

**DOCKETED**

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# **RB INYOKERN DATA CENTER**

Application for Small Power Plant Exemption (SPPE)

*Inyokern, Kern County, California*

Docket Number - 26-SPPE-01

## **Supporting Document Appendix B**

Subsection(s):

- B.2 - Historical Architectural Report *(continued)*

## 5.5 1447 N Brown Road

There is limited information about the history of this property and the multiple buildings constructed within the parcel. The given construction year of 1944 appears to be correct, as there are no structures indicated on the 1943 topographic map, and all three buildings are present on the 1973 topographic map. The location of the parcel along Brown Road likely informs the original use of the property, as when the buildings were constructed, Brown Road was still a segment of U.S. Highway 395. The Kern County Assessor's office indicates that all three structures were constructed in 1944. This may be likely as all three structures were constructed with the same brick materials which appears to be in the same general condition. Because of the sudden population pressures put on Inyokern as a result of the presence of the military, and because of increased traffic tourism as a result of the designation of U.S. Highway 395, it is likely that while Building One was constructed for permanent residence, Building Two may have been constructed as a rental or an additional living space for extended family, and Building Three was likely constructed for commercial purposes as rooms to let out for motorists or for seasonal workers who were in the area due to the construction of the nearby military installation or for agricultural work.

None of the buildings within the parcel have previously been evaluated for the CRHR. ASM then considered whether Building One, Building Two, and Building Three are individually eligible under any CRHR criteria.

ASM considered whether 1447 N Brown Road was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern.

ASM considered whether the primary residence and secondary residence associated with the address 1447 N Brown Road (Building One and Building Two) are significant in the history of residential development within Inyokern. Building One and Building Two were constructed in 1944 within the historic boundaries of the town of Inyokern. They were likely constructed in association with the presence of the military installation and the subsequent need for housing, as they were among many residences constructed within Inyokern around this time, and there is no historic or present visible evidence of agriculture within the parcel or the property. Research did not reveal that either Building One or Building Two was the first of its type to be constructed in the area, nor did research reveal that the property was the site of any significant historic events.

ASM then considered whether the secondary commercial-residence associated with the address 1447 N Brown Road (Building Three) is significant in the commercial development of Inyokern and the Indian Wells Valley. This building was likely used for commercial purposes and is therefore an example of commercial development within the town of Inyokern, as it likely was used for short rental purposes to house either seasonal workers for the nearby military installation, seasonal agricultural workers, or automobile tourists due to the proximity of the parcel to (then) U.S. Highway 395. Although this building was constructed during the peak of commercial development within the town of Inyokern and during the peak of use of U.S. Highway 395 and the rise of automobile tourism, it is not the best example of roadside commercial development associated with either Inyokern or U.S. Highway 395. Within the town Inyokern, there are better examples of commercial buildings that are more visibly associated with U.S. Highway 395, and the building does not reflect specific qualities that would make it a unique contribution to commercial development in comparison to other commercial buildings from the same era. It was constructed deeply recessed in the lot, facing Orchard Avenue rather than U.S. Highway 395. Although there are spaces for parking, it does not appear that this was emphasized in the design of the parcel and is not associated with attracting automobile drivers from U.S. Highway 395.

As such, because the history of the property as a residence and as a commercial entity does not individually significantly contribute to the history or the development of the town of Inyokern, ASM recommends the buildings associated with the address of 1447 N Brown Road as not eligible under CRHR Criterion 1.

