

APPENDIX K

Historical Resources List and Constraints Analysis for the
Mariposa Lakes Specific Plan Development Project Area

**HISTORICAL RESOURCES LIST AND
CONSTRAINTS ANALYSIS
FOR THE
MARIPOSA LAKES SPECIFIC PLAN DEVELOPMENT
PROJECT AREA
STATE ROUTE 4 AND MARIPOSA ROAD
SAN JOAQUIN COUNTY, CALIFORNIA**

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MANAGEMENT SUMMARY

This report presents the results of a "windshield" architectural survey for the proposed Mariposa Lakes Specific Plan development project involving approximately 3700 acres of land bounded west/southwest by Mariposa Road, north by State Route 4, and east by Kaiser Road, in San Joaquin County, California.

No historic resources inventory of the project area had previously been conducted. LSA Associates, Inc. was retained in March 2005 to conduct historical research and prepare a Historical Resources Inventory List of each building within project boundaries by InSite Environmental, Inc., which is completing the feasibility study for the proposed project. The inventory included a street address, approximate built date, architectural style, integrity statement, and photograph for each building, as well as an initial evaluation of National Register of Historic Places and California Register of Historical Resources (based upon architecture only) eligibility.

The architectural resources are located on large tracts of lands originally taken up for agricultural purposes, but subdivided in the 1910s and early 1920s as the White Oak Addition and Clarkadota Fig Plantations, with a resubdivision in 1955 known as Three Oaks; all were located on the original Weber Grant. Residences in the area consist primarily of modern Ranch-style homes dating from the mid-1950s to the present, with a few Craftsman and Transitional Bungalows. Although no site specific research was conducted on individual parcels, architecturally and historically, none appears eligible for listing on the National or California Registers. They are all typical examples of common resource types and many are lacking in integrity.

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PROJECT DESCRIPTION

This report presents the results of a “windshield” architectural survey for the proposed Mariposa Lakes Specific Plan development project involving approximately 3700 acres of land bounded west/southwest by Mariposa Road, north by State Route 4, and east by Kaiser Road in San Joaquin County, California. The proposed Mariposa Lakes project is located in east-central San Joaquin County, east of State Route 99 and south of State Route 4 (Figure 1). It lies in sections 68, 69, 78, 79 of the original *Campo de los Franceses* (Weber) Grant, and sections 11, 14, and 23, Township 1 North, Range 7 East, MDBM (Figure 2).

No previous historic resources inventory of the project area had been conducted. LSA Associates, Inc. was retained in March 2005 to conduct historical research and prepare a Historical Resources Inventory List of each building within project boundaries by InSite Environmental, Inc., which is completing the feasibility study for the proposed project. The inventory included a street address, approximate built date, architectural style, integrity statement, and photograph for each building, as well as an initial evaluation of National Register of Historic Places and California Register of Historical Resources (based upon architecture only) eligibility.

Three tasks were conducted to complete the evaluations:

Task 1. Survey and Recordation. Conduct a “windshield” survey and record the buildings in tabular form.

Task 2. Research and Assessment of Eligibility. This task included research and an initial evaluation of the properties, the residences, and the historic archaeological sites resulting in an initial assessment of their eligibility as historic resources under the criteria for the California Register of Historical Resources. Research included archival research in various repositories in San Joaquin County and interviews with persons knowledgeable about its historical resources.

Task 3. Preparation of a Historical Resources Inventory List.

RESEARCH METHODS

Archival and oral-history research for the project overview and specific site history was conducted by Judith Marvin and Terry Brejla. Ms. Marvin is a historian and architectural historian who has been actively involved in historic research since 1977. Obtaining a degree in History from University of California, Berkeley, she served for eleven years as curator and director of the Calaveras County Museum and Archives, California, for the past 20 years as a partner in Foothill Resources, Ltd., and since 2000 as a historian and project manager for LSA Associates, Inc. Ms. Marvin has served as historian for a wide range of cultural resource projects, producing both site-specific and overview histories, and conducting extensive documentary and oral history research. As an architectural historian, she has conducted over 20 major historical resources inventories for city, county, state, and federal agencies and authored more than 15 successful National Register nominations as well as recording numerous buildings to Historic American Buildings Survey (HABS) standards. For the California Department of Transportation (Caltrans), Ms. Marvin has completed more than twenty

