

Rockwell Specific Plan Historical Evaluation

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J O H N S O N
A r c h i t e c t u r e

I. Executive Summary

This historical evaluation was prepared at the request of Bruce O'Neal, with Land Use Associates, in order to determine whether the single-family residences located within the Rockwell Specific Plan Project area qualify as potential historic resources in accordance with Article 5 §15064.5 of the California Environmental Quality Act (CEQA) Guidelines. Approximately seven residences have been identified in the project area. Six properties appear to have been built prior to 1958 (8168, 8450, 8470, 8474, 8480, 8488 East Floral Avenue). A seventh property located at 8362 East Floral Avenue appears to have been built c. 1965, as such the property is not 50 years of age and does not meet the criteria for evaluation.

The project area is comprised of a 251-acre site located at the northeast corner of Floral Avenue and De Wolf Avenue within the City of Selma, Fresno County, California. The parcel is bounded by Floral Avenue to the south, De Wolf Avenue to the west, State Route 99 to the northeast and existing development (Wal-Mart) to the east. Land to the west is agricultural and Rockwell Pond extends into this area. Land to the south is agricultural. Property to the east is commercially developed. State Route 99 is located to the northeast. The project site is designated as "Open Space" in the City of Selma General Plan. The agricultural property in the area is designated and zoned for agricultural use by the Fresno County General Plan. The proposed Project for the Rockwell Specific Plan is for the ultimate urban development of an unincorporated area of approximately 251-acres located adjacent to northwest Selma.

This evaluation examines the impact of the Rockwell Specific Plan on the potential historic resources (seven residential properties) within the project area. The Rockwell Pond Specific Plan is subject to the California Environmental Quality Act (CEQA) because it is a discretionary project that may impact potential historic resources located within the subject area. Public Resources Code Section 20184.1 states "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." CEQA defines substantial adverse change in the significance of a resource as the physical demolition, destruction,

relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired (CEQA Guidelines 15064.5). The significance of a historical resource is considered to be materially impaired when a project demolishes, or materially alters in an adverse manner, those characteristics that convey its historical significance and/or account for its inclusion on a historical resource list. A “historical resource” is defined as one that is listed in, or determined eligible for listing in, the California Register of Historical Resources. A resource that is officially designated or recognized as significant in a local register of historical resources or one that is identified as significant in a historical resources survey meeting the requirements of Public Resources Code Section 5024.1 (g) is presumed to be significant under CEQA “unless the preponderance of the evidence demonstrates that the resource is not eligible for the California Register.

The project area includes seven residential properties, all of which are located along the southern border of the property. The 251-acre property is currently agricultural land. This study will review the proposed Rockwell Specific Plan and analyze the significance and integrity of the resources on the site under the eligibility criteria of the California Register of Historical Resources.

The structures date from the mid-to-late 20th century. Six of these structures appear to be more than 50 years of age, and are potential historic resources. Historical resources may include sites, as well as historical districts, buildings, structures, and objects of 50 years of age. Prior to this report, Johnson Architecture conducted a site visit and carried out archival research in order to determine the current condition of the proposed project area and to ascertain the developmental history of the property and surrounding area.

The Rockwell Specific Plan entails the demolition of all extant structures and results in a change in land use from agricultural to commercial and residential.

II. Methodology

Determination of historical significance requires a number of issues to be considered. Factors of significance include: the property's history (both construction and use); the history of the surrounding community; the association with important persons or uses; the number of resources associated with the property; the potential for the resource to be the work of a master architect, builder, craftsman, landscape gardener, or artist; the historical, architectural, or landscape influences that have shaped the design of the property and its pattern of use; what alterations have taken place, and how many changes have affected the historical integrity of the property; and the current condition of the property. These questions and related issues must be answered before a formal determination of significance can be made.

The methodological approach for this historical resource assessment consisted of a site visit, research on the property, neighborhood and associated persons conducted at the Fresno County Development Department, City of Selma Building Department, and the Fresno County Public Library. The properties are outside the area covered by the historic Sanborn Fire Insurance Maps. The built resources were evaluated for National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) eligibility.

In December 2009 a site visit was made to the property in order to photograph the subject residences and the surrounding setting. During the site visit a brief architectural description of the residences was created for use in this document.

A record search was performed at the Southern San Joaquin Valley Information Center, California State University, Bakersfield, California, on November 13, 2007. The results of the records search indicated that no cultural resources of a prehistoric or historic nature have been previously recorded within the project boundaries.

The department of Parks and Recreation 523 Series Forms (DPR forms) are included in Appendix A.

III. Historical Overview and Contexts

Historic contexts are organizing structures for interpreting history that group information about historic properties that share a common theme, common geographical area, and a common time period. The establishment of these contexts provides the foundation for decision-making concerning the planning, restoration, and treatment of historic properties. The Context Statements for the Rockwell Historical Evaluation are:

- Transportation, the Development of the Central Pacific Railroad
- Early Development of Selma
- Agricultural Development

Context: Transportation

The Development of the Central Pacific Railroad

The Gold Rush brought about such a significant increase to California's population that by 1852, public transportation facilities became both economically feasible and a public necessity. In response to California's population boom and the growing interest in westward expansion the Central Pacific Railroad Company (CPRR) of California was organized on June 28, 1861 by a group of Sacramento merchants (Collis P. Huntington, Leland Stanford, Mark Hopkins, and Charles Crocker), known as the "Big Four." These successful businessmen were responsible for the construction of the western portion of the first transcontinental railroad ("the Pacific Railroad") through California, Nevada, and Utah. With the railroad came the development of the region.

