

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 _____

UPDATE TO 1997 HR INVENTORY FORM

P1. Resource Name: The Brewer Adobe (The José Garcia Adobe)

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

b. USGS 7.5' Quad: Herndon; parcel located in the nw ¼ of the nw ¼ of Section 15, T13S/ R19E

c. Address: 5901 W. Shaw

d. Assessor's Parcel Number: 510-040-14

***P3a. Description:** The Brewer Adobe is a nominally rectangular plan complex which faces east on a 7.76 acre parcel in the "Hardpan/Highway City" neighborhood at the north end of the City of Fresno. The building appears to have been constructed in several campaigns, and includes traditional adobe brick laid up with mud mortar, wood (single-wall?) additions and of particular interest, a room constructed of chunks of hardpan set in mud mortar with recycled traditionally fired bricks set into the walls and used as framing for the windows. An excellent description of the adobe prepared by archaeologists at Sierra Valley Cultural Planning as it existed in 1997 is attached. In an inspection on June 14, 2011 the integrity of the building remains high, although the wood "carport" addition is collapsing, the front portico/porch needs stabilizing and some interior damage has occurred to the ceiling in the main room. However the structural materials---the adobe and hardpan construction---appear to be unchanged although water intrusion to the walls will be a factor as the lime wash to the exterior needs to be replaced.

***P3b. Resource Attributes:** HP44 (Adobe/Hardpan Building)

***P4. Resources Present:** ●Building



P5b Photo date: June 14, 2011

***P6. Date Constructed/Age and Sources:** 1923-1937
(aerial maps, oral histories)

***P7. Owner and Address:**
Pacific Capital Bank N A
MC-67 Oreo Department
1021 Anacapa Street 1st Floor
Santa Barbara, CA 93101

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**
June 14, 2011

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Updated Survey Forms for the Brewer Adobe (aka Jose Garcia Adobe) HP#227"

***Attachments:** ●Building, Structure and Object Report; ●Continuation Sheet



“Carport” on South End of Façade

Interior of Main Living Space



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 5 (Updates)

Resource: Brewer Adobe (HP# 227)

*Recorded by: Karana Hattersley-Drayton

*Date: 6.14.11

■ Continuation ■ Update



West Elevation Showing Hardpan Addition (Above)

South Elevation with Traditional Adobe Brick



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 2S2, 5S1

*Resource Name: Brewer Adobe (José Garcia Adobe)

B3. Original Use: Single-family residence

B4. Present Use: Vacant

***B5. Architectural Style:** Vernacular adobe/hardpan residence

***B6. Construction History:** According to research prepared by Sierra Valley Cultural Planning (21 May 1997), the adobe was constructed between 1923 and 1937; with all additions depicted on the 1937 aerial map. According to the consultants, the County Assessor assigned an estimated construction date of 1920.

***B7. Moved?** ■No

***B8. Related Features:** The adobe is located on a 7.76 acre parcel that is reached by a dirt road, thus set back from West Shaw Avenue. Also on the parcel as of 6.14.11 is the remains of the Brewer Farmhouse, which was relocated to this site in the 1960s, a small outbuilding and two low animal barns or sheds.

B9a. Architect: N.A.

B9b. Builder: José Garcia (?)

***B10. Significance:** **Theme:** Adobe and Hardpan construction **Area:** Highway City, Fresno

Period of Significance: 1924-1937 **Property Type:** Residential/vernacular **Applicable Criteria:** C, National Register of Historic Places, Criteria i and iii, Local Register of Historic Resources.

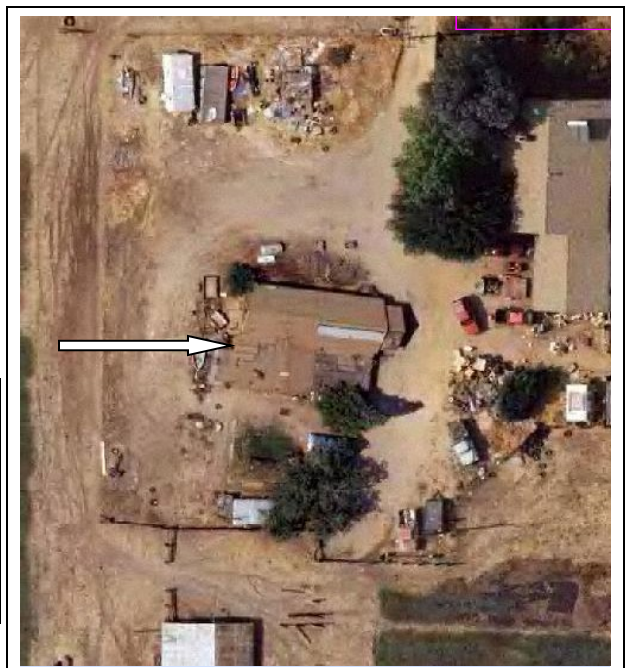
The Brewer Adobe was constructed between 1923 and 1937 and is the only extant example of a vernacular building in the Fresno area that employs three construction techniques: traditional adobe brick, board and batten over frame and hardpan with brick masonry construction. The Brewer Adobe should more properly be called the José Garcia Adobe, for the first known tenant and building owner. The building was formally evaluated in two surveys in 1996 and 1997 which were prepared as part of the Highway City Neighborhood Specific Plan. The adobe was found eligible to the National Register of Historic Places under Criterion C (Design/Construction) in a Determination of Eligibility with the Office of Historic Preservation in 1997. Due to its importance as a rare example of vernacular architecture, a Memorandum of Agreement between the City of Fresno and the California State Historic Preservation Officer (SHPO) was prepared and executed (unknown date). In addition, the Brewer Adobe was placed on the Local Register of Historic Resources on August 26, 1997. In 2006-7 the adobe was included within the project footprint of a proposed subdivision (Vesting Tentative Map of tract No. 5608) and was approved for use as a storage facility with the understanding that the building would be protected, and a wayside exhibit prepared with information about the building and the history of this working class community. The project was not built and the land was repossessed and is currently owned by the bank. Most recently the vacant property has been vandalized, the adjacent Brewer farmhouse cannibalized for building materials and the adobe itself has been used as a site for illegal cock fights. An inspection of the property on June 14, 2011 indicated that although the adobe is in poorer condition than it was when first landmarked, the integrity of the building to its period of significance remains high. The building is a fragile but extraordinary resource and is critical to our understanding of the area's working class history as well as the story of adobe and hardpan construction in the San Joaquin Valley.

***B12. References:** "Hardpan and Adobe Brick: A National Register Evaluation of Two Highway City Adobe Buildings, Fresno, California," Sierra Valley Cultural Planning, 21 May 1997;

Wendy Nettles, "Phase I Cultural Resources Study of Assessor's Parcel No. 3110140-14..." June 2006; Karana Hattersley-Drayton, "Building in Adobe in the San Joaquin Valley," In *Architecture, Ethnicity and Historic Landscapes of California's San Joaquin Valley*, City of Fresno, April 2008.

***B14. Evaluator:** Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #* (Assigned by recorder) _____

*Date of Evaluation: June 21, 2011