Research did not reveal that any of the buildings on the parcel with the address of 1447 N Brown Road were associated with any historically significant individuals. The parcel associated with the address of 1447 N Brown Road and the buildings constructed on the parcel are therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether Building One, Building Two, and Building Three associated with the address of 1447 N Brown Road embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master. The primary residence, Building One, was constructed in 1944 in Minimal Traditional style. It features the following character-defining features: one-story, rectangular plan, medium-pitched roof, multi-light windows, shallow entry porch, and minimal exterior decorating. However, it lacks other character-defining features commonly associated with the style, including shallow eaves, smooth stucco cladding, wood lap or stone veneer accent, picture windows, casement windows, projecting three-sided oriel, wood supports along the entry porch, and fixed wood shutters. Other residences that were constructed in a similar style can be found within Inyokern and the community of Ridgecrest. These residences provide a better example of the style in a local context, as visually they are more immediately associated with Minimal Traditional form. Research did not reveal that the Minimal Traditional style was particularly important to the residential development of Inyokern nor are there elements of the style that are unique to Inyokern or utilize local resources. Research additionally did not reveal that a master architect or master builder was associated with the construction, design, or development of the property.

Building Two and Building Three do not represent a specific architectural style and were instead constructed in a more general mid-century residential vernacular. Research did not reveal that there were techniques or materials unique to Inyokern used in the construction of the buildings, nor did research reveal that a master architect or master builder was associated with the construction, design, or development of the property.

As such, ASM recommends the buildings associated with the address of 1447 N Brown Road as not eligible under CRHR Criterion 3.

Finally, the buildings within the parcel associated with the address of 1447 N Brown Road are a common property type that do not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, none of the buildings associated with the address of 1447 N Brown Road are recommended eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.6 1429 N Brown Road

There is limited information available about the history of the structure at 1429 N Brown Road. Although the Kern County Assessor's office officially describes the land as vacant and unimproved, the trailer residence structure has been present on the parcel since at least 1971 and was likely first placed in the 1960s. The late improvement of what otherwise would have been seen as a prime parcel for development may have been due to the way the parcel was divided in an upside-down "L" shape. Other structures within Inyokern have conformed to similar oddly shaped parcels by maximizing the available space and usually operate as commercial businesses. The trailer structure on this parcel provided a use for the parcel, as it retains the correct dimensions to fit within the angular parcel boundaries.

The structure associated with the address of 1429 N Brown Road has never before been evaluated for the CRHR. ASM then considered whether the structure associated with the address of 1429 N Brown Road is individually eligible under any CRHR criteria.

ASM considered whether the structure constructed within the parcel associated with the address of 1429 N Brown Road was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the development of Inyokern and Indian Wells Valley. This structure was likely placed within the parcel, which is located within the historic boundaries of the town of Inyokern, in the 1960s. Inyokern was notable during this era for providing a rural alternative for housing for those who did not wish to reside in the suburban communities of Ridgecrest. The trailer structure is exemplary of a non-traditional residence that supports rural living and is one of many similar structures within the historic boundaries of Inyokern and the general Inyokern area. Research did not reveal that this structure was the first to be placed in the area, nor that the parcel was the site of any historic events. As such, because the structure and its placement in the parcel did not individually significantly contribute to the history or the development of the town of Inyokern, ASM recommends 1429 N Brown Road as not eligible under CRHR Criterion 1.

Research did not reveal that 1429 N Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether the structure associated with 1429 N Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1429 N Brown Road is a trailer residence structure that has not been officially recorded as an improvement by the Kern County Assessor's office. The structure does not retain any reference to a specific architectural style, rather it is prefabricated, and features design details such as horizontally sliding, vinyl windows with wood shutters and an extended porch area. As such, it retains no reference to any specific architectural styles and retains minimal examples of design. Research did not reveal that any type of residential trailer structure was identified as particularly important to the history of Inyokern, nor did it reveal that there are elements of construction of the trailer residence structure that are unique to Inyokern or utilize local resources. Research additionally did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. As such, ASM recommends the structure associated with 1429 N Brown Road not eligible under CRHR Criterion 3.