Valley Railroad

Fresno County was founded in 1856, from portions of Mariposa, Merced and Tulare Counties. The town of Millerton, present day location of Millerton Dam was designated

as the first seat of government for Fresno County. It would not be until the Central Pacific Railroad Company (CPRR), the predecessor of the Southern Pacific Railroad Company, established a passenger/freight stations as part of the San Joaquin Division that the towns in the San Joaquin Valley would develop. This line running through Fresno County connected the northern part of California with Los Angeles. The various railroad stations that developed along the diagonal rail corridor grew into towns, growing outward from the stations on axis streets along a rectangular grid, the City of Selma was one of these towns.

The desire to establish a railroad station and town in the vast stretch of agricultural land now occupied by Valley towns such as Selma and Fresno came about during an inspection tour of Central Pacific Railroad rail lines in 1871. During the 1871 inspection made by officials of the railroad (including director Leland Stanford) a visit was made to a 2,000-acre ranch owned by A. Y. Easterby, located east of Fresno's eventual site.¹ Impressed by the quality of the land Stanford and railroad officials were determined that this region should be developed. Following Stanford's visit the Contract and Finance Company (the Central Pacific's real estate subsidiary) purchased 4,480 acres of land from the German Syndicate of San Francisco. This group of real estate speculators had previously purchased 80,000 acres of undeveloped land in central California.² With land secured rail expansion could begin.

The first train passed through Selma on August 1, 1872.³ The San Francisco-Los Angeles line was constructed between 1870 and 1876, and the Fresno to Goshen Junction section was completed in the summer of 1872. The section of track that ran from Goshen south to Los Angeles was turned over to the Southern Pacific, which was acquired by the Central Pacific in 1870.⁴ The City of Selma was founded in 1880 when four land owners from the region paid the Southern Pacific Company \$750 to construct a spur track in Selma.

CONTEXT: Development

Early Development of Selma

As the Southern Pacific Railroad made its way down the valley four farmers – J.D. Whitson, E.H. Tucker, George Otis, and Monroe Snyder – formed a partnership and developed a town site along the railroad. Whitson, asked the Southern Pacific to establish a non-agency station and siding. A strip of land within the property owned by Whitson and E.H. Tucker was given to the railroad company and Selma was founded.⁵

Selma's economy was based on agriculture with wheat the dominant crop. The construction of the Fowler Switch Canal and the Centerville and Kingsburg ditch provided ample opportunities for agriculture to expand around the town of Selma. By 1880, the community of Selma consisted of a grain warehouse near the railroad. This was quickly followed by a general store, hotel and post office. The first newspaper, the Selma Irrigator, began publication in 1886. By 1892 the town had expanded to include "several general stores, two 'family grocery stores,' two clothing stores, two large lumberyards, a planning mill, a raisin packing house (established 1869), five blacksmith shops, two butcher shops, seven hotels and five livery stables."⁶

CONTEXT: Agriculture

Agricultural Development

Early agricultural pioneers were attracted to Selma due to the abundance of inexpensive land. The earliest settlers raised sheep, but the dry summer months were not beneficial to the raising of sheep and by 1880 the sheep business was in decline. New settlers began to plant and harvest wheat.⁷ By 1880, more than 60,000 acres between Wildflower, Kingsburg and Fowler Switch were growing wheat. While the wheat crop was abundant for the majority of the 1880s by the end of the decade yields began to decline as a result of the over production of the soil. Nevertheless, Selma farmers were not discouraged; they had already found another crop suitable for the thin soil and dry climate of Selma.

Orchards and vineyards quickly displaced wheat fields as farmers realized how well varieties of fruit grew in the sandy soil with the help of irrigation. Grapes proved to be a suitable crop for the region as early as the 1870s.⁸ In 1886, the county had 10,886 acres of vineyard, with 5,690 acres planted the next year for raisins.⁹ The 1890s experienced a decline in the demand for raisins. This coupled with a surplus in the raisin crop resulted in a collapse in the industry. Instability in the raisin industry continued until 1912, when the California Associated Raisin Company, (predecessor to Sun Maid Growers of California) was formed.¹⁰ With 90 percent of U.S. raisins produced within eight miles of Selma, the city adopted the slogan "Raisin Capital of the World" in 1963.

Peaches became another staple product in Selma's agricultural economy. In 1893, George B. Otis opened a packing house on the south end of town encouraged the expansion of the local tree fruit industry.¹¹ With the advent of rail car refrigeration, the ability to harvest and ship fruit was improved. By 1912, 500 carloads of fresh tree fruit were shipped from Selma annually. It was the establishment of the Libby, McNeill, and Libby cannery in 1911 that provided Selma its role as "Home of the Peach." The cannery gave such a boost to the local peach industry that by 1924, 2,114 carloads of fresh fruit were being shipped from the community annually.¹² The Libby cannery continued to be a major employer in Selma through the 1960s.

The land within the Rockwell Specific Plan area is an example of the agricultural landscape surrounding the City of Selma that has so long been the foundation of the city's agribusiness economy. The seven residential properties that are located within the Rockwell Specific Plan area are examples of the vernacular housing types associated with agricultural cultivation and production in Selma.

Building Chronology

A review of building permit records on file at the Fresno County Community Development Department Building Division did not identify the original building permit application, nor the exact construction date for any of the seven residential properties located within the Rockwell Specific Plan area. A review of Sanborn Fire Insurance Maps for the City of Selma between the years 1888 and 1942 did not include the Rockwell Specific Plan area. Approximate dates of construction are based on building type, materials, and architectural style.

