris

JRP HISTORICAL CONSULTING, LLC

August 14, 2009

Jeff Nickell, Assistant Director
Kern County Museum
3801 Chester Avenue
Bakersfield, CA 93301

RE: Centennial Corridor Project

Dear Mr. Nickell:

The California Department of Transportation in cooperation with the City of Bakersfield, Caltrans, the County of Kern, and the Kern Council of Governments proposes to establish an alignment for a new limited access facility that would connect State Route 58 to Interstate 5. The project is a component of Thomas Roads Improvement Project (TRIP). A map depicting the project area is enclosed.

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Please contact me if you require further information. Thank you for your assistance.

Toni Webb
Architectural Historian III

Enclosures: Project Area Map

Partners
Rand F. Herbert
Stephen R. Wee
Meta Bunse
Christopher McMorris

JRP HISTORICAL CONSULTING, LLC

August 14, 2009

Gary Picket, President
Kern County Archaeological Society
P.O. Box 9793
Bakersfield, CA 93389

RE: Centennial Corridor Project

Dear Mr. Picket:

The California Department of Transportation in cooperation with the City of Bakersfield, Caltrans, the County of Kern, and the Kern Council of Governments proposes to establish an alignment for a new limited access facility that would connect State Route 58 to Interstate 5. The project is a component of Thomas Roads Improvement Project (TRIP). A map depicting the project area is enclosed.

HNTB, Corp. has retained JRP Historical Consulting, LLC to study the historic architectural and engineering resources in the proposed project area to determine if any historic properties are potentially eligible for the National Register of Historic Places or the California Register of Historical Resources. We have reviewed national, state, and local historic properties inventories, and historians and architectural historians have been working in the study area evaluating historic architectural properties for this project. Your ideas and concerns are important to us, and we would like to incorporate them into our study. If you or your organization(s) have any concerns regarding specific historic resources within the project area, please respond in writing to me at the address below citing your concerns within the next thirty days, or call me at (530) 757-2521.

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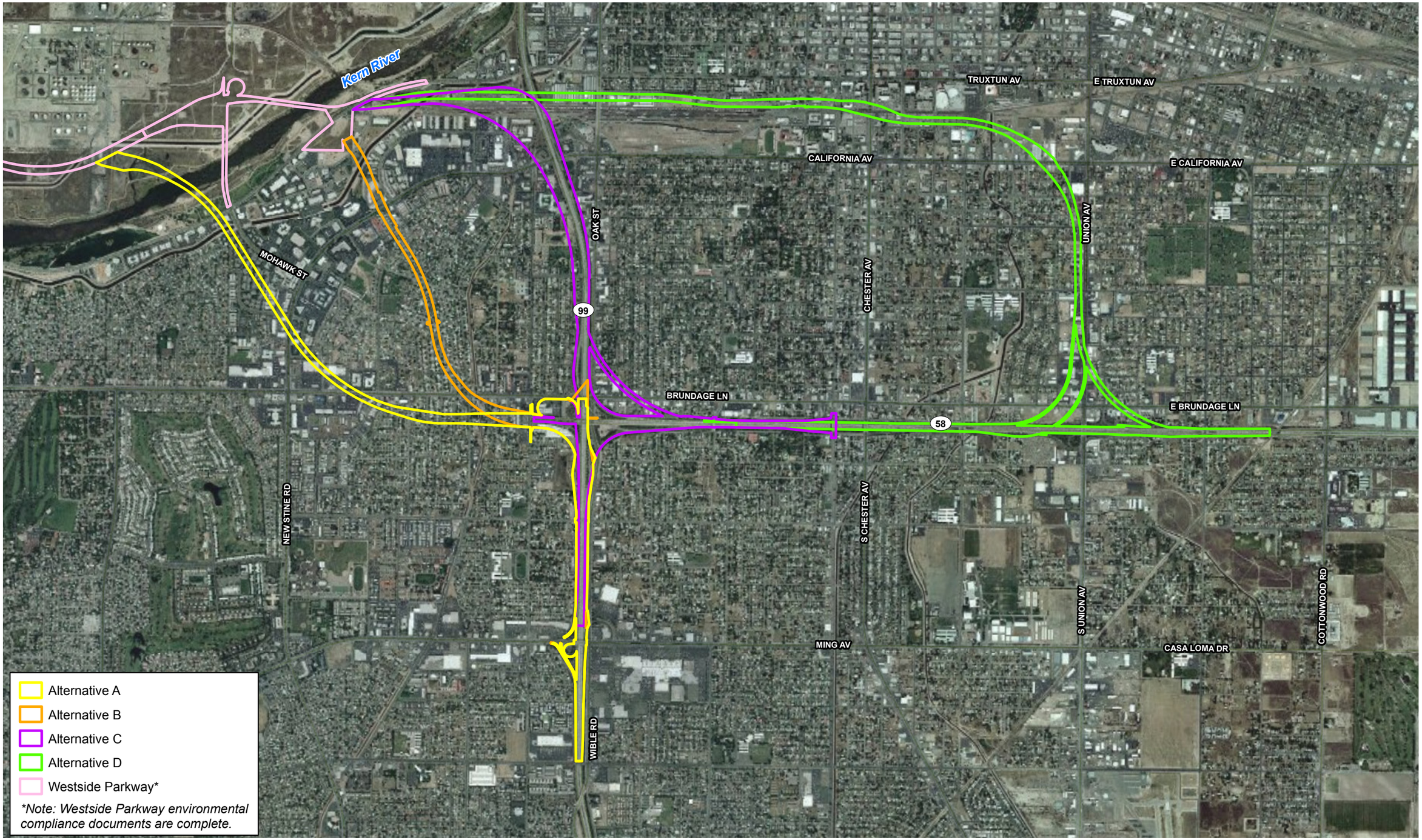
Toni Webb
Architectural Historian III

Enclosures: Project Area Map



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Centennial Corridor Eastern Connection Alternatives – For Environmental Study Parameters Only