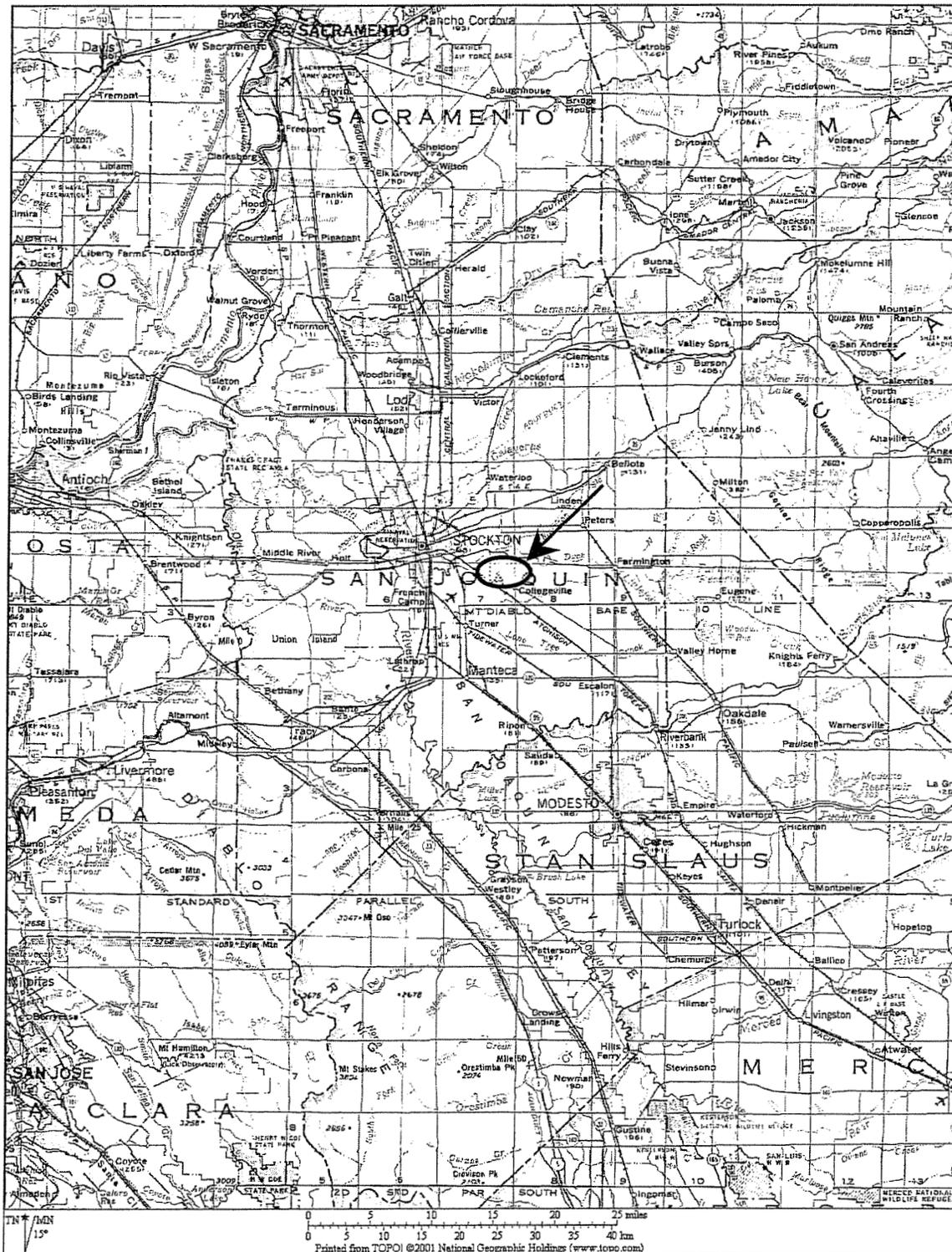


Figure 1. Project vicinity.