IV. Architectural Analysis

Rockwell Specific Plan Project Area

To be eligible for the California Register, and therefore subject to CEQA, properties must have either reached fifty years of age or “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resources,”¹³ Approximately seven residences have been identified in the project area. Six properties appear to have been built prior to 1960 (8168, 8450, 8470, 8474, 8480, 8488 E. Floral Avenue). A single property appears to have been built c. 1965 (8362 Floral Avenue), as such the residence is under fifty years of age and therefore not eligible to qualify under CEQA as a historic resource.

8168 East Floral Avenue c. 1940



8168 East Floral Avenue. Photo courtesy of Johnson Architecture, December 2009.

This residence is located at the southwest corner of East Floral Avenue and De Wolf Avenue. The single-family residence located at 8685 East Floral Avenue was constructed in approximately 1940. This single-story structure has a rectangular footprint has a gable roof sheathed in composite shingles, with wide eaves and exposed rafter tails. A dropped, secondary, gable roof is located on the south primary elevation, and marks the projecting entrance porch. The exterior walls are clad in stucco. The current stucco is a later addition, indicated by its spray application finish. The buildings fenestration pattern includes: single and paired wood frame, double-hung, sash windows. A brick chimney is located at the far north end of the building.

The principal residential entry is centrally located on the south elevation. The doorway is accessed by a concrete step. The entryway is a wood door with aluminum-frame screen.

A paired, wood-frame, double-hung sash window is located west of the entry. A single, wood-frame, double-hung sash punctuates the east side of the south elevation.

At the time of the site visit, visibility of the west elevation was obstructed by plant growth. The visible windows that punctuate the elevation are comprised of two sets of paired, wood-frame, double-hung sash windows.

The east elevation is divided into two bays. The northeast corner projects from the building and has two sets of paired, wood-frame, double-hung sash on the east end. A single, wood-frame, double-hung sash punctuates the north and south end of the projecting bay. A series of single and paired wood-frame, double-hung sash windows, and one aluminum frame pop-out window punctuate the remainder of the elevation.

The north (rear) elevation was not visible due to limited access.

A separate two-car garage with attached shed occupies the rear northeast corner of the lot. The wood-frame structure has a gabled roof covered with corrugated metal. Exterior walls are sheathed in drop siding. The garage doors are metal. A wood panel door punctuates the shed on the far west end of the structure.

8382 East Floral Avenue c. 1965



8382 East Floral Avenue. Photo courtesy of Johnson Architecture, December 2009.

The residence at 8382 East Floral Avenue is an example of the Ranch housing type. The residence was built in approximately 1965, and does not qualify as a historic resource, as it is less than 50 years of age. This one-story building has an irregular rectangular footprint, and gable roof, covered in composite shingles. The window type is similar throughout, comprised of single, aluminum-frame sliders and aluminum frame Chicago style windows. A brick water table extends along the primary elevation.

The primary south elevation is asymmetrical and divided into two bays. The east bay is comprised of the front entrance, a wood door with metal screen. Adjacent to the primary entrance is a single aluminum-frame slider window. An aluminum-frame Chicago style window punctuates the east end. The west bay projects from the building and is punctuated with aluminum-frame slider windows on the south and west end. A covered carport is attached to the east end of the building.

The west elevation is punctuated by a series of four, aluminum-frame slider windows.

The north (rear) elevation was not visible due to limited access.

This building is not fifty years of age and as such does not appear to be eligible for the California Register and is therefore not considered a historic resource under CEQA.

8480 E. Floral Avenue c. 1950



8480 East Floral Avenue. Photo courtesy of Johnson Architecture, December 2009.

The residence at 8480 East Floral Avenue was built in approximately 1950. The one-story building has a square footprint and a flat roof sheathed in composite material. The exterior elevations are covered with stucco applied with the spray technique. The fenestration type is comprised of wood-frame, double-hung, sash and wood-frame fixed windows.

The main entrance, a wood door with metal gate is located along the primary south elevation. The front entry is accessed by a series of brick stairs. Directly adjacent to the

main entrance is a large, wood-frame, fixed window. A pair of wood-frame, double-hung sash punctuates the east end of the elevation.

Two, wood-frame, double-hung sash windows punctuate the west elevation. A carport with a flat roof extends from this elevation.

A clear view of the east elevation was obstructed by plant growth and an exterior screen attached to the wall. However, it appears that a window punctuates the south side of the east elevation, located beneath the exterior screen.

The north (rear) elevation was not visible due to limited access.

8488 E. Floral Avenue c. 1950



8488 East Floral Avenue. Photo courtesy of Johnson Architecture, December 2009.

The residence at 8488 East Floral Avenue was built in approximately 1950. The one-story building has a square footprint and a flat roof sheathed in composite material. The exterior elevations are covered with stucco applied with the spray technique. The

fenestration type is comprised of wood-frame, double-hung, sash and wood-frame fixed windows.

The primary entrance is centrally located along the main (south) elevation and approached by a concrete step. The entrance is composed of a single wood door with wood-frame screen door. Single, wood-frame, double-hung sash flank the main entrance. A wood-frame, fixed window punctuates the west end of the south elevation.

The south and east end of the east elevation are punctuated by a series of wood-frame, slider windows. A single, wood-frame, double-hung sash is adjacent to the series of slider windows.

A clear view of the west elevation was obstructed by plant growth and debris. However, it appears that a large, wood-frame, slider window punctuates the west elevation.

The north (rear) elevation was not visible due to limited access.