Finally, 1429 N Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1429 N Brown Road is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.7 101 Ash Avenue

There is limited information available about the history of the residence at 101 Ash Avenue. The given construction year of 1932 appears to be correct given the minimal architectural detailing and vernacular form of the building, and because a structure is noted in its present location on the 1943 topographic map and subsequent topographic maps as well. The rear section of the primary residence does not feature the same exterior cladding as the front portion and appears to have been an addition to the residence. The windows in the addition to the residence, the rear entrance, and the exterior cladding indicate that while likely not original, the addition was likely completed not too long after the construction of the residence. The primary residence occupies the north section of the parcel, and features a small, landscaped back yard facing a corrugated metal commercial building. Although there is a small alley between the two buildings, they are on the same parcel of land.

The property at 101 Ash Avenue has never before been evaluated for the CRHR. Although there are two structures on the property, only the primary residence was considered for the purposes of this Project, as the secondary commercial structure does not meet the minimum age requirements to be considered historic. ASM then considered if the primary residence associated with the address of 101 Ash Avenue is individually eligible under any CRHR criteria.

ASM considered whether 101 Ash Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern. 101 Ash Avenue was constructed in 1932 within the historic boundaries of the town of Inyokern. It was likely constructed in association with agriculture and/or homesteading, as it was built before the presence of the military or U.S. Highway 395 in the area and was located within a prominent and large rectangular parcel within the historic boundaries of the town of Inyokern. There are also mature trees within the parcel that are aligned evenly. It appears to be one of the few remaining structures from the era before the presence of the military. The other structures in the immediate vicinity of the residence are commercial structures that supported U.S. Highway 395 or were constructed after the 1940s in response to the increased need for housing. As such, because the residence was constructed during the early decades of the town of Inyokern and because it is now a rare example of residential development from this period, 101 Ash Avenue meets CRHR Criterion 1, with a potential period of significance of 1932 (the year the residence was constructed) through 1933 (the year that U.S. Highway 395 was established).

Research did not reveal that 101 Ash Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 101 Ash Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 101 Ash Avenue is a single-family residence constructed in 1932 without reference to a specific architectural style, rather it was designed in a general early twentieth-century residential vernacular. It displays typical elements of this type of vernacular architecture, including wood clapboard exterior cladding, wood windows, symmetrical primary façade, a medium-pitched asphalt shingle roof, and a square form. The residences constructed in a residential vernacular are not typically significant or distinguishable in terms of design or construction, and research did not reveal any elements of construction of the residence that differentiate it from other examples within the town of Inyokern or the Indian Wells Valley. Research did not reveal that there are elements of construction that are unique to Inyokern or utilize local resources. Research additionally did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Research did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Therefore, ASM recommends the property not eligible under CRHR Criterion 3.

Finally, 101 Ash Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

Because 101 Ash Avenue meets CRHR Criterion 1, an assessment of integrity is warranted. The relevant aspects of integrity, or most important, for properties eligible under Criterion 1 are *location, setting, materials, feeling, and association* (NPS, NRHP, 1997:48). ASM also considered the additional aspects of integrity, which are *design* and *workmanship*.

*Location:* The primary residence associated with 101 Ash Avenue has not moved from its original location. Therefore, it retains sufficient integrity of location.

*Setting:* The present setting of the residence is vastly different from its setting at the time of construction. In 1932, U.S. Highway 395 had not yet been designated, and the Navy had not yet chosen Inyokern/China Lake as an installation location. When the building was constructed, Inyokern was still a small agricultural town with few residents and few structures. The presence of U.S. Highway 395 radically changed the traffic that came through Inyokern, and directly affected the setting of the property, as the parcel shares a boundary with the edge of what was then U.S. Highway 395. The presence of the military installation also radically changed the setting of the property, as more residences were constructed in its vicinity. Additionally, the setting of the residence has been disrupted due to the construction of the commercial garage building in 1993. As such, 101 Ash Avenue does not retain sufficient integrity of setting.