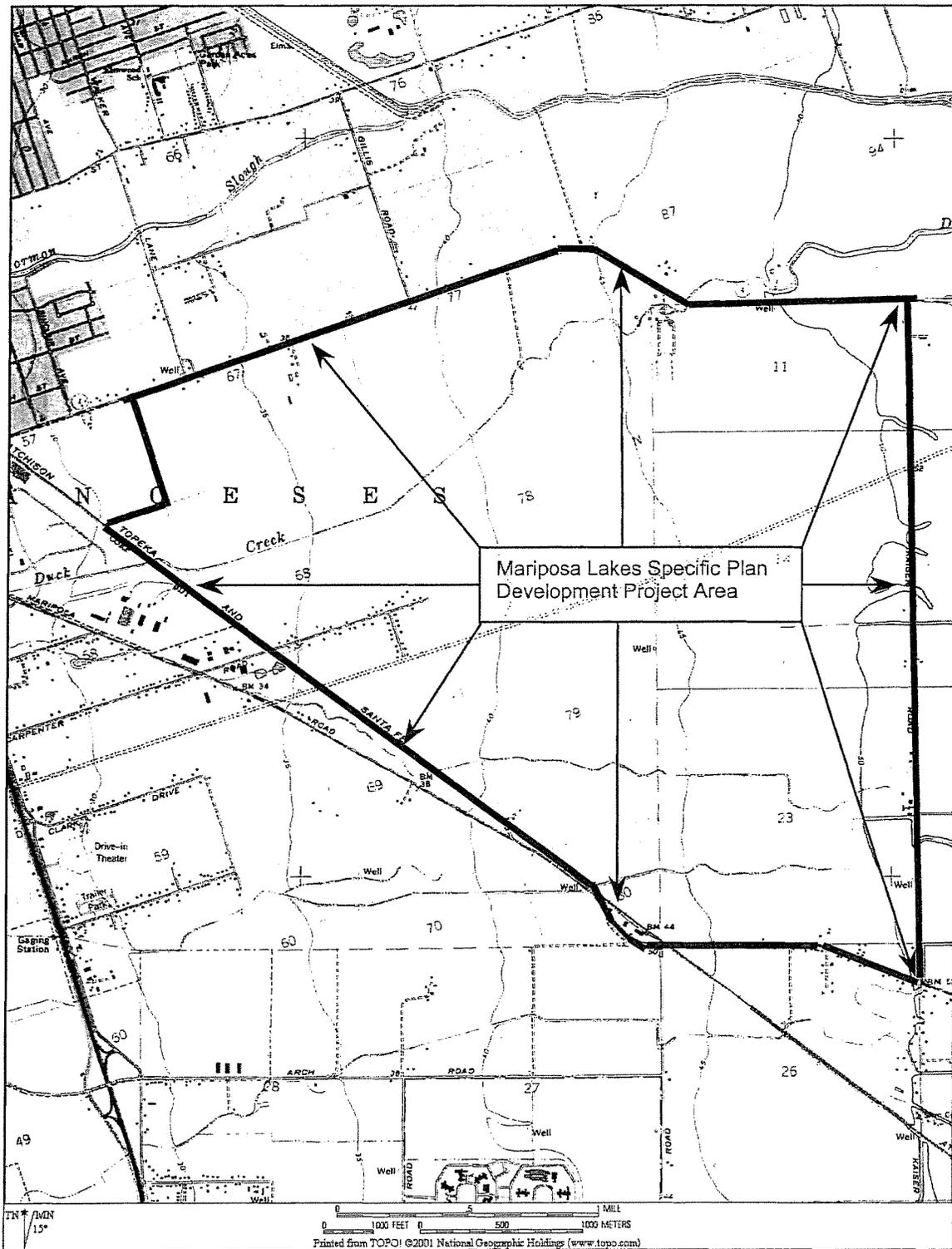


Figure 2. Project Location. (Stockton East Quadrangle, USGS 1968, PR 1987.)

Federal Highway Bridge Rehabilitation and Replacement (HBRR) studies, two multimodal projects, and over twenty archaeological and architectural reports on highway projects. She is certified by the California Council for the Promotion of History, and served on the Board of Directors of that organization from 1987-1990.