8450 E. Floral Avenue c. 1940



8450 East Floral Avenue. Photo courtesy of Johnson Architecture, December 2009.

The residence located at 8450 E. Floral Avenue was built in approximately 1940. This one-story structure has a compound plan, irregular footprint, and an asymmetrical gable roof, sheathed in composite shingles. The walls are clad in drop siding. The window type is comprised of single, wood-frame, double-hung sash, and wood-frame fixed windows.

The principal residential entry is centrally located on the south elevation. The entryway is comprised of a multi-light, wood door with hood. A large, wood-frame fixed window with hood is located west of the door.

The east elevation is comprised of a series of three, single, wood-frame, double-hung sash.

The west elevation is divided into three bays. The primary south bay is punctuated with a single, wood-frame, double-hung sash. The central bay projects from the building, this

bay is set back from the primary south elevation and has a dropped, secondary, gable roof sheathed in composite material.

A screened in porch extends from the central bay. Screens wrap around the porch on three sides. A wood-frame, screen door punctuates the southwest corner of the porch. A wood-frame carport extends from the porch.

The north (rear) elevation was not visible due to limited access.

8470 and 8474 E. Floral Avenue c. 1940



8470 and 8474 East Floral Avenue. Photo courtesy of Johnson Architecture, December 2009.

These structures are primarily obscured from view due to limited access. This description is based on the features that were visible at the time of the site visit.

The two residential building were constructed in approximately 1940. The primary elevations of both structures front a dirt roadway extending north of East Floral Avenue. The south (side) elevation of these residences face East Floral Avenue. Both structures have compound plans with square footprints. The exterior walls are clad with clapboard

siding. The gable roofs are sheathed with composite shingles. The visible fenestration patterns appear to consist of single, double, three-part, wood-frame, double-hung sash and wood-frame multi-light windows. Descriptions of elevations and features of these buildings are those visible from the public right of way.

V. Application of California Register Criteria

California Register of Historical Resources

All resources listed in or formerly determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

California Criterion 1: Event or Patterns of Events

It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The residential properties located within the Rockwell Specific Plan project area do not appear to be as a whole eligible under National Register A: or California Register Criterion 1: Event/Patterns of Events. Research failed to reveal any historically significant event directly associated with the buildings at the local, state, regional or national level.

California Criterion 2: Important Person(s)

It is associated with the lives of persons important to local, California or national history.

No information was found on any of the current or past owners of the properties that would indicate that any of the individuals were important persons in local, state, regional

or national history. Consequently, the residences do not appear to be eligible under California Register Criterion 2: Important Person(s).

California Criterion 3: Design/Construction

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.

The residential properties located in the project area are not considered individually significant resources. Although the identity of the original architect/builder was not ascertained, the buildings do not appear to represent the work of a master, nor do they possess high artistic value.

California Criterion 4: Information Potential

It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The properties have not yielded, and are unlikely to yield information important to prehistory, or local, state, regional or national history, and does not appear to be eligible under California Register Criterion 4: Information Potential. Johnson Architecture did not evaluate potential archaeological resources.

VI. Evaluation of Integrity

In addition to having significance, resources must retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is the authenticity of a historical resource's physical identity and evidenced by the survival of characteristics or historical fabric that existed during the resource's period of significance. There are seven elements of integrity recognized and employed by both the National Register of Historic Places and the California Register of Historical Resources: location, design, setting, materials,

workmanship, feeling, and association. A resource that is not considered to retain enough integrity for listing on the National Register may still be eligible for listing on the California Register.

These seven aspects of integrity have been applied to six residential properties located in the Rockwell Specific Plan area, which are forty-five years of age, or older and have potential to be considered a historical resource. Eligible buildings include: 8168 E. Floral Ave., 8480 E. Floral Ave., 8488 E. Floral Ave., 8450 E. Floral Ave., 8470 E. Floral Ave., and 8474 E. Floral Ave.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

The structures in the project area remain in their original location along the south border of the property. Therefore, this aspect of the properties integrity has not been diminished.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

8168 E. Floral Ave.:

The exterior volume and massing of the residence is intact. However, changes to the exterior of the building are evident in the replacement of materials. Overall the integrity of the residence has been diminished.

8480 E. Floral Ave.:

The exterior volume and massing of this residence is intact. However, the building is in poor condition and some materials have been replaced. In addition,

the poor condition and dilapidation of the building diminishes the original design. On the whole this aspect of integrity has been diminished.

8488 E. Floral Ave.:

The exterior volume and massing of this residence is intact. However, the building is in poor condition and some materials have been replaced. In addition, the poor condition and dilapidation of the building diminishes the original design. On the whole this aspect of integrity has been diminished.

8450 E. Floral Ave.:

The Gable-roofed structure retains its original design. However, the building is in poor condition and some materials have been replaced. Overall this aspect of integrity has been diminished.

8470 E. Floral Ave.:

The exterior volume and massing of this residence appears to be intact. However, the building is in poor condition and some materials have been replaced. In addition, the poor condition and dilapidation of the building diminishes the original design. On the whole this aspect of integrity has been diminished.

8474 E. Floral Ave.:

The exterior volume and massing of this residence appears to be intact. However, the building is in poor condition and some materials have been replaced. In addition, the poor condition and dilapidation of the building diminishes the original design. On the whole this aspect of integrity has been diminished.

Setting

Setting is the physical environment of a historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.