*Materials:* The majority of the materials associated with the construction of the residence have been removed. The present exterior cladding is not likely original to the construction of the residence, nor is the present asphalt shingle roof, nor are any of the doors or the windows along the primary façade. The vents in the under-eave area also appear to have been replaced. As such, 101 Ash Avenue does not retain sufficient integrity of materials.

*Feeling:* Due to the lack of original materials visible on the parcel, the construction of the 1993 commercial garage building on the parcel, and the development of Inyokern along Brown Road, 101 Ash Avenue no longer retains the feeling of an early twentieth century residence associated with agriculture. As such, 101 Ash Avenue does not retain sufficient integrity of feeling.

*Association:* Because 101 Ash Avenue is extant and still acts as a single-family residence, it retains association to the identified theme. However, the parcel was divided in half at an unknown time, and a commercial garage building was constructed within the parcel in 1992. This new structure does not contribute nor is associated to the theme of agriculture or residential development, and because it sits in approximately half of the parcel, the parcel is no longer sufficiently intact. As such, 101 Ash Avenue does not retain sufficient integrity of association.

*Design:* The design of the residence has been altered, as an addition was constructed in the rear. Additionally, the design of the parcel itself has been altered, as a commercial garage structure was constructed in the southern half of the parcel. As such, 101 Ash Avenue does not retain sufficient integrity of design.

*Workmanship:* Because the majority of the materials that have the potential to display workmanship have been removed from the residence, and because the residence was constructed without reference to a specific architectural style, there is little evidence of workmanship that can be assessed. As such, 101 Ash Avenue does not retain sufficient integrity of workmanship.

As a result, the residence does not retain sufficient integrity of the essential aspects of integrity, nor overall integrity. Therefore, ASM recommends that 101 Ash Avenue is not eligible under CRHR Criterion 1 for the CRHR, nor does it meet any of the other criteria for eligibility; it is also not considered a CEQA historical resource.

## 5.8 1401 N Brown Road

The property at 1401 N Brown Road is located on the northwest corner of the intersection of Inyokern Road and Brown Road, the most important intersection in Inyokern's history. The railroad depot, from which the town grew, was once located on the northeastern corner of this intersection, and what is now Brown Road was once U.S. Highway 395, both which brought travelers directly to this particular intersection throughout the town's history. The earliest photograph of the Brown Road/Inyokern Road intersection from the 1930s reveals that the northwestern corner was a Standard Oil gas station, which research revealed was first constructed in Inyokern in 1924 (*The Bakersfield Californian* 1924). This initial gas station was likely much smaller than the present building and was constructed primarily to support those traveling by automobile along the Southern Pacific railroad tracks. It appears that a Shell gas station, located on the southwest corner of the Brown Road/Inyokern Road intersection, was present in Inyokern before the construction of the Standard Oil gas station. Therefore, as the second gas station constructed within a very small town, across from an already extant gas station, along a desert road with long stretches of empty land, the primary desired customers were likely automobile tourists. After the official designation of U.S. Highway 395 in 1933, the section of the highway through Inyokern was further promoted, and with minimal competition, quickly became the primary route through the Indian Wells Valley. As usage of the highway increased, so did the need for not only gas stations, but also auto shops. Particularly in this area of U.S. Highway 395, which is noted for being remote with a hot and dry climate, an expansive auto shop in addition to traditional gas station services would have been a profitable business, especially in the early years of the automobile. Thus, the present building was likely constructed in response to this need sometime in the mid-1930s.

Historic photographs reveal that the door of the present primary façade facing southeast was once a window, and that two gas pumps and cover were constructed in front of the southern section of the primary façade. The middle section was open and appeared to act as a garage area. The northern section of the façade was symmetrical with a centered door and two rectangular windows on either side. It is worth noting that this particular parcel appears to have been added to, or drawn from, extant residential parcels to the west, and thus has a disjointed, double trapezoidal shape that the building was constructed around (Figures 5.1 and 5.2).