Centennial Corridor

N W E S

2,000 1,000 0 2,000 Feet

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Appendix D

Caltrans Historic Bridge Inventory

Structure Maintenance & Investigations

SM&I

October 2011

Historical Significance - State Agency Bridges

District 06

Kern County

Bridge Number	Bridge Name	Location	Historical Significance	Year Built	Year Wid/Ext
50 0208	STINE CANAL	06-KER-204-5.49	2. Bridge is eligible for NRHP	1933	1954
50 0209	CALLOWAY CANAL	06-KER-204-5.90	2. Bridge is eligible for NRHP	1933	1954
50 0210	WOOLLOMES AVENUE OC	06-KER-099-54.48-DLN	5. Bridge not eligible for NRHP	1955	2002
50 0211	ELEVENTH AVENUE OC	06-KER-099-56.1-DLN	5. Bridge not eligible for NRHP	1955	
50 0212	ROUTE 155/99 SEPARATION	06-KER-155-.41-DLN	5. Bridge not eligible for NRHP	1955	
50 0213	CECIL AVENUE OC	06-KER-099-56.54-DLN	5. Bridge not eligible for NRHP	1955	1968
50 0214	NORTH DELANO OH	06-KER-099-57.1-DLN	5. Bridge not eligible for NRHP	1955	
50 0215	COUNTY LINE ROAD OC	06-KER-099-57.58-DLN	5. Bridge not eligible for NRHP	1955	2004
50 0216	POSO CREEK	06-KER-043-29.52	5. Bridge not eligible for NRHP	1959	
50 0218L	WHEELER RIDGE ROAD OC	06-KER-000-0	5. Bridge not eligible for NRHP	2010	
50 0218R	WHEELER RIDGE ROAD OC	06-KER-005-13.52	5. Bridge not eligible for NRHP	1962	
50 0219E	ROUTE 166/99 SEPARATION	06-KER-166-24.57	5. Bridge not eligible for NRHP	1960	
50 0220	DAVID ROAD OC	06-KER-099-5.34	5. Bridge not eligible for NRHP	1960	
50 0221	SANDRINI ROAD OC	06-KER-099-7.29	5. Bridge not eligible for NRHP	1967	
50 0222L	GENERAL PETROLEUM UC	06-KER-005-8.47	5. Bridge not eligible for NRHP	1960	
50 0223	SHERWOOD AVENUE OC	06-KER-099-49.3-MCF	5. Bridge not eligible for NRHP	1963	
50 0224	KERN AVENUE POC	06-KER-099-49.66-MCF	5. Bridge not eligible for NRHP	1959	
50 0225	PERKINS AVENUE OC	06-KER-099-49.95-MCF	5. Bridge not eligible for NRHP	1963	
50 0227	SANDY CREEK	06-KER-119-.97-TAF	5. Bridge not eligible for NRHP	1956	
50 0229L	NEUMARKLE ROAD UC	06-KER-058-67.85	5. Bridge not eligible for NRHP	1960	
50 0229R	NEUMARKLE ROAD UC	06-KER-058-67.85	5. Bridge not eligible for NRHP	1960	
50 0230	BENA ROAD UC	06-KER-058-74.18	5. Bridge not eligible for NRHP	1960	
50 0232L	GENERAL BEALE ROAD UC	06-KER-058-69.75	5. Bridge not eligible for NRHP	1960	
50 0232R	GENERAL BEALE ROAD UC	06-KER-058-69.75	5. Bridge not eligible for NRHP	1960	
50 0233	ELMO HIGHWAY OC	06-KER-099-50.41	5. Bridge not eligible for NRHP	1963	
50 0234	POND ROAD OC	06-KER-099-52.45	5. Bridge not eligible for NRHP	1960	
50 0235	LERDO HIGHWAY OC	06-KER-099-36.52	5. Bridge not eligible for NRHP	1961	
50 0236	KERN RIVER	06-KER-099-25.35-BKD	5. Bridge not eligible for NRHP	1961	1997
50 0237	WHISLER ROAD OC	06-KER-099-R47.37	5. Bridge not eligible for NRHP	1970	
50 0238K	OLD US 99 OC	06-KER-099-10.93	5. Bridge not eligible for NRHP	1962	
50 0239	BAKERSFIELD YARD OH	06-KER-099-24.78-BKD	5. Bridge not eligible for NRHP	1961	1997
50 0240L	ROUTE 5/99 SEPARATION	06-KER-005-R15.51	5. Bridge not eligible for NRHP	1972	
50 0240R	ROUTE 5/99 SEPARATION	06-KER-005-R15.82	5. Bridge not eligible for NRHP	1967	
50 0241L	PACHECO ROAD UC	06-KER-099-20.56	5. Bridge not eligible for NRHP	1962	1989
50 0241R	PACHECO ROAD UC	06-KER-099-20.56	5. Bridge not eligible for NRHP	1962	1989
50 0242L	SOUTH BAKERSFIELD OH	06-KER-099-20.65	5. Bridge not eligible for NRHP	1962	1989
50 0242R	SOUTH BAKERSFIELD OH	06-KER-099-20.65	5. Bridge not eligible for NRHP	1962	1989
50 0243	ROUTE 223/99 SEPARATION	06-KER-223-R10.51	5. Bridge not eligible for NRHP	1962	
50 0244	HOUGHTON ROAD OC	06-KER-099-15.43	5. Bridge not eligible for NRHP	1962	
50 0245E	ROUTE 119/99 SEPARATION	06-KER-119-31.26	5. Bridge not eligible for NRHP	1962	
50 0246	HOSKING ROAD OC	06-KER-099-18.53	5. Bridge not eligible for NRHP	1962	
50 0247	PANAMA LANE OC	06-KER-099-19.54	5. Bridge not eligible for NRHP	1962	1997
50 0248	WHITE LANE OC	06-KER-099-21.08-BKD	5. Bridge not eligible for NRHP	1962	2003

Structure Maintenance & Investigations

SM&I

October 2011

Historical Significance - State Agency Bridges

District 06

Kern County

Bridge Number	Bridge Name	Location	Historical Significance	Year Built	Year Wid/Ext
50 0249	WIBLE ROAD OC	06-KER-099-21.96-BKD	5. Bridge not eligible for NRHP	1962	
50 0250	WILSON ROAD OC	06-KER-099-22.11-BKD	5. Bridge not eligible for NRHP	1962	1975
50 0251	KEENE ROAD UC	06-KER-058-82.06	5. Bridge not eligible for NRHP	1962	
50 0252	PLANZ ROAD OC	06-KER-099-21.6-BKD	5. Bridge not eligible for NRHP	1962	1992
50 0253	HART FLAT UC	06-KER-058-80.24	5. Bridge not eligible for NRHP	1962	
50 0254F	S99-S204 CONNECTOR OC	06-KER-099-27.05	5. Bridge not eligible for NRHP	1963	1994
50 0255	TRUXTUN AVENUE OC	06-KER-204-3.41-BKD	5. Bridge not eligible for NRHP	1959	
50 0256	MING AVENUE OC	06-KER-099-22.6-BKD	5. Bridge not eligible for NRHP	1962	1991
50 0257	WIBLE ROAD OC OFF-RAMP	06-KER-099-22.65-BKD	5. Bridge not eligible for NRHP	1962	
50 0258	WIBLE ROAD OC ON-RAMP	06-KER-099-22.7-BKD	5. Bridge not eligible for NRHP	1962	
50 0260	CALIFORNIA AVENUE UC	06-KER-099-24.6-BKD	5. Bridge not eligible for NRHP	1963	1997
50 0261	PALM AVENUE OC	06-KER-099-24.11-BKD	5. Bridge not eligible for NRHP	1963	
50 0262	GILMORE AVENUE UC	06-KER-099-26.08-BKD	5. Bridge not eligible for NRHP	1963	1996
50 0263	BELLE TERRACE OC	06-KER-099-23.1-BKD	5. Bridge not eligible for NRHP	1963	
50 0264	BRUNDAGE LANE OC	06-KER-099-23.62-BKD	5. Bridge not eligible for NRHP	1963	
50 0265	CALLOWAY CANAL	06-KER-099-26.7	5. Bridge not eligible for NRHP	1963	1996
50 0265S	CALLOWAY CANAL	06-KER-099-26.7	5. Bridge not eligible for NRHP	1963	1998
50 0266	AIRPORT DRIVE OC	06-KER-099-26.78	5. Bridge not eligible for NRHP	1963	
50 0267	ROSEDALE HIGHWAY SEPARATION	06-KER-099-25.63-BKD	5. Bridge not eligible for NRHP	1963	1997
50 0268	TRUXTUN AVENUE UC	06-KER-099-24.99-BKD	5. Bridge not eligible for NRHP	1963	1997
50 0270	LEBEC OC	06-KER-005-1.61	5. Bridge not eligible for NRHP	1964	
50 0271	LEBEC ROAD OC	06-KER-005-4.07	5. Bridge not eligible for NRHP	1964	
50 0276	WHITE WOLF EQUIPMENT UC	06-KER-058-75.17	5. Bridge not eligible for NRHP	1960	
50 0277	7TH STD ROAD OC	06-KER-099-R30.53	5. Bridge not eligible for NRHP	1964	
50 0278	KERN RIVER	06-KER-178-R31.72	5. Bridge not eligible for NRHP	1974	
50 0279	KERN RIVER	06-KER-178-R38.84	5. Bridge not eligible for NRHP	1968	
50 0280	KERN RIVER	06-KER-178-R40	5. Bridge not eligible for NRHP	1971	
50 0281	KERN RIVER	06-KER-178-R41.16	5. Bridge not eligible for NRHP	1971	
50 0282	BROOME ROAD OC	06-KER-058-R85.15	5. Bridge not eligible for NRHP	1964	
50 0283	FLOWER STREET OC	06-KER-178-R3.33-BKD	5. Bridge not eligible for NRHP	1967	
50 0284	BEALE AVENUE OC	06-KER-178-R3.38-BKD	5. Bridge not eligible for NRHP	1967	
50 0285	BAKER STREET OC	06-KER-178-R3.16-BKD	5. Bridge not eligible for NRHP	1967	
50 0288K	WEILL PARK OH	06-KER-178-R2.09-BKD	5. Bridge not eligible for NRHP	1967	
50 0288L	WEILL PARK OH	06-KER-178-R2.09-BKD	5. Bridge not eligible for NRHP	1967	
50 0288R	WEILL PARK OH	06-KER-178-R2.09-BKD	5. Bridge not eligible for NRHP	1967	
50 0288S	WEILL PARK OH	06-KER-178-R2.09-BKD	5. Bridge not eligible for NRHP	1967	
50 0289L	UNION AVENUE UC	06-KER-178-R2.41-BKD	5. Bridge not eligible for NRHP	1967	
50 0289R	UNION AVENUE UC	06-KER-178-R2.41-BKD	5. Bridge not eligible for NRHP	1967	
50 0290	SABODAN STREET OC	06-KER-005-17.58	5. Bridge not eligible for NRHP	1967	
50 0291	ROUTE 166/5 SEPARATION	06-KER-166-22.76	5. Bridge not eligible for NRHP	1967	
50 0292	VALPREDO AVENUE OC	06-KER-005-21.17	5. Bridge not eligible for NRHP	1967	
50 0293	COPUS ROAD OC	06-KER-005-22.88	5. Bridge not eligible for NRHP	1967	
50 0294	ASHE ROAD OC	06-KER-005-26.06	5. Bridge not eligible for NRHP	1967	