The residences maintain their original use as domestic dwellings. Therefore, this aspect of the property's integrity has not been diminished.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

8168 E. Floral Ave.:

Materials have been replaced and changes have been made to a number of structural features, including: doors, roof, and wall cladding. In addition, exterior building materials have experienced significant deterioration. Therefore, this aspect of the property's integrity has been diminished.

8480 E. Floral Ave.:

Many materials have been replaced and changes have been made to a number of structural features, including: doors, roof, and wall cladding. In addition, exterior building materials have experienced significant deterioration. Therefore, this aspect of the property's integrity has been diminished.

8488 E. Floral Ave.:

Many materials have been replaced and changes have been made to a number of structural features, including: doors, roof, and wall cladding. In addition, exterior building materials have experienced significant deterioration. Therefore, this aspect of the property's integrity has been diminished.

8450 E. Floral Ave.:

Exterior building materials have experienced significant deterioration. However, few materials have been replaced and no changes have been made to the structural features of this building. Overall, this aspect of the property's integrity has been diminished.

8470 E. Floral Ave.:

Materials appear to have been replaced and changes have been made to structural features, including: doors and windows. In addition, exterior building materials have experienced deterioration. Therefore, this aspect of the property's integrity has been diminished.

8474 E. Floral Ave.:

Materials appear to have been replaced and changes have been made to structural features, including: doors and windows. In addition, exterior building materials have experienced deterioration. Therefore, this aspect of the property's integrity has been diminished.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history.

8168 E. Floral Ave.:

The original workmanship of this structure provides physical evidence of construction methods and styles of residential development in the early twentieth century

8480 E. Floral Ave.:

Because this structure has been altered and has experienced significant damage, it fails to communicate the craftsmanship of the workers who constructed this building.

8488 E. Floral Ave.:

Because this structure has been altered and has experienced significant damage, it fails to communicate the craftsmanship of the workers who constructed this building.

8450 E. Floral Ave.:

The original workmanship of this structure provides physical evidence of construction methods and styles of agricultural development in the early twentieth century. The Gable roofed structure has enough original fabric to communicate the workmanship associate with its period in history.

8470 E. Floral Ave.:

It appears that the original workmanship of this structure provides physical evidence of construction methods and styles of agricultural development in the early twentieth century. The Gable roofed structure has enough original fabric to communicate the workmanship associate with its period in history.

8474 E. Floral Ave.:

It appears that the original workmanship of this structure provides physical evidence of construction methods and styles of agricultural development in the early twentieth century. The Gable roofed structure has enough original fabric to communicate the workmanship associate with its period in history.

Feeling

Feeling is a property's expression of the aesthetic or historical sense of a particular period of time.

The buildings have maintained their original residential use and the setting is intact. Therefore, the properties retain their original feeling, and this aspect of integrity has not been diminished.

Association

Association is the direct link between an important historic event or person and a historic property.

There are no records that indicate that the residential structures within the Rockwell Specific Plan area have any direct link between an important historic event, person, or historic property. Integrity of Association is not applicable to these buildings.

In summary, the single-family residences located within the Rockwell Specific Plan Project area retain a minimal degree of integrity. In regards to setting, location, and feeling, the properties have undergone minimal change and are predominantly intact. However, the buildings design, materials and workmanship are significantly altered. Integrity of association is not applicable to these buildings. Although a few of the buildings retain some integrity as a whole the properties within the project are do not retain sufficient integrity to be considered historic resources.

VII. Application of CEQA

Threshold of Significance

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be impaired. According to

Public Resources Code §5024.1, a historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources; or is identified as significant in an historic resource survey if that survey meets specified criteria.

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The properties located within the Rockwell Specific Plan project area are not included in a local register of historical resources or designated as a historically significant site, nor have the properties been identified or documented in previous historic resource survey efforts in the City of Selma. The properties are not included in the California State Office. In addition, the properties do not appear to retain sufficient integrity to be eligible for the National or California Register.

VIII. Evaluation of Historical Significance-Eligibility Analysis

Currently none of the buildings within the Rockwell Specific Plan project area are on the National or California Registers. A request for information from the California Historical Resources Information System (CHRIS) was made in November of 2007. Findings for the subject property that pertain to historical significance were:

- There are no historic sites located within the project area.
- No listings have been recorded for the Office of Historic Preservation (OHP) and the Historic Preservation Department (HPD) in the project area.
- There are no listings on the California Inventory.

The Rockwell Specific Plan project area was not listed on any previous surveys and does not appear to meet the level of significance necessary to be eligible for the

California or National Registers. The buildings are from the mid-20th-century; they no longer retain enough integrity to make them eligible for the California Register.

IX. Conclusion

This evaluation was prepared in order to determine whether the residential properties located within the Rockwell Specific Plan project area qualify as historic resources in accordance with Article 5, §15064.5 of the CEQA Guidelines. The properties were researched and evaluated as potential historical resources in accordance with the significance criteria of the California Register of Historical Resources by Johnson Architecture in December 2009 and January 2010. As a whole, the properties do not retain sufficient integrity or meet the level of significance necessary to be eligible for the California Register.

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Endnotes

¹ Charles W. Clough and William B. Secrest Jr., *Fresno County The Pioneer Years: From the Beginnings to 1900* (Panorama West Books: Fresno, CA, 1984) 121.

² Clough and Secrest, 121.

³ *The Selma Enterprise*. “First Train Passed Through Future Location of Selma on August 1, 1872, S. P. Reports.”

⁴ History of the Chinese in California (The Valley Route to Los Angeles) – (<http://cpr.org>)

⁵ Clough and Secrest, 171.

⁶ Clough and Secrest, 173.