Within Stockton, she was the historian for the Stockton Waterfront Projects Archaeological Research Design and Treatment Plan (Costello and Marvin 1999); the Stockton Intermodal Facility, Burlington Northern Santa Fe Railway Project (Davis-King and Marvin 1999); and architectural historian for the Southern Pacific Passenger Station, Stockton Multimodal Project (Marvin 1997), the Arch-Airport Road/State Route 99 Interchange Project (Marvin 1998), and she completed the historical evaluations of the Grohman Residence on North El Dorado Street (Marvin 2000), Dameron Hospital's Central Plant Project (Marvin 2002), St. Joseph's Hospital Pacific Medical Center Project (Marvin and Brejla 2003), as well as other individual property surveys and evaluations.

Ms. Brejla has worked extensively in cultural resources as a research assistant and editor for 19 years. She has recorded buildings and conducted archival research for historical resources inventories in Stockton, San Joaquin County, and central California for city, county, state, and federal agencies and co-authored or edited numerous architectural survey reports, contextual histories, state historic resource record forms, and publications for various cultural resources management firms. Within Stockton, she conducted field and archival research for the Dameron Hospital Central Plant Project (Marvin 2002) and Stockton Banner Island Extended Phase I Cultural Resource Investigation and Paleontological Resource Assessment Project (Costello, Brejla, and Leach-Palm 2003).

As part of the research phase of the project, a number of repositories and individuals were contacted to identify known historic land uses and the locations of research materials pertinent to the project area. These included the published and unpublished documents housed at the Haggin Museum, Cesar Chavez Library, the Holt-Atherton Special Collections Department at the University of the Pacific, Stockton; the San Joaquin County Assessor's and Recorder's Office and the Surveyors Office of the San Joaquin County Department of Public Works. Other major sources of information consulted included:

1. Review of listings in the National Register of Historic Places and current updates (Directory of Determinations of Eligibility, California Office of Historic Preservation, Volumes I and II, 1990; and Historic Property Data File (Office of Historic Preservation current computer list);
2. *California Inventory of Historic Resources* (1976);
3. *California Historical Landmarks* (1990);
4. *California Points of Historical Interest* (May 1992 and updates);
5. Subdivision and Plat Maps;
6. Miscellaneous local inventories and histories of historic resources (see References Cited and Consulted).

HISTORICAL OVERVIEW

The lands in the project area were historically used for agricultural purposes, primarily hay and grains, from at least the 1870s to the early 1950s, with a few small agricultural operations still in existence. By 1879 two ranches, those of G.S. Ladd and W.B. French, had been established near the junction of the Mariposa and Lone Tree Road (Mariposa Road) with the Sonora Road (State Route 4) (Thompson & West 1879:Map Number Two). By 1895, all of the lands had been taken up for agricultural purposes, with Ladd and French still in residence, but most of the acreage apparently unoccupied (Compton 1895, Figure 3). During the 1900s a few small farms were developed, and in the 1940s some dairy operations were established.

The first subdivisions in the area, the White Oak Addition and Clarkadota Fig Plantations, were mapped in the 1910s and early 1920s. The 473+ acres in the northern portion of the project area were subdivided in 1913 by R.E. Wilhoit as the White Oak Addition for owners V.J. Lamotte, A.M. Barker, and Arabella Wing (Barzelotti 1913). To the south, the first map for the Clarkadota Fig Plantations was filed at the request of J.L. Craig, with Craig Avenue (now Carpenter Road) and Munford Avenue dedicated to the public by property owner Kittie L. Munford. The majority of the lots were ca. five acres in size, with larger lots located between the Santa Fe Railway line and the Mariposa Highway (Budd & Widdows 1920, Widdows 1921). Although a few parcels were evidently sold and built upon, the lots were never built out. In 1955 Roland J. Kessel filed a map for a 16-lot subdivision located on both sides of Three Oaks Road, south of Carpenter Road. These lots were all built upon within a few short years, resulting in the present concentration of residences in the project area located along Carpenter and Three Oaks roads.

FIELD METHODS

On 7 April 2005, the project area was visited by Judith Marvin and Terry Brejla. A windshield survey was conducted of all the properties within the proposed project boundaries. The buildings were surveyed, dated, and a preliminary evaluation of integrity was made. All observations were made from public roads.

FINDINGS AND CONCLUSIONS

A visual inspection of the project area (Figure 2) resulted in the inventory and listing of 48 residences, three with associated barns, and two barns and silos on a property with no extant residence. The residences were constructed over a succession of years from about 1905 to the 1990s, with the majority constructed in the 1950s and 1960s on Carpenter Road and Three Oaks Road. Although a few Craftsman and Transitional Bungalows were noted, none retained any integrity and were typical examples of common resource types.