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Bridge Number	Bridge Name	Location	Historical Significance	Year Built	Year Wid/Ext
50 0332F	W178-N204 CONNECTOR OC	06-KER-178-R1.97-BKD	5. Bridge not eligible for NRHP	1967	
50 0333	MOUNT VERNON AVENUE OC	06-KER-178-R4.59-BKD	5. Bridge not eligible for NRHP	1970	
50 0334	SUNNY LANE POC	06-KER-178-R4.35-BKD	5. Bridge not eligible for NRHP	1967	
50 0336	ROSAMOND BLVD OC	06-KER-014-R3.02	5. Bridge not eligible for NRHP	1968	
50 0338	WILLOW SPRINGS ROAD OC	06-KER-058-R95.21	5. Bridge not eligible for NRHP	1970	
50 0339	DENNISON ROAD OC	06-KER-058-R92.75	5. Bridge not eligible for NRHP	1970	
50 0340	BROWN ROAD OH	06-KER-395-R25.08	5. Bridge not eligible for NRHP	1966	
50 0341L	BODFISH UC	06-KER-178-R41.64	5. Bridge not eligible for NRHP	1974	
50 0341R	BODFISH UC	06-KER-178-R41.64	5. Bridge not eligible for NRHP	1974	
50 0342	ROUTE 202/58 SEPARATION	06-KER-202-11.99	5. Bridge not eligible for NRHP	1970	
50 0343L	SUMMIT OH	06-KER-058-R94.16	5. Bridge not eligible for NRHP	1970	
50 0343R	SUMMIT OH	06-KER-058-R94.16	5. Bridge not eligible for NRHP	1970	
50 0344L	SAND CANYON OH	06-KER-058-R99.26	5. Bridge not eligible for NRHP	1970	
50 0344R	SAND CANYON OH	06-KER-058-R99.26	5. Bridge not eligible for NRHP	1970	
50 0345L	SAND CANYON ROAD UC	06-KER-058-R99.49	5. Bridge not eligible for NRHP	1970	
50 0345R	SAND CANYON ROAD UC	06-KER-058-R99.49	5. Bridge not eligible for NRHP	1970	
50 0346L	CACHE CREEK	06-KER-058-R99.81	5. Bridge not eligible for NRHP	1970	
50 0346R	CACHE CREEK	06-KER-058-R99.82	5. Bridge not eligible for NRHP	1970	
50 0347	CAMERON ROAD OC	06-KER-058-R101.56	5. Bridge not eligible for NRHP	1970	
50 0348	HERRING ROAD OC	06-KER-099-9.3	5. Bridge not eligible for NRHP	1967	
50 0349	SOUTH CHESTER AVENUE OC	06-KER-058-R53.52-BKD	5. Bridge not eligible for NRHP	1976	
50 0350	KIMBERLINA ROAD OC	06-KER-099-R41.16	5. Bridge not eligible for NRHP	1968	
50 0351	BORON AVENUE OC	06-KER-058-R142.88	5. Bridge not eligible for NRHP	1971	
50 0352	BORAX ROAD OC	06-KER-058-R139.8	5. Bridge not eligible for NRHP	1971	
50 0353L	BORON OVERHEAD	06-KER-058-R141.49	5. Bridge not eligible for NRHP	1971	
50 0353R	BORON OVERHEAD	06-KER-058-R141.5	5. Bridge not eligible for NRHP	1971	
50 0354	GEPHART ROAD OC	06-KER-058-R137.77	5. Bridge not eligible for NRHP	1971	
50 0355	MILL STREET OC	06-KER-058-R91.67-THPI	5. Bridge not eligible for NRHP	1970	
50 0356	20 MULE TEAM ROAD OC	06-KER-058-R136.4	5. Bridge not eligible for NRHP	1971	
50 0357	BOUNDARY FLAT ROAD OC	06-KER-178-R39.88	5. Bridge not eligible for NRHP	1968	
50 0358	CALIFORNIA AQUEDUCT	06-KER-058-23.03	5. Bridge not eligible for NRHP	1967	
50 0359L	ROUTE 58/184 SEPARATION	06-KER-058-R59.43	5. Bridge not eligible for NRHP	1974	
50 0359R	ROUTE 58/184 SEPARATION	06-KER-058-R59.43	5. Bridge not eligible for NRHP	1970	
50 0360	VINELAND ROAD OC	06-KER-058-R60.45	5. Bridge not eligible for NRHP	1970	
50 0361	EDISON ROAD OC	06-KER-058-R61.51	5. Bridge not eligible for NRHP	1970	
50 0362	MALAGA ROAD OC	06-KER-058-R62.53	5. Bridge not eligible for NRHP	1970	
50 0363	COMANCHE DRIVE OC	06-KER-058-R63.58	5. Bridge not eligible for NRHP	1970	
50 0364	TEJON HIGHWAY OC	06-KER-058-R64.63	5. Bridge not eligible for NRHP	1970	
50 0365	TOWER LINE ROAD OC	06-KER-058-R65.68	5. Bridge not eligible for NRHP	1970	
50 0366	CALIFORNIA AQUEDUCT	06-KER-119-14.91	5. Bridge not eligible for NRHP	1968	
50 0368	FRIANT-KERN CANAL	06-KER-155-R4.06	4. Historical Significance not determined	1950	
50 0372	RAG GULCH	06-KER-155-R15.28	5. Bridge not eligible for NRHP	1953	
50 0376	EAST SIDE CANAL	06-KER-178-R2.42-BKD	5. Bridge not eligible for NRHP	1936	1986

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Bridge Number	Bridge Name	Location	Historical Significance	Year Built	Year Wid/Ext
50 0377	OSWELL STREET OC	06-KER-178-R5.6-BKD	5. Bridge not eligible for NRHP	1970	
50 0378	EAST SIDE CANAL	06-KER-005-67.96	5. Bridge not eligible for NRHP	1967	
50 0379	MAIN DRAIN CANAL	06-KER-005-69.39	5. Bridge not eligible for NRHP	1967	
50 0380	WEST SIDE CANAL	06-KER-005-71.61	5. Bridge not eligible for NRHP	1967	
50 0381	TECUYA CREEK	06-KER-005-16.57	5. Bridge not eligible for NRHP	1967	1971
50 0382	JOSHUA DRAIN	06-KER-014-R.76	5. Bridge not eligible for NRHP	1968	
50 0383L	BAKERSFIELD CORRAL OH	06-KER-058-R55.2	5. Bridge not eligible for NRHP	1976	
50 0383R	BAKERSFIELD CORRAL OH	06-KER-058-R55.19	5. Bridge not eligible for NRHP	1976	
50 0384L	SOUTH MAGUNDEN OH	06-KER-058-R58.92	5. Bridge not eligible for NRHP	1974	2004
50 0384R	SOUTH MAGUNDEN OH	06-KER-058-R58.92	5. Bridge not eligible for NRHP	1974	2004
50 0385	DAWN ROAD OC	06-KER-014-R6.12	5. Bridge not eligible for NRHP	1972	
50 0386	BACKUS ROAD OC	06-KER-014-R9.14	5. Bridge not eligible for NRHP	1972	
50 0387	SILVER QUEEN ROAD OC	06-KER-014-R12.15	5. Bridge not eligible for NRHP	1972	
50 0389	ALEJANDRO CANAL	06-KER-005-40.44	5. Bridge not eligible for NRHP	1969	
50 0390	MAIN CANAL	06-KER-005-42.89	5. Bridge not eligible for NRHP	1969	
50 0391	WASHINGTON STREET OC	06-KER-058-R55.92-BKD	5. Bridge not eligible for NRHP	1974	
50 0392L	MOUNT VERNON AVENUE UC	06-KER-058-R56.41	5. Bridge not eligible for NRHP	1974	2004
50 0392R	MOUNT VERNON AVENUE UC	06-KER-058-R56.41	5. Bridge not eligible for NRHP	1974	2004
50 0393L	OSWELL STREET UC	06-KER-058-R57.41	5. Bridge not eligible for NRHP	1974	2004
50 0393R	OSWELL STREET UC	06-KER-058-R57.41	5. Bridge not eligible for NRHP	1974	2004
50 0394	STERLING ROAD OC	06-KER-058-R57.93	5. Bridge not eligible for NRHP	1974	
50 0395	FAIRFAX ROAD OC	06-KER-058-R58.44	5. Bridge not eligible for NRHP	1974	
50 0396	EDWARDS OC	06-KER-058-R129.67	5. Bridge not eligible for NRHP	1974	
50 0397	CLAY MINE ROAD OC	06-KER-058-R132.04	5. Bridge not eligible for NRHP	1974	
50 0398E	ROUTE 155/178 SEPARATION	06-KER-155-R70.98	5. Bridge not eligible for NRHP	1974	
50 0399L	BOREL CANAL	06-KER-178-R43.69	5. Bridge not eligible for NRHP	1974	
50 0399R	BOREL CANAL	06-KER-178-R43.69	5. Bridge not eligible for NRHP	1974	
50 0401L	COTTONWOOD ROAD UC	06-KER-058-R55.4	5. Bridge not eligible for NRHP	1974	
50 0401R	COTTONWOOD ROAD UC	06-KER-058-R55.4	5. Bridge not eligible for NRHP	1974	
50 0402L	SOUTH MOJAVE OH	06-KER-014-R15.33	5. Bridge not eligible for NRHP	1990	
50 0402R	SOUTH MOJAVE OH	06-KER-014-R15.3	5. Bridge not eligible for NRHP	1972	
50 0403	HUGHES LANE OC	06-KER-058-R52.89-BKD	5. Bridge not eligible for NRHP	1976	
50 0404	SOUTH H STREET OC	06-KER-058-R53.39-BKD	5. Bridge not eligible for NRHP	1976	
50 0405L	SOUTH P STREET UC	06-KER-058-R53.91-BKD	5. Bridge not eligible for NRHP	1976	
50 0405R	SOUTH P STREET UC	06-KER-058-R53.91-BKD	5. Bridge not eligible for NRHP	1976	
50 0406E	SR 204/58 SEPERATION	06-KER-204-R.03-BKD	5. Bridge not eligible for NRHP	1976	
50 0407L	MADISON STREET UC	06-KER-058-R54.91	5. Bridge not eligible for NRHP	1976	
50 0407R	MADISON STREET UC	06-KER-058-R54.91	5. Bridge not eligible for NRHP	1976	
50 0411	MILL STREET DRAIN (FWY)	06-KER-058-R91.46-THPI	5. Bridge not eligible for NRHP	1970	
50 0412Y	MILL STREET DRAIN (STREET)	06-KER-058-R91.68-THPI	5. Bridge not eligible for NRHP	1970	
50 0413	MONOLITH DRAIN #1	06-KER-058-R96.67	5. Bridge not eligible for NRHP	1970	
50 0414	MONOLITH DRAIN #2	06-KER-058-R96.73	5. Bridge not eligible for NRHP	1970	
50 0415	MONOLITH DRAIN #3	06-KER-058-R96.79	5. Bridge not eligible for NRHP	1970	

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Bridge Number	Bridge Name	Location	Historical Significance	Year Built	Year Wid/Ext
50 0416	SHRUB PEAK DRAIN	06-KER-058-R97.46	5. Bridge not eligible for NRHP	1970	
50 0418	CACHE CREEK OVERFLOW #1	06-KER-058-R99.98	5. Bridge not eligible for NRHP	1970	
50 0419	CACHE CREEK OVERFLOW #2	06-KER-058-R100.04	5. Bridge not eligible for NRHP	1970	
50 0420	CACHE CREEK OVERFLOW #3	06-KER-058-R100.09	5. Bridge not eligible for NRHP	1970	
50 0421	CACHE CREEK OVERFLOW #4	06-KER-058-R100.14	5. Bridge not eligible for NRHP	1970	
50 0424	CANTIL WASH	06-KER-014-37.32	5. Bridge not eligible for NRHP	1980	
50 0426F	W58-S99 CONNECTOR SEPARATION	06-KER-058-R52.33	5. Bridge not eligible for NRHP	1976	
50 0426S	ROUTE 58/99 SEPARATION	06-KER-058-R52.33	5. Bridge not eligible for NRHP	1976	
50 0427G	WIBLE ROAD UNDERCROSSING	06-KER-099-23.37-BKD	5. Bridge not eligible for NRHP	1976	
50 0429F	S99-E58 CONNECTOR OC	06-KER-099-23.49-BKD	5. Bridge not eligible for NRHP	1976	
50 0432F	W58-N99 CONNECTOR TUNNEL	06-KER-058-R52.38-BKD	5. Bridge not eligible for NRHP	1976	
50 0433	TILLIE CREEK	06-KER-155-R60.69	5. Bridge not eligible for NRHP	1951	1962
50 0434	TILLIE CREEK OVERFLOW	06-KER-155-R60.88	5. Bridge not eligible for NRHP	1951	1962
50 0435	BORON AVENUE DRAIN	06-KER-058-R142.52	5. Bridge not eligible for NRHP	1971	
50 0436	RATTLESNAKE CREEK	06-KER-155-64.92	5. Bridge not eligible for NRHP	1951	
50 0437	BITTERWATER CREEK	06-KER-046-15.88	5. Bridge not eligible for NRHP	1971	
50 0438	RTE 178/395 SEPARATION	06-KER-178-R93.23	5. Bridge not eligible for NRHP	1974	
50 0453	BACKUS ROAD DRAIN NO. 1	06-KER-014-R9.3	5. Bridge not eligible for NRHP	1972	
50 0453Y	BACKUS ROAD DRAIN NO. 1	06-KER-014-R9.3	5. Bridge not eligible for NRHP	1972	
50 0454	BACKUS ROAD DRAIN NO. 2	06-KER-014-R9.8	5. Bridge not eligible for NRHP	1972	
50 0455	SILVER QUEEN ROAD DRAIN	06-KER-014-R11.3	5. Bridge not eligible for NRHP	1972	
50 0463	ERSKINE CREEK	06-KER-178-R41.61	5. Bridge not eligible for NRHP	1974	
50 0466	KERN ISLAND CANAL	06-KER-058-R53.66-BKD	5. Bridge not eligible for NRHP	1976	
50 0467S	ERSKINE CREEK	06-KER-178-R41.59	5. Bridge not eligible for NRHP	1974	
50 0475	AIRPORT DRIVE UC	06-KER-204-6.7	5. Bridge not eligible for NRHP	1994	
50 0478	JAWBONE CANYON WASH	06-KER-014-35.4	5. Bridge not eligible for NRHP	1994	
50 0479R	N SR 14/S US 395 SEPARATION	06-KER-014-64.54	5. Bridge not eligible for NRHP	1993	
50 0480	INDIAN WELLS WASH	06-KER-014-62.97	5. Bridge not eligible for NRHP	1994	
50 0481	KISSACK CREEK	06-KER-178-49.9	5. Bridge not eligible for NRHP	1952	
50 0483	COUNTY LINE WASH	06-KER-395-R36.7	5. Bridge not eligible for NRHP	1993	
50 0486	TEHACHAPI CREEK BOH	06-KER-202-11.51-THPI	5. Bridge not eligible for NRHP	2002	
50 0487L	PINE TREE WASH	06-KER-014-29.51	5. Bridge not eligible for NRHP	1994	
50 0487R	PINE TREE WASH	06-KER-014-29.51	5. Bridge not eligible for NRHP	1994	
50 0489L	CALIENTE CREEK	06-KER-058-67.3	5. Bridge not eligible for NRHP	1998	
50 0489R	CALIENTE CREEK	06-KER-058-67.3	5. Bridge not eligible for NRHP	1998	
50 0490	OAK CREEK ROAD OVERHEAD	06-KER-014-L16.07	5. Bridge not eligible for NRHP	1999	
50 0491	WALKER CREEK	06-KER-178-91.2	5. Bridge not eligible for NRHP	1996	
50 0492	BUSINESS ROUTE 58 EAST OC	06-KER-058-M116.37	5. Bridge not eligible for NRHP	2003	
50 0494L	LA DWP WEST AQUEDUCT	06-KER-058-M108.47	5. Bridge not eligible for NRHP	2003	
50 0494R	LA DWP WEST AQUEDUCT	06-KER-058-M108.47	5. Bridge not eligible for NRHP	2003	
50 0495L	KEMWATER OVERHEAD	06-KER-058-M111.78	5. Bridge not eligible for NRHP	2003	
50 0495R	KEMWATER OVERHEAD	06-KER-058-M111.78	5. Bridge not eligible for NRHP	2003	
50 0496	BUSINESS ROUTE 58 WEST OC	06-KER-058-M108.9	5. Bridge not eligible for NRHP	2003	

Appendix E

Additional Tables

MAP REFERENCE NO. 02-02 **TRACT 1492**

Address		APN	Year Built
108	S Kinkaid St	168-172-04	1940
111	Madison St	168-172-22	1950
125	S Kinkaid St	168-171-12	1950c
124	S Kinkaid St	168-172-12	1950c
125	Madison St	168-172-15	1951
111	S Kinkaid St	168-171-06	1951

MAP REFERENCE NO. 03-02 **TRACT 1503**

Address		APN	Year Built
220	Waycross St	169-092-13	1949
316	Waycross St	169-092-08	1949
312	Waycross St	169-092-09	1949
308	Waycross St	169-092-10	1949
300	Waycross St	169-092-12	1949
321	Tollhouse Dr	169-102-13	1949
320	Waycross St	169-093-06	1949
324	Waycross St	169-093-07	1949
328	Waycross St	169-093-08	1949
332	Waycross St	169-093-09	1949
336	Waycross St	169-093-10	1949
340	Waycross St	169-093-11	1949
317	Tollhouse Dr	169-102-12	1949
325	Tollhouse Dr	169-102-14	1949
313	Tollhouse Dr	169-102-11	1949
301	S Bliss St	169-103-02	1949
304	Waycross St	169-092-11	1949
329	Tollhouse Dr	169-102-15	1949
217	Tollhouse Dr	169-102-05	1950
309	Tollhouse Dr	169-102-10	1950
305	Tollhouse Dr	169-102-09	1950
301	Tollhouse Dr	169-102-35	1950
225	Tollhouse Dr	169-102-07	1950
221	Tollhouse Dr	169-102-06	1950
304	Liggett St	169-101-02	1950
216	Waycross St	169-092-29	1950
201	Tollhouse Dr	169-102-01	1951
205	Tollhouse Dr	169-102-02	1951
209	Tollhouse Dr	169-102-03	1951
213	Tollhouse Dr	169-102-04	1951

MAP REFERENCE NO. 04-11 **TRACT 1061**

Address		APN	Year Built
1116	Dobrusky Dr	011-071-07	1938
1012	Dobrusky Dr	011-071-08	1938
1008	Dobrusky Dr	011-072-07	1938
1004	Dobrusky Dr	011-072-06	1939
1100	Dobrusky Dr	011-071-03	1939
1104	Dobrusky Dr	011-071-04	1939
1108	Dobrusky Dr	011-071-05	1939
1112	Dobrusky Dr	011-071-06	1939
1016	Dobrusky Dr	011-072-09	1941

MAP REFERENCE NO. 05-02 **TRACT 1010**

Address		APN	Year Built
1914	Roosevelt St	147-271-13	1936
2008	Roosevelt St	147-271-18	1936
1900	Roosevelt St	147-271-11	1936
1920	Roosevelt St	147-271-16	1936
1906	Roosevelt St	147-271-12	1936
1916	Roosevelt St	147-271-14	1937
2030	Roosevelt St	147-271-20	1938
2026	Roosevelt St	147-271-19	1938
2000	Roosevelt St	147-271-17	1949
1918	Roosevelt St	147-271-15	1952

MAP REFERENCE NO. 05-03 **TRACT 1235**

Address		APN	Year Built
29	S Oleander Ave	147-261-02	1946
2104	Roosevelt St	147-261-03	1947
2108	Roosevelt St	147-261-04	1950
1212	Roosevelt St	147-261-05	1950

MAP REFERENCE NO. 05-22 **TRACT 1402**

Address		APN	Year Built
115	S Myrtle St	147-041-08	1949
119	S Myrtle St	147-041-06	1949
2704	Terry St	147-042-08	1951
2710	Terry St	147-042-09	1951
2720	Terry St	147-042-10	1952
2728	Terry St	147-042-12	1952
117	S Myrtle St	147-041-07	1952
2700	Terry St	147-042-07	1953
2724	Terry St	147-042-11	1954

MAP REFERENCE NO. 05-28 **TRACT 1527**

Address		APN	Year Built
25	Cypress St	008-073-08	1950
21	Cypress St	008-073-09	1950

MAP REFERENCE NO. 05-29 **OLIVE STREET TRACT**

Address		APN	Year Built
100	Olive St	008-062-09	1950
105	Olive St	008-062-28	1950
115	Olive St	008-062-27	1950

MAP REFERENCE NO. 05-30 **TRACT 1549**

Address		APN	Year Built
3100	Doresta Dr	147-025-02	1950
230	Olive St	147-021-18	1950
3107	Doresta Dr	147-026-13	1950
228	S Olive St	147-021-26	1950
3112	Terrace Way	147-026-16	1950
3113	Doresta Dr	147-026-12	1950

MAP REFERENCE NO. 07-02 **TRACT 1915**

Address		APN	Year Built
1316	Seville St	164-084-04	1957
3400	Laverne Ave	164-081-13	1957
3401	Granada Ave	164-083-13	1957
1315	Seville St	164-082-14	1957
3401	Laverne Ave	164-082-13	1958
3324	Laverne Ave	164-081-14	1958
3320	Laverne Ave	164-081-15	1958
3321	Laverne Ave	164-084-01	1958
3321	Granada Ave	164-085-01	1959

MAP REFERENCE NO. 08-05 **TRACT 1562**

Address		APN	Year Built
717	S Olive St	147-112-06	1951
708	Wible Rd	147-112-08	1953
704	Wible Rd	147-112-09	1953
700	Wible Rd	147-112-01	1953

MAP REFERENCE NO. 08-11 **TRACT 1579**

Address		APN	Year Built
3121	Terrel Ct	147-102-01	1951
3120	Terrel Ct	147-101-14	1951
3152	Terrel Ct	147-103-12	1951
3155	Terrel Ct	147-102-12	1951

MAP REFERENCE NO. 09-04 **TRACT 1397**

Address		APN	Year Built
135	Oakdale Dr	020-064-02	1948
139	Oakdale Dr	020-064-01	1948
5	Oakdale Dr	020-063-24	1948
15	Oakdale Dr	020-063-08	1948
115	Oakdale Dr	020-064-07	1948
119	Oakdale Dr	020-064-06	1948
123	Oakdale Dr	020-064-05	1948
127	Oakdale Dr	020-064-04	1948
131	Oakdale Dr	020-064-03	1948
11	Oakdale Dr	020-063-23	1948
1	Oakdale Dr	020-063-11	1948
23	Oakdale Dr	020-063-06	1948
19	Oakdale Dr	020-063-07	1948
111	Oakdale Dr	020-063-01	1948
101	Oakdale Dr	020-063-03	1948
27	Oakdale Dr	020-063-05	1948
31	Oakdale Dr	020-063-04	1948
105	Oakdale Dr	020-063-02	1950

MAP REFERENCE NO. 09-11 **TRACT 1938**

Address		APN	Year Built
201	S Garnsey Ave	149-221-15	1950s
212	S Garnsey Ave	149-320-03	1957
201	S Garnsey Ave	149-320-05	1957
206	S Garnsey Ave	149-320-02	1958
218	S Garnsey Ave	149-320-04	1958
205	S Garnsey Ave	149-320-06	1958
209	S Garnsey Ave	149-320-07	1958
295	S Garnsey Ave	149-320-11	1959
221	S Garnsey Ave	149-320-08	1959, 1972
275	S Garnsey Ave	149-320-10	1960
255	S Garnsey Ave	149-320-09	1960
200	S Garnsey Ave	149-320-01	1960

MAP REFERENCE NO. 09-20

Address		APN	Year Built
4304	Joseph Dr	020-261-05	1955
4308	Joseph Dr	020-261-06	1955
4312	Joseph Dr	020-261-07	1955
144	Dunlap St	020-262-01	1955
100	Dunlap St	020-262-12	1955
120	Dunlap St	020-262-07	1955
116	Dunlap St	020-262-08	1955
6	Dunlap St	020-263-05	1955
128	Dunlap St	020-262-05	1955
132	Dunlap St	020-262-04	1955
112	Dunlap St	020-262-09	1955
4400	Joseph Dr	020-261-08	1955
104	Dunlap St	020-262-11	1955
124	Dunlap St	020-262-06	1955
22	Dunlap St	020-263-01	1955
136	Dunlap St	020-262-03	1955
18	Dunlap St	020-263-02	1955
140	Dunlap St	020-262-02	1955
14	Dunlap St	020-263-03	1955
10	Dunlap St	020-263-04	1955
108	Dunlap St	020-262-10	1955
112	Morrison St	020-292-11	1955
27	N Stine Rd	020-293-01	1955
145	Morrison St	020-284-02	1955
141	Morrison St	020-284-03	1955
137	Morrison St	020-284-04	1955
133	Morrison St	020-284-05	1955
129	Morrison St	020-284-06	1955
14	N Stine Rd	020-291-12	1955
10	N Stine Rd	020-291-13	1955
6	N Stine Rd	020-291-14	1955
2	N Stine Rd	020-291-15	1955
100	Morrison St	020-292-08	1955
4200	Joseph Dr	020-282-12	1955
108	Morrison St	020-292-10	1955
145	Candy St	020-266-01	1955
116	Morrison St	020-292-12	1955
4300	Joseph Dr	020-261-04	1955
23	N Stine Rd	20-293-02	1955
2	Dunlap St	020-263-06	1955
1	Dunlap St	020-264-06	1955
5	Dunlap St	020-264-05	1955
22	Candy St	020-264-12	1955
9	Dunlap St	020-264-04	1955
100	Candy St	020-265-12	1955
104	Candy St	020-265-13	1955
101	N Stine Rd	020-292-07	1955

STOCKDALE MANOR

Address		APN	Year Built
104	Morrison St	020-292-09	1955
109	Dunlap St	020-265-09	1955
124	Morrison St	020-292-14	1955
100	N Stine Rd	020-291-07	1955
30	N Stine Rd	020-291-08	1955
17	Dunlap St	020-264-02	1955
13	Dunlap St	020-264-03	1955
141	Dunlap St	020-265-01	1955
137	Dunlap St	020-265-02	1955
133	Dunlap St	020-265-03	1955
129	Dunlap St	020-265-04	1955
125	Dunlap St	020-265-05	1955
121	Dunlap St	020-265-06	1955
149	Morrison St	020-284-01	1955
113	Dunlap St	020-265-08	1955
21	Dunlap St	020-264-01	1955
105	Dunlap St	020-265-10	1955
101	Dunlap St	020-265-11	1955
108	Candy St	020-265-14	1955
112	Candy St	020-265-15	1955
116	Candy St	020-265-16	1955
120	Candy St	020-265-17	1955
124	Candy St	020-265-18	1955
128	Candy St	020-265-19	1955
132	Candy St	020-265-20	1955
136	Candy St	020-265-21	1955
140	Candy St	020-265-22	1955
117	Dunlap St	020-265-07	1955
4404	Joseph Dr	020-261-09	1955
1	N Stine Rd	020-293-07	1955
7	N Stine Rd	020-293-06	1955
11	N Stine Rd	020-293-05	1955
15	N Stine Rd	020-293-04	1955
137	Candy St	020-266-03	1955
19	N Stine Rd	020-293-03	1955
11	Morrison St	020-294-04	1955
15	Morrison St	020-294-03	1955
2	Morrison St	020-293-08	1955
18	N Stine Rd	020-291-11	1955
101	Morrison St	020-295-07	1955
4212	Joseph Dr	020-261-03	1955
26	N Stine Rd	020-291-09	1955
22	N Stine Rd	020-291-10	1955
25	Morrison St	020-294-01	1955
26	Morrison St	020-293-14	1955
22	Morrison St	020-293-13	1955
18	Morrison St	020-293-12	1955

Address		APN	Year Built
14	Morrison St	020-293-11	1955
133	Candy St	020-266-04	1955
19	Morrison St	020-294-02	1955
117	Candy St	020-266-08	1955
4208	Joseph Dr	020-261-02	1955
120	Morrison St	020-292-13	1955
19	Candy St	020-267-01	1955
101	Candy St	020-266-12	1955
105	Candy St	020-266-11	1955
109	Candy St	020-266-10	1955
7	Morrison St	020-294-05	1955
113	Candy St	020-266-09	1955
141	Candy St	020-266-02	1955

Address		APN	Year Built
1	Morrison St	020-294-06	1955
105	Morrison St	020-295-06	1955
121	Candy St	020-266-07	1955
121	Morrison St	020-295-02	1955
109	Morrison St	020-295-05	1955
113	Morrison St	020-295-04	1955
117	Morrison St	020-295-03	1955
125	Candy St	020-266-06	1955
6	Morrison St	020-293-09	1955
10	Morrison St	020-293-10	1955
125	Morrison St	020-295-01	1955
4204	Joseph Dr	020-261-01	1955
129	Candy St	020-266-05	1955

MAP REFERENCE NO. 09-21 RANCHO VISTA (TRACT 1522)

Note: *Italicized* properties are contributors to the historic district; **bold** properties are individually eligible for the National Register

Address		APN	Year Built
205	*Stine Rd*	*149-090-01*	*1953*
204	Jones St	149-090-09	1950
3613	*Peckham Ave*	*149-090-10*	*1950*
3609	*Peckham Ave*	*149-090-11*	*1950*
3605	*Peckham Ave*	*149-090-12*	*1950*
17	*Stine Rd*	*149-101-03*	*1951*
21	*Stine Rd*	*149-101-04*	*1950*
101	*Stine Rd*	*149-101-05*	*1952*
105	Stine Rd	149-101-06	1951
109	Stine Rd	149-101-07	1950
113	Stine Rd	149-101-08	1950
117	*Stine Rd*	*149-101-09*	*1950*
121	*Stine Rd*	*149-101-10*	*1950*
125	*Stine Rd*	*149-101-11*	*1950*
129	*Stine Rd*	*149-101-12*	*1950*
137	*Stine Rd*	*149-101-13*	*1950*
3604	*Peckham Ave*	*149-101-14*	*1950*
3608	Peckham Ave	149-101-15	1950
3612	Peckham Ave	149-101-16	1950
128	*Jones St*	*149-101-17*	*1950*
124	*Jones St*	*149-101-18*	*1950*
120	*Jones St*	*149-101-19*	*1950*
116	*Jones St*	*149-101-20*	*1950*
112	*Jones St*	*149-101-21*	*1950*
108	*Jones St*	*149-101-22*	*1950*
104	*Jones St*	*149-101-23*	*1950*
100	*Jones St*	*149-101-24*	*1950*
20	Jones St	149-101-25	1953
16	*Jones St*	*149-101-26*	*1950*
12	*Jones St*	*149-101-27*	*1955*
8	*Jones St*	*149-101-28*	*1950*
9	Jones St	149-102-02	1956
13	Jones St	149-102-03	1951
17	*Jones St*	*149-102-04*	*1950*
21	*Jones St*	*149-102-05*	*1950*
101	Jones St	149-102-06	1950
105	*Jones St*	*149-102-07*	*1950*
109	*Jones St*	*149-102-08*	*1950*
113	*Jones St*	*149-102-09*	*1950*
117	*Jones St*	*149-102-10*	*1950*
121	*Jones St*	*149-102-11*	*1950*
125	Jones St	149-102-12	1950
129	*Jones St*	*149-102-13*	*1950*
3706	Peckham Ave	149-102-14	1950
3716	Peckham Ave	149-102-15	1954
124	*Griffiths St*	*149-102-16*	*1954*

Address		APN	Year Built
120	Griffiths St	149-102-17	1951
116	*Griffiths St*	*149-102-18*	*1951*
112	Griffiths St	149-102-19	1951
108	*Griffiths St*	*149-102-20*	*1956*
104	Griffiths St	149-102-21	1956
100	*Griffiths St*	*149-102-22*	*1951*
20	*Griffiths St*	*149-102-23*	*1951*
16	*Griffiths St*	*149-102-24*	*1951*
12	Griffiths St	149-102-25	1951
3705	Peckham Ave	149-111-01	1950
205	*Jones St*	*149-111-02*	*1950*
209	*Jones St*	*149-111-03*	*1956*
213	*Jones St*	*149-111-04*	*1950*
301	Jones St	149-111-05	1950
305	*Jones St*	*149-111-06*	*1950*
216	*Griffiths St*	*149-111-11*	*1956*
212	*Griffiths St*	*149-111-12*	*1950*
208	*Griffiths St*	*149-111-13*	*1950*
204	*Griffiths St*	*149-111-14*	*1950*
3715	*Peckham Ave*	*149-111-15*	*1951*
3805	*Peckham Ave*	*149-112-01*	*1951*
205	Griffiths St	149-112-02	1951
209	Griffiths St	149-112-03	1951
213	*Griffiths St*	*149-112-04*	*1951*
217	Griffiths St	149-112-05	1956
221	*Griffiths St*	*149-112-06*	*1954*
301	*Griffiths St*	*149-112-07*	*1951*
224	*Curran St*	*149-112-12*	*1952*
222	*Curran St*	*149-112-13*	*1952*
216	*Curran St*	*149-112-14*	*1952*
212	*Curran St*	*149-112-15*	*1951*
208	Curran St	149-112-16	1956
204	*Curran St*	*149-112-17*	*1956*
3815	Peckham Ave	149-112-18	1951
9	*Griffiths St*	*149-120-02*	*1951*
11	*Griffiths St*	*149-120-03*	*1951*
17	*Griffiths St*	*149-120-04*	*1951*
21	Griffiths St	149-120-05	1953
101	Griffiths St	149-120-06	1951
105	*Griffiths St*	*149-120-07*	*1954*
109	Griffiths St	149-120-08	1951
113	Griffiths St	149-120-09	1951
117	*Griffiths St*	*149-120-10*	*1951*
121	*Griffiths St*	*149-120-11*	*1951*
3806	*Peckham Ave*	*149-120-12*	*1951*
3816	*Peckham Ave*	*149-120-13*	*1951*

Address		APN	Year Built
116	Curran St	149-120-14	1956
112	Curran St	149-120-15	1951
108	*Curran St*	*149-120-16*	*1951*
104	*Curran St*	*149-120-17*	*1956*
100	*Curran St*	*149-120-18*	*1956*
20	*Curran St*	*149-120-19*	*1957*
16	*Curran St*	*149-120-20*	*1956*
12	Curran St	149-120-21	1951
8	Curran St	149-120-22	1952
205	Curran St	149-131-01	1951
217	Curran St	149-131-02	1951
3904	***Marsha St***	***149-131-03***	***1956***
3908	*Marsha St*	*149-131-04*	*1956*

Address		APN	Year Built
3912	*Marsha St*	*149-131-05*	*1955*
3916	Marsha St	149-131-06	1951
216	*McDonald Way*	*149-131-07*	*1951*
204	McDonald Way	149-131-08	1951
3917	*Peckham Ave*	*149-131-09*	*1951*
3913	*Peckham Ave*	*149-131-10*	*1951*
3909	*Peckham Ave*	*149-131-11*	*1956*
3905	*Peckham Ave*	*149-131-12*	*1956*
17	*Curran St*	*149-141-02*	*1951*
3904	*Frazier Ave*	*149-141-03*	*1951*
3908	*Frazier Ave*	*149-141-04*	*1956*
3912	Frazier Ave	149-141-05	1951, 1972
3920	*Frazier Ave*	*149-141-06*	*1951*

MAP REFERENCE NO. 10-01

Address		APN	Year Built
337	Wetherley Dr	020-091-07	1952
356	Wetherley Dr	020-084-43	1950
352	Wetherley Dr	020-084-42	1950
348	Wetherley Dr	020-084-41	1950
3331	Palm St	020-084-44	1950
332	Wetherley Dr	020-084-37	1950
344	Wetherley Dr	020-084-40	1950
336	Wetherley Dr	020-084-38	1950
325	Oakdale Dr	020-084-10	1950
340	Wetherley Dr	020-084-39	1950
328	Wetherley Dr	020-084-36	1950
353	Oakdale Dr	020-084-03	1950
301	Oakdale Dr	020-084-16	1950
309	Oakdale Dr	020-084-14	1950
313	Oakdale Dr	020-084-13	1950
317	Oakdale Dr	020-084-12	1950
333	Oakdale Dr	020-084-08	1950
3230	Bank St	020-084-22	1950
349	Oakdale Dr	020-084-04	1950
225	Oakdale Dr	020-084-21	1950
357	Oakdale Dr	020-084-02	1950
3301	Palm St	020-084-01	1950
201	Oakdale Dr	020-083-05	1950
205	Oakdale Dr	020-083-04	1950
213	Oakdale Dr	020-083-02	1950
3301	Bank St	020-083-01	1950
337	Oakdale Dr	020-084-07	1950
300	Oakdale Dr	020-081-16	1950
233	Oakdale Dr	020-084-19	1950
341	Oakdale Dr	020-084-06	1950
305	Oakdale Dr	020-084-15	1950
313	Wetherley Dr	020-091-13	1950
329	Oakdale Dr	020-084-09	1950
345	Oakdale Dr	020-084-05	1950
241	Oakdale Dr	020-084-17	1950
236	Oakdale Dr	020-081-18	1950
229	Oakdale Dr	020-084-20	1950
324	Wetherley Dr	020-084-35	1950
320	Wetherley Dr	020-084-34	1950

TRACT 1530

Address		APN	Year Built
316	Wetherley Dr	020-084-33	1950
312	Wetherley Dr	020-084-32	1950
3300	Bank St	020-084-22	1950
321	Oakdale Dr	020-084-11	1950
209	Oakdale Dr	020-083-03	1950
325	Wetherley Dr	020-091-10	1950
237	Oakdale Dr	020-084-18	1950
224	Oakdale Dr	020-081-21	1950
317	Wetherley Dr	020-091-12	1950
321	Wetherley Dr	020-091-11	1950
329	Wetherley Dr	020-091-09	1950
341	Wetherley Dr	020-091-06	1950
345	Wetherley Dr	020-091-05	1950
349	Wetherley Dr	020-091-04	1950
353	Wetherley Dr	020-091-03	1950
3401	Palm St	020-091-01	1950
3231	Palm St	020-081-01	1950
356	Oakdale Dr	020-081-02	1950
352	Oakdale Dr	020-081-03	1950
348	Oakdale Dr	020-081-04	1950
308	Oakdale Dr	020-081-14	1950
340	Oakdale Dr	020-081-06	1950
336	Oakdale Dr	020-081-07	1950
332	Oakdale Dr	020-081-08	1950
328	Oakdale Dr	020-081-09	1950
344	Oakdale Dr	020-081-05	1950
324	Oakdale Dr	020-081-10	1950
320	Oakdale Dr	020-081-11	1950
316	Oakdale Dr	020-081-12	1950
312	Oakdale Dr	020-081-13	1950
240	Oakdale Dr	020-081-17	1950
228	Oakdale Dr	020-081-20	1950
232	Oakdale Dr	020-081-19	1950
304	Oakdale Dr	020-081-15	1950
333	Wetherley Dr	020-091-08	1951
357	Wetherley Dr	020-091-02	1954

MAP REFERENCE NO. 15-01 **TRACT 1005**

Address		APN	Year Built
110	McDonald Way	149-142-12	1957
109	Curran St	149-142-17;149-142-11	1957
3908	Peckham Ave	149-142-06	1957
121	Curran St	149-142-05	1957
113	Curran St	149-142-03;149-142-16	1957
3912	Peckham Ave	149-142-07	1958
114	McDonald Way	149-142-10;149-142-14	1958
117	Curran St	149-142-04	1958
101	Curran St	149-142-01	1959

MAP REFERENCE NO. 15-04 **TRACT 1610**

Address		APN	Year Built
224	Westwood St	149-033-11	1952
4538	Frazier Ave	149-031-15	1952
4527	Charles Pl	149-034-01	1952
221	McDonald Way	149-033-06	1952
4521	Charles Pl	149-034-02	1952
220	Westwood St	149-033-12	1952
4503	Charles Pl	149-034-05	1952
4509	Charles Pl	149-034-04	1952
4515	Charles Pl	149-034-03	1952
208	Westwood St	149-033-14	1952
214	Westwood St	149-033-13	1952
4502	Frazier Ave	149-031-11	1952
4400	Marsha St	149-033-08	1952
4534	Frazier Ave	149-031-04	1952
4528	Frazier Ave	149-031-05	1952
4524	Frazier Ave	149-031-06	1952
4520	Frazier Ave	149-031-07	1952
4516	Frazier Ave	149-031-08	1952
4508	Charles Pl	149-032-05	1952
4508	Frazier Ave	149-031-10	1952
215	McDonald Way	149-033-05	1952
4418	Frazier Ave	149-031-12	1952
4503	Frazier Ave	149-032-03	1952
4411	Frazier Ave	149-033-01	1952
4512	Frazier Ave	149-031-09	1952
4407	Frazier Ave	149-033-02	1952
4519	Frazier Ave	149-032-01	1952
4502	Charles Pl	149-032-04	1952
4520	Charles Pl	149-032-07	1952
4509	Frazier Ave	149-032-02	1952
209	McDonald Way	149-033-04	1952
4514	Charles Pl	149-032-06	1952
225	McDonald Way	149-033-07	1953
201	McDonald Way	149-033-03	1954

Appendix F

Revalidation of Segment 2 and 3

WESTSIDE PARKWAY PROJECT

Architectural and Historical Cultural Resources Technical Memorandum

January 2012

1.0 PURPOSE OF THE TECHNICAL MEMORANDUM

In January 2007, the Westside Parkway Final Environmental Assessment (EA) and Environmental Impact Report (EIR) was completed and approved by the Federal Highway Administration (FHWA), California Department of Transportation (Caltrans), and City of Bakersfield (City). This document evaluated environmental impacts for the proposed 8.1-mile-long east-west freeway that extends from Heath Road at Stockdale Highway to a point near State Route (SR) 99 at Truxtun Avenue in Bakersfield and an unincorporated portion of Kern County. Since approval of the EA/EIR a number of design refinements have been necessary and re-validation reports were prepared to assess the potential environmental impacts associated with the design refinements. As part of the Centennial Corridor Project, additional design refinements to the Westside Parkway are proposed. These are discussed in Section 2.0, Change in Project Design.

This Architectural and Historical Cultural Resources Technical Memorandum was prepared to assess the changes in environmental setting, circumstances, impacts, and avoidance, minimization or mitigation measures resulting from the project's design refinements as compared to the approved 2007 EA/EIR.

2.0 PROJECT DESCRIPTION

The Westside Parkway is under construction. Incorporation of the road as part of the Centennial Corridor would require minor modifications to the approved design plans. This would include the addition of auxiliary lanes and changes to ramps. However, the impacts associated with these improvements are being addressed as part of Segment 1. This technical memorandum is focused on the potential impacts associated with the designation of the roadway as State Route 58 and providing the connection to the existing State Route 58 freeway, State Route 99, and ultimately to Interstate 5.

3.0 CHANGE IN ENVIRONMENTAL SETTING

Sixteen historic-era resources were inventoried and evaluated as part of the historic built environment studies conducted by Garcia and Associates in 2003. These resources included six oil wells, four canals, two rail road-related features, three commercial buildings and one agricultural building. One of these resources, the Friant-Kern Canal, was previously determined eligible for the National Register of Historic Places. The remaining 15 resources were found to be not eligible for the National Register, and subsequently determined ineligible for the National Register by consensus through the Section 106 process. These conditions have not changed since since the approval of the 2007 EA/EIR.

4.0 CHANGE IN ENVIRONMENTAL CIRCUMSTANCES

Sixteen historic-era resources were inventoried and evaluated as part of the historic built environment studies conducted by Garcia and Associates in 2003. These resources included

six oil wells, four canals, two rail road-related features, three commercial buildings and one agricultural building. One of these resources, the Friant-Kern Canal, is listed on the California Register of Historical Resources and is a historical resource for the purposes of CEQA. The remaining 15 resources were found to be not eligible for the California Register. These conditions have not changed since the approval of the 2007 EA/EIR.

5.0 CHANGE IN ENVIRONMENTAL IMPACT

The State Historic Preservation Officer concurred with FHWA's determination that the proposed project would have no adverse affect on the Friant-Kern Canal because of project design and construction provisions. These conditions have not changed since the approval of the 2007 EA/EIR.

6.0 CHANGE TO AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES SINCE LAST DOCUMENT WAS APPROVED

The State Historic Preservation Officer concurred with FHWA's determination that the proposed project would have no adverse affect on the Friant-Kern Canal because of project design and construction provisions. These conditions have not changed since the approval of the 2007 EA/EIR.

7.0 CHANGE TO ENVIRONMENTAL COMMITMENT SINCE LAST DOCUMENT WAS APPROVED

There are no changes to environmental commitment since the approval of the 2007 EA/EIR.

8.0 LIST OF PREPARERS

Toni Webb, Architectural Historian, JRP Historical Consulting, LLC.