⁷ Randal McFarland *Centennial Selma: Biography of a California Community's First 100 Years* (Selma, Ca 1980) 147.

⁸ The *Fresno Expositor* devoted an entire front page to raisin growing in Fresno County on March 8, 1876. McFarland, 148.

⁹ Ibid, 148.

¹⁰ Ibid, 151.

¹¹ Ibid, 157.

¹² Ibid, 157.

¹³ “California Register and National Register: A Comparison” (California Office of Historic Preservation Technical Assistance Series: March 1999).

APPENDIX A
DPR 523 Forms

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____ N/A _____

NRHP Status Code _____ 5D3 _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name(s) or Number: 8168 E. Floral Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Unavailable

c. Address: 8168 E. Floral Avenue

d. Assessor's Parcel Number: 348-191-08

***P3a. Description:**

This single-family residence is located at the southwest corner of East Floral Avenue and De Wolf Avenue. The residence was constructed in approximately 1940. This single-story residence with rectangular footprint has a gable roof sheathed in composite shingles, with wide eaves and exposed rafter tails. A dropped, secondary, gable roof is located on the south primary elevation, and marks the projecting entrance porch. The exterior walls are clad in stucco. The current stucco is a later addition, indicated by its spray application finish. The buildings fenestration pattern includes: single and paired wood frame, double-hung, sash windows. A brick chimney is located at the far north end of the building. The principal residential entry is centrally located on the south elevation. The doorway is accessed by a concrete step. The entryway is a wood door with aluminum-frame screen. A paired, wood-frame, double-hung sash window is located west of the entry. A single, wood-frame, double-hung sash punctuates the east side of the south elevation. A separate two-car garage with attached shed occupies the rear northeast corner of the lot. The wood-frame structure has a gabled roof covered with corrugated metal. Exterior walls are sheathed in drop siding. The garage doors are metal. A wood panel door punctuates the shed on the far west end of the structure. Overall, the building appears to be in fair exterior condition.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other



P5b Photo date: December 2009

***P6. Date Constructed/Age and Sources:**

Date: 1940

Field study

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

Lauren MacDonald

Architectural Historian

Johnson Architecture

942 E. Olive Ave., Fresno, CA 93728

***P9. Date Recorded:** December 2009

***P10. Survey Type:** Intensive Level: Pre-

1961 Properties

***P11. Report Citation:** Johnson Architecture, *Rockwell Specific Plan Historical Evaluation Survey*, January 2010

***Attachments:** ● Building, Structure and Object Report

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name or # 8168 E. Floral Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular

***B6. Construction History:**

The residence at 8168 E. Floral Avenue was originally constructed c. 1940 (field survey). No buildings permits were available for review at the County of Fresno Planning and Development Department. Research was unable to determine what alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Selma (Fresno County)

Period of Significance: 1940

Property Type: Residential, vernacular **Applicable Criteria:** N/A

The subject parcel was developed with the single-story dwelling identified as 8168 E. Floral Avenue c. 1940. An incremental review of Selma City Directories from 1923 to 1960. No information was found on any of the current or past owners of the property that would indicate that any of the individuals were important persons in local, state, regional, or national history.

The building retains a moderate degree of integrity; the location, design, setting, workmanship, feeling, and association appear to be unchanged. However, materials have undergone some alterations.

The property at 8168 E. Floral Ave. does not qualify to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: No additional resource attributes.

***B12. References:**

County of Fresno Planning & Development Department-Building Permit Records, Historic Site Records.
Fresno County Library-History and Genealogy Room and City Directories

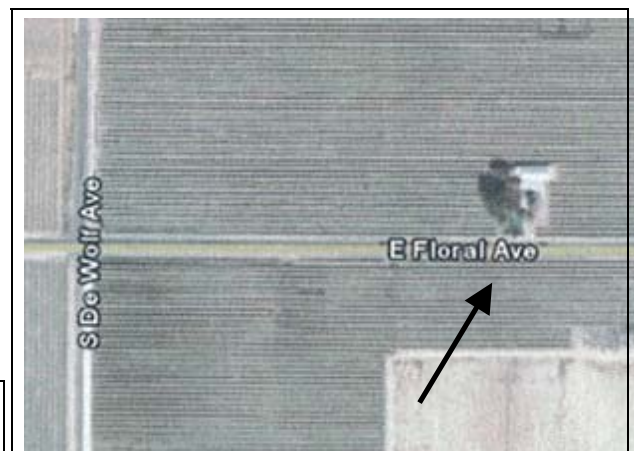
*See Report Bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** December 2009

(This space reserved for official comments.)



North ▲

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____ N/A _____

NRHP Status Code _____ 5D3 _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

***P1. Resource Name(s) or Number:** 8480 E. Floral Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Unavailable

c. Address: 8480 E. Floral Avenue

d. Assessor's Parcel Number: 348-191-11s

***P3a. Description:**

The residence at 8480 East Floral Avenue was built in approximately 1950. The one-story building has a square footprint and a flat roof sheathed in composite material. The exterior elevations are covered with stucco applied with the spray technique. The fenestration type is comprised of wood-frame, double-hung, sash and wood-frame fixed windows. The main entrance, a wood door with metal gate is located along the primary south elevation. The front entry is accessed by a series of brick stairs. Directly adjacent to the main entrance is a large, wood-frame, fixed window. A pair of wood-frame, double-hung sash punctuates the east end of the elevation. Overall, the building appears to be in poor condition.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other