Historic photographs from the 1950s reveal that there have been minimal alterations to the building at that time, beyond the replacement of features such as doors and windows. It is therefore likely that the 1959 date is the blended effective year of the original date of construction and the date of the additional typical practice of Assessors. This addition was constructed before U.S. Highway 395 was realigned to the east, and at the peak of traffic along U.S. Highway 395 through Inyokern.

At an unknown time, 1401 N Brown Road was converted from active operation as a gas station to function solely as an autobody shop, and the gas pumps were removed. In later years, the building was converted for use as a retail store, and most recently was in use as a thrift shop. This business is closed, and the building is not presently in use.

The property at 1401 N Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1401 N Brown Road is individually eligible under any CRHR criteria.

ASM carefully considered whether 1401 Brown was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern.

ASM first assessed whether the building at 1401 N Brown Road is significant in the commercial development of Inyokern. Although the given date of construction from the Kern County Assessor is 1959, the actual date of construction is likely closer to c.1935, as described previously. The first known

improvement occurred on this parcel in 1924 with the construction of a Standard Oil gas station. The original gas station structure was likely demolished and replaced with the present structure in the mid-1930s, contributing to the growing commercial development occurring within Inyokern at the time. The population began to increase during this era as a result of the early stages of the construction of the military installation, increasing the demand for more expansive commercial options within the town of Inyokern. The Shell gas station on the southwest corner of the intersection, across from 1401 N Brown Road, expanded to include a mini-mart and goods store, while the Standard Oil station at 1401 N Brown Road expanded at this time to include an autobody shop. Supporting the various automobile needs in Inyokern, this was one of the first and few commercial businesses within the town, which was described as retaining only two commercial stores in 1920. Additionally, occupying a prominent parcel within an important intersection of the town, its presence is indicative of the status of Inyokern in that era, the biggest commonly traversed small desert town in the Indian Wells Valley. As such, 1401 N Brown Road was a prominent commercial business within the town of Inyokern that occupied an important intersection and represented the growing prosperity of the town from this era.

ASM also considered whether 1401 N Brown Road carried additional significance as a roadside commercial business along a historic U.S. highway. The road that would become U.S. Highway 395 was likely constructed in tandem with the train tracks and dates to at least as early as 1909 within Inyokern. As this road became widely utilized as the most efficient passage for automobile travelers through the Indian Wells Valley, a Standard Oil gas station was constructed on the northwest intersection of this road and Inyokern Road. U.S. Highway 395 was officially designated in 1933, with improvements made to the road through Inyokern in 1936. It was likely around this time that the Standard Oil gas station was improved as a response to the designation of U.S. Highway 395 and the subsequent increase in automobile tourism. There are few options of routes through the Indian Wells Valley, with the U.S. Highway 395 route connecting most directly to Southern California and offering travelers a more direct route to the parts of California on the eastern side of the Sierra Nevada Mountain range. As such, with increased traffic resulting from tourism, long haul trucking, and the military installations along the route, traffic through Inyokern along U.S. Highway 395 during the 1940s and 1950s was reliable, keeping the gas station and autobody shop business associated with 1401 N Brown Road relevant and useful for motorists. The reliability of the traffic coupled with the increasing usage of the highway and the growing population of Inyokern is likely what led to the addition to 1401 N Brown Road in 1959. 1401 N Brown Road then continued to act as a roadside commercial business in relation to and supporting U.S. Highway 395 traffic, until the route was realigned to the east of Inyokern in 1966. This new segment of freeway, coupled with the increasing reliability of automobiles, caused the relevance of 1401 N Brown Road as a gas station/autobody shop to wane. At an unknown time, the gas pumps were removed, and 1401 N Brown Road became only an auto shop. It appears to have functioned as solely an auto shop until recent years, when it was converted into a commercial store. However, its history as a gas station/auto shop is important to understanding the history of U.S. Highway 395 within the Indian Wells