Architectural Descriptions (adapted from Starzak 1997 and McAlester & McAlester 1984). The buildings in the project area primarily reflect vernacular examples of the following architectural styles:

Craftsman (circa 1900–1925). The Craftsman movement, named after a magazine published by Gustav Stickley, was the American counterpart of the English Arts and Crafts Movement. In part a reaction against the excesses, both aesthetic and

otherwise, of the Victorian era, Craftsman architecture stressed the importance of simplicity, of adapting form to function, and of relating the building to both its

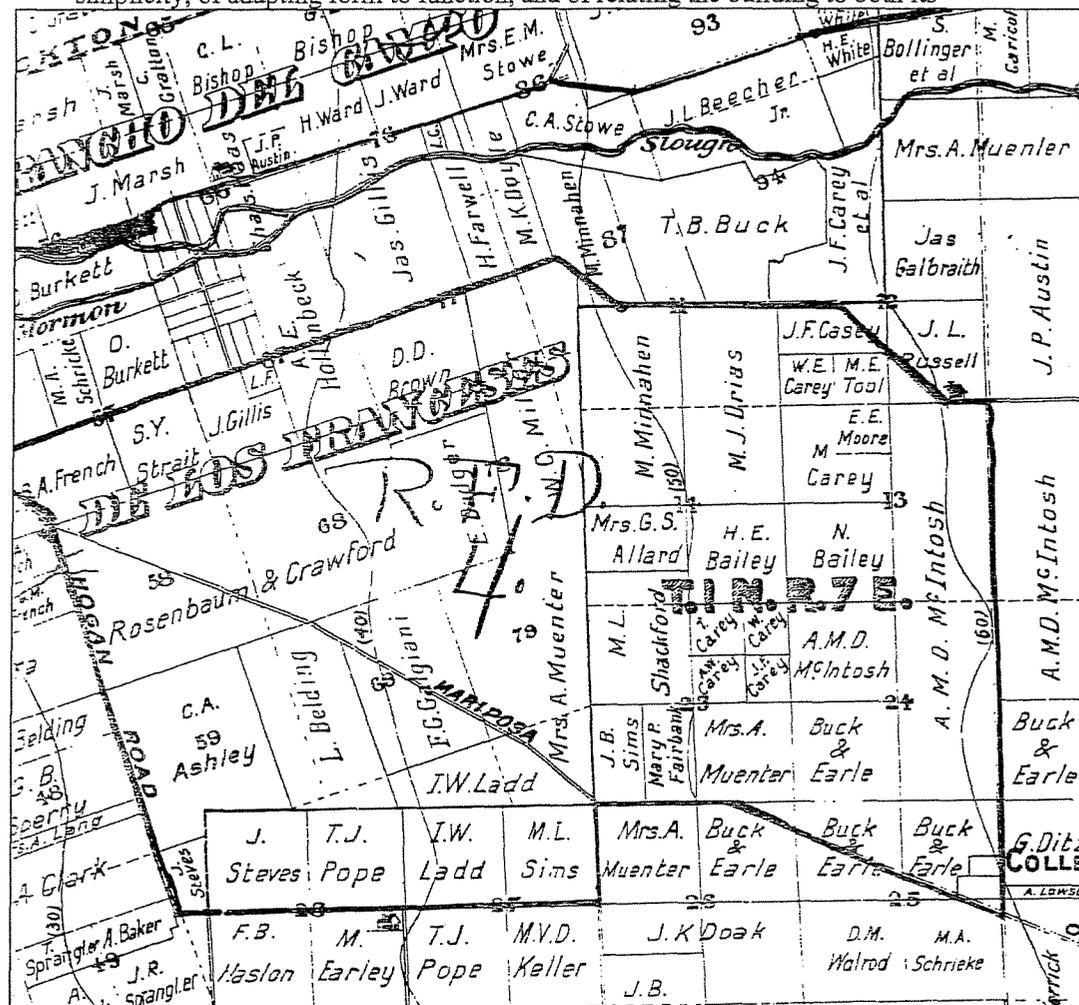


Figure 3. Portion of the project area depicted on the Official Map of San Joaquin County (Compton 1895).

designer through the incorporation of craftsmanship and to the surrounding landscape through its hugging of the ground, massing and siting. It was an outgrowth of the Shingle Style and certain variants were influenced by Japanese architecture. The Craftsman bungalow was usually characterized by a rustic aesthetic of shallowly pitched overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped porches; windows, both casement and double-hung sash, grouped in threes and fours; extensive use of natural wood in the interior and for front doors; and exposed structural elements such as beams, rafters, braces, and joints. Cobblestone or brick was favored for chimneys, porch supports, and foundations. The heyday of Craftsman design was the decade between 1906 and 1916; after that the Craftsman style was simplified, often reduced to signature elements such as an offset front gable roof, tapered porch piers, and extended lintels over door and window openings. In

many cases, the Craftsman style incorporated distinctive elements from other architectural styles, resulting in numerous variations (Starzak 1997).

Minimal Traditional (1946-1950s). The Post World War II Vernacular style of residential architecture rose in popularity in America after 1946 and has continued to influence American domestic architecture since that time. The Post-World War II Vernacular style stems from the late-1930s, depression-influenced architectural style sometimes referred to as Minimal Traditional. This style loosely borrowed from the front-gabled, Tudor style minus the elaborate detailing and steep roof pitch. This single-story home design dominated large tract housing developments immediately pre- and post-war and generally featured shallow eaves, large chimneys, and various wall-claddings, including stucco, wood, brick, or stone. Common architectural features also include a low to intermediate cross-gabled roof covered in composition shingles or crushed rock, sometimes with one front-facing front gable. Some examples of this style boasted aluminum casement windows, which emerged from wartime technology. And for the first time, architects addressed the growing importance of the automobile to urban living by attaching garages to some residences of this style, often on the front elevation (Starzak 1997).

California Ranch (1935–Present). Many of the residences recorded in this report were modern California Ranch style tract homes built in the late 1940s and early 1950s. Their rectangular or square mass, one-story frame construction, wood or stucco cladding, gabled or hipped roofs, and concrete foundations reflect the post-World War II era when modern ranch-style homes were mass-produced and home ownership became possible for most Americans (Starzak 1997).

Virginia McAlester elaborates further:

This style originated in the mid-1930s with designs by several creative California architects and became the dominant style throughout America during the decades of the 1950s and 1960s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century. Asymmetrical one-story shapes with low-pitched roofs dominate. Three common types of roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang, which may be either boxed or open, with the rafters exposed. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses, are a common feature. These private outdoor living areas to the rear of the house are a direct contrast to the large front and side porches of most late 19th and early 20th century styles (McAlester and McAlester 1984:479).

Significance Criteria

The objective of this investigation is to conduct a preliminary evaluation of the eligibility of the resources for inclusion in the California Register of Historic Resources (CRHR).

The criteria for listing historical resources on the California Register are consistent with those developed by the National Park Service for listing properties on the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only properties which meet the established criteria, as set out below, may be listed on or formally determined eligible for listing on the California Register. Following the California Register of Historic Resources Criteria for Evaluating the Significance of Historical Resources, the resource was considered relative to the following CRHR eligibility criteria detailed in Chapter 11.5, Part 4852 (b), of Assembly Bill 2881:

The quality of significance in California and American history, architecture, archaeology, engineering, and culture is present in buildings, sites, structures, objects, and districts that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
2. It is associated with the lives of persons important to the nation or to California's past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the state or the nation.

Integrity is the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance. Properties eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for its significance.

It must also be judged with reference to the particular criteria under which a property is proposed for eligibility. Alterations over time to a property, or historic changes in its use, may themselves have historical, cultural, or architectural significance.

It is possible that properties may not retain sufficient integrity to meet the criteria for listing on the National Register, but may still be eligible for listing on the California Register. Property that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information, or specific data.

Conclusions

Architectural Properties. For the purposes of this initial survey, no historical research was conducted on the individual buildings, so they are only evaluated under Criterion 1, for their association with the agricultural development of San Joaquin County and its subsequent suburbanization, and Criterion 3, for their architectural importance. Residences in the area consist primarily of modern Ranch-style homes dating from the mid-1950s to the present, with a few Craftsman and Transitional Bungalows. Although no site specific research was conducted on individual parcels, architecturally and historically, none appears eligible for listing on the National or

California Registers. They are all typical examples of common resource types and many are lacking in integrity.

As noted in the National Register Bulletin on *Historic Residential Suburbs*:

For the purposes of the National Register program [and by implication, the California Register], a historic residential suburb is defined by the historical events that shaped it and by its location in relation to the existing city [i.e., downtown Stockton]. A historic district is defined as:

A geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and community facilities (U.S. Department of the Interior 2002:4).

Historic period, relationship to transportation corridors, cohesive planning principles, socioeconomic conditions, real estate trends, and architectural character usually impart distinctive characteristics that distinguish the historic neighborhood from the development that surrounds it. Recognitions of these factors early in the process makes it possible to place a particular suburb in the national context for suburbanization as well as local or metropolitan contexts. Knowledge of these factors can be used in making comparisons among neighborhoods of similar age, understanding local patterns of history and development, and in defining historic districts that meet National [or California] Register criteria (U.S. Department of the Interior 2002:93).

Under Criterion 1, the majority of the residential properties in the Mariposa Lakes project area represent the post World War II housing boom in California and the Central Valley. The residences were built for working-class families who sought separation from the city and privacy from neighbors in modest, detached homes on the narrow, rectangular lots of gridiron subdivisions. Although the lots were first subdivided in the early 1920s, it wasn't until the mid-1950s that they were extensively built-out, predominately along Carpenter and Three Oaks roads (Barzelotti 1913; Budd & Widdows 1920, Widdows 1921, Plecarpo 1955).

Under Criterion 3, the residences are all typical examples of common resource types, not the work of a master, nor do they retain high artistic values. Most are California Ranch-style homes built in the mid-1950s, with a scattering of simple Craftsman, Transitional Bungalow, and one Minimal Traditional architectural examples scattered among them. Many of them have also been significantly altered and no longer retain their integrity of design and materials.

Archaeological Properties. **Criterion 4, the ability to answer questions important in history**, is usually used to evaluate archaeological properties. Extant architectural properties in the project area, primarily residential sites dating from the early 1900s to the present, appear to have a low sensitivity for important archaeological deposits due to their lack of integrity.

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1968 Stockton East, California 7.5 minute topographic quadrangle. Photorevised 1987.

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1921 Map of Subdivision No. 2, Clarkadota Fig Plantations. San Joaquin County Maps, Vol. 10,
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APPENDIX A

**TABLE OF
ARCHITECTURAL SURVEY RESULTS**

MAP NO.	APN NO.	PROPERTY ADDRESS	OWNER'S NAME	YEAR BUILT	STYLE	INTEGRITY?	HISTORIC PROPERTY?	COMMENTS
1	179-040-46	5228 Carpenter	Patterson	Ca. 1960	Ranch	Good	No	
2	179-040-47	5332 Carpenter	Baldwin	Ca. 1960	Ranch	Good	No	
3	179-040-30	5364 Carpenter	Burkes	Ca. 1960	Ranch	Good	No	
4	179-040-29	5440 Carpenter	Orcutt	Ca. 1960	Ranch	Fair	No	
5	179-040-32	5534 Carpenter	Cunha	Ca. 1960	Ranch	Good	No	
6	179-040-33	5536 Carpenter	Navarro	Ca. 1930s	Craftsman	Poor	No	
7	179-040-27	5616 Carpenter	Smith	Ca. 1930	Craftsman	Good	No	
8	NO DATA	5632 Carpenter		Ca. 1960	Ranch	Good	No	
9	179-040-24	5650 Carpenter	Quattlebaum	Ca. 1955	Ranch	Good	No	
10	SAME	5650 Carpenter		Ca. 1955	Barn	Fair	No	
11	179-040-22	5720 Carpenter	Hoffstetter	Ca. 1955	Ranch	Good	No	
12	NO DATA	5732 Carpenter		Ca. 1960	Ranch	Fair	No	
13	NO DATA	5820 Carpenter		Ca. 1960	Ranch	Good	No	
14	NO DATA	5828 Carpenter		Ca. 1960	Ranch	Good	No	
15	179-040-18	5930 Carpenter		Ca. 1960	Ranch	Fair	No	
16	SAME	5935 Carpenter	Nava	Ca. 1960	Ranch	Good	No	
17	179-040-17	5915 Carpenter	Clark	Ca. 1960	Ranch	Good	No	
18	179-040-39	5791 Carpenter	Munoz	Ca. 1960	Ranch	Good	No	
19	NO DATA	3635 Three Oaks		Ca. 1955	Ranch	Good	No	
20	NO DATA	3655 Three Oaks		Ca. 1955	Ranch	Good	No	
21	NO DATA	3675 Three Oaks		Ca. 1960	Ranch	Good	No	
22	NO DATA	3709 Three Oaks		Ca. 1960	Ranch	Good	No	
23	NO DATA	3729 Three Oaks		Ca. 1955	Ranch	Good	No	
24	NO DATA	3749 Three Oaks		Ca. 1955	Ranch	Fair	No	
25	NO DATA	3769 Three Oaks		Ca. 1935	Minimal Traditional	Good	No	
26	NO DATA	3770 Three Oaks		Ca. 1955	Ranch	Good	No	
27	NO DATA	3750 Three Oaks		Ca. 1960	Ranch	Good	No	
28	NO DATA	3730 Three Oaks		Ca. 1955	Ranch	Fair	No	
29	NO DATA	3676 Three Oaks		Ca. 1955	Ranch	Good	No	
30	NO DATA	3656 Three Oaks		Ca. 1960	Ranch	Good	No	
31	NO DATA	3654 Three Oaks		Ca. 1955	Ranch	Good	No	
32	179-040-34	5747 Carpenter	Gonzalez	Ca. 1960	Ranch	Good	No	
33	179-040-14	5741 Carpenter	Holbrook	Modern	Ranch	Good	No	
34	179-040-13	5733 Carpenter	Abduillah	Ca. 1960	Ranch	Good	No	
35	179-040-11	5633 Carpenter	Lara	Modern	Ranch	Good	No	
36	179-040-07	5621 Carpenter	Cortez	Ca. 1955	Ranch	Poor	No	
37	179-040-09	5535 Carpenter	Castillo	Ca. 1960	Modern	Fair	No	
38	179-040-06	5435 Carpenter	Nunes	Ca. 1955	Ranch	Poor	No	
39	179-040-53	5323 Carpenter	Garcia	Ca. 1965	Ranch	Fair	No	
40	179-020-02	7119 Mariposa	Esformes Ranch	Ca. 1930	Craftsman	Fair	No	
41	SAME	7119 Mariposa		Ca. 1930	Barn	Fair	No	
42	NO DATA	9435 Mariposa		Ca. 1910	Bungalow	Good	No	Tankhouse, barn
43	181-090-03	9851 Mariposa	Halford	Ca. 1955	Ranch	Good	No	
44	181-040-06	5125 Kaiser	Pearce	Ca. 1960	Ranch	Good	No	With Shrine
45	181-040-04	4845 Kaiser	Booth	Ca. 1955	Ranch	Good	No	
46	NO DATA	5148 Hwy 4		Ca. 1955	Ranch	Good	No	Brick

MAP NO.	APN NO.	PROPERTY ADDRESS	OWNER'S NAME	YEAR BUILT	STYLE	INTEGRITY?	HISTORIC PROPERTY?	COMMENTS
47	NO DATA	5340 Hwy 4		Ca. 1955	Ranch	Poor	No	
48	NO DATA	5338 Hwy 4		Ca. 1905	Bungalow	Poor	No	Enclosed porch
49	NO DATA	5404 Hwy 4		Ca. 1955	Ranch	Fair	No	
50	NO DATA	5748 Hwy 4		Ca. 1946	Ranch	Fair	No	Dairy, 3 houses
51	NO DATA	5750 Hwy 4		Ca. 1946	Dairy barn	Good	No	With houses
52	NO DATA	??? Hwy 4		Ca. 1946	Silos	Good	No	With barns
53	NO DATA	??? Hwy 4		Ca. 1920	Large barn	Good	No	With silos, barn
54	NO DATA	??? Hwy 4		Ca. 1920	Barn	Good	No	With barn, silos
55	NO DATA	??? Hwy 4		Ca. 1920	Hay Wagon	Fair	No	With barns, silos