***P5b Photo date:** December 2009

***P6. Date Constructed/Age and Sources:**

Date: 1950

Field study

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

Lauren MacDonald

Architectural Historian

Johnson Architecture

942 E. Olive Ave., Fresno, CA 93728

***P9. Date Recorded:** December 2009

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:** Johnson Architecture, *Rockwell Specific Plan Historical Evaluation Survey*, January 2010

***Attachments:** ● Building, Structure and Object Report

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name or # 8480 E. Floral Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular

***B6. Construction History:**

The residence at 8480 E. Floral Ave. was originally constructed c. 1950 (field survey). No buildings permits were available for review at the County of Fresno Planning and Development Department. Research was unable to determine what alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Selma (Fresno County)

Period of Significance: 1940

Property Type: Residential, vernacular **Applicable Criteria:** N/A

The subject parcel was developed with the single-story dwelling identified as 8480 E. Floral Avenue c. 1950. An incremental review of Selma City Directories from 1923 to 1960. No information was found on any of the current or past owners of the property that would indicate that any of the individuals were important persons in local, state, regional, or national history.

The building has suffered a loss of integrity; the location, setting, workmanship, feeling, and association appear to be unchanged. However, design and materials have undergone significant alterations and deterioration.

The property at 8480 E. Floral Ave. does not qualify to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: No additional resource attributes.

***B12. References:**

County of Fresno Planning & Development Department-Building Permit Records, Historic Site Records.
Fresno County Library-History and Geneology Room and City Directories

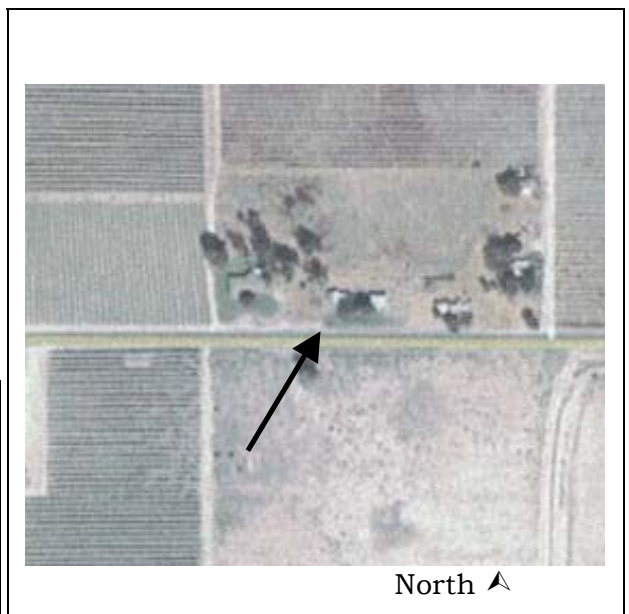
**See Report Bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** December 2009

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____ N/A _____

NRHP Status Code _____ 5D3 _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name(s) or Number: 8488 E. Floral Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Unavailable

c. Address: 8488 E. Floral Avenue

d. Assessor's Parcel Number: 348-191-11s

***P3a. Description:**

The residence at 8488 East Floral Avenue was built in approximately 1950. The one-story building has a square footprint and a flat roof sheathed in composite material. The exterior elevations are covered with stucco applied with the spray technique. The fenestration type is comprised of wood-frame, double-hung, sash and wood-frame fixed windows. The primary entrance is centrally located along the main (south) elevation and approached by a concrete step. The entrance is composed of a single wood door with wood-frame screen door. Single, wood-frame, double-hung sash flank the main entrance. A wood-frame, fixed window punctuates the west end of the south elevation. Overall, the building appears to be in poor exterior condition.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other



P5b Photo date: December 2009

***P6. Date Constructed/Age and Sources:**

Date: 1950

Field study

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

Lauren MacDonald

Architectural Historian

Johnson Architecture

942 E. Olive Ave., Fresno, CA 93728

***P9. Date Recorded:** December 2009

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:** Johnson Architecture, *Rockwell Specific Plan Historical Evaluation Survey*, January 2010

***Attachments:** ● Building, Structure and Object Report

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name or # 8488 E. Floral Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular

***B6. Construction History:**

The residence at 8488 E. Floral Ave. was originally constructed c. 1950 (field survey). No buildings permits were available for review at the County of Fresno Planning and Development Department. Research was unable to determine what alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Selma (Fresno County)

Period of Significance: 1950

Property Type: Residential, vernacular **Applicable Criteria:** N/A

The subject parcel was developed with the single-story dwelling identified as 8488 E. Floral Avenue c. 1950. An incremental review of Selma City Directories from 1923 to 1960. No information was found on any of the current or past owners of the property that would indicate that any of the individuals were important persons in local, state, regional, or national history.

The building has suffered a loss of integrity; the location, design, setting, workmanship, feeling, and association appear to be unchanged. However, design and materials have undergone significant alterations and deterioration.

The property at 8488 E. Floral Ave. does not qualify to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. Overall, the building appears to be in poor exterior condition.

B11. Additional Resource Attributes: No additional resource attributes.

***B12. References:**

County of Fresno Planning & Development Department-Building Permit Records, Historic Site Records.
Fresno County Library-History and Geneology Room and City Directories

*See Report Bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** December 2009

(This space reserved for official comments.)



North ▲

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____ N/A _____

NRHP Status Code _____ 5D3 _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name(s) or Number: 8450 E. Floral Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Unavailable

c. Address: 8450 E. Floral Avenue

d. Assessor's Parcel Number: 348-191-10s

***P3a. Description:**

The residence located at 8450 E. Floral Avenue was built in approximately 1940. This one-story structure has a compound plan, irregular footprint, and an asymmetrical gable roof, sheathed in composite shingles. The walls are clad in drop siding. The window type is comprised of single, wood-frame, double-hung sash, and wood-frame fixed windows. The principal residential entry is centrally located on the south elevation. The entryway is comprised of a multi-light, wood door with hood. A large, wood-frame fixed window with hood is located west of the door. Overall, the building appears to be in poor exterior condition

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other



P5b Photo date: December 2009

***P6. Date Constructed/Age and Sources:**

Date: 1940

Field study

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian

Johnson Architecture
942 E. Olive Ave., Fresno, CA 93728

***P9. Date Recorded:** December 2009

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:** Johnson Architecture, *Rockwell Specific Plan Historical Evaluation Survey*, January 2010

***Attachments:** ● Building, Structure and Object Report

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name or # 8450 E. Floral Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular

***B6. Construction History:**

The residence at 8450 E. Floral Ave. was originally constructed c. 1940 (field survey). No buildings permits were available for review at the County of Fresno Planning and Development Department. Research was unable to determine what alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Selma (Fresno County)

Period of Significance: 1940

Property Type: Residential, vernacular **Applicable Criteria:** N/A

The subject parcel was developed with the single-story dwelling identified as 8450 E. Floral Avenue c. 1940. An incremental review of Selma City Directories from 1923 to 1960. No information was found on any of the current or past owners of the property that would indicate that any of the individuals were important persons in local, state, regional, or national history.

The building has suffered a loss of integrity; the location, design, setting, workmanship, feeling, and association appear to be unchanged. However, design and materials have undergone significant alterations and deterioration.

The property at 8450 E. Floral Ave. does not qualify to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: No additional resource attributes.

***B12. References:**

County of Fresno Planning & Development Department-Building Permit Records, Historic Site Records.
Fresno County Library-History and Geneology Room and City Directories

**See Report Bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** December 2009

(This space reserved for official comments.)



North ↗

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____ N/A _____

NRHP Status Code _____ 5D3 _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

***P1. Resource Name(s) or Number:** 8470 E. Floral Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Unavailable

c. Address: 8470 E. Floral Avenue

d. Assessor's Parcel Number: Unknown

***P3a. Description:**

These structures are primarily obscured from view due to limited access. This description is based on the features that were visible at the time of the site visit. The two residential building were constructed in approximately 1940. The primary elevations of both structures front a dirt roadway extending north of East Floral Avenue. The south (side) elevation of these residences face East Floral Avenue. Both structures have compound plans with square footprints. The exterior walls are clad with clapboard siding. The gable roofs are sheathed with composite shingles. The visible fenestration patterns appear to consist of single, double, three-part, wood-frame, double-hung sash and wood-frame multi-light windows. The majority of elevations and features of both of these buildings were not visible from the public right of way and cannot be recorded in this description. Overall, the building appears to be in fair condition.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other



***P5b Photo date:** December 2009

***P6. Date Constructed/Age and Sources:**

Date: 1940

Field study

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

Lauren MacDonald

Architectural Historian

Johnson Architecture

942 E. Olive Ave., Fresno, CA 93728

***P9. Date Recorded:** December 2009

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:** Johnson Architecture, *Rockwell Specific Plan Historical Evaluation Survey*, January 2010

***Attachments:** ● Building, Structure and Object Report

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name or # 8470 E. Floral Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular

***B6. Construction History:**

The residence at 8470 E. Floral Ave. were originally constructed c. 1940 (field survey). No buildings permits were available for review at the County of Fresno Planning and Development Department. Research was unable to determine what alterations have been made to the buildings.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Selma (Fresno County)

Period of Significance: 1940

Property Type: Residential, vernacular **Applicable Criteria:** N/A

The subject parcel was developed with the single-story dwellings identified as 8470 E. Floral Avenue c. 1940. An incremental review of Selma City Directories from 1923 to 1960. No information was found on any of the current or past owners of the property that would indicate that any of the individuals were important persons in local, state, regional, or national history.

The building has suffered a loss of integrity; the location, design, setting, workmanship, feeling, and association appear to be unchanged. However, design and materials have undergone significant alterations and deterioration.

The property at 8470 E. Floral Ave. does not qualify to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: No additional resource attributes.

***B12. References:**

County of Fresno Planning & Development Department-Building Permit Records, Historic Site Records.
Fresno County Library-History and Geneology Room and City Directories

**See Report Bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** December 2009

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name or # 8474 E. Floral Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular

***B6. Construction History:**

The residence at 8474 E. Floral Ave. were originally constructed c. 1940 (field survey). No buildings permits were available for review at the County of Fresno Planning and Development Department. Research was unable to determine what alterations have been made to the buildings.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Selma (Fresno County)

Period of Significance: 1940

Property Type: Residential, vernacular **Applicable Criteria:** N/A

The subject parcel was developed with the single-story dwellings identified as 8474 E. Floral Avenue c. 1940. An incremental review of Selma City Directories from 1923 to 1960. No information was found on any of the current or past owners of the property that would indicate that any of the individuals were important persons in local, state, regional, or national history.

The building has suffered a loss of integrity; the location, design, setting, workmanship, feeling, and association appear to be unchanged. However, design and materials have undergone significant alterations and deterioration.

The property at 8470 E. Floral Ave. does not qualify to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: No additional resource attributes.

***B12. References:**

County of Fresno Planning & Development Department-Building Permit Records, Historic Site Records.
Fresno County Library-History and Geneology Room and City Directories

**See Report Bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** December 2009

(This space reserved for official comments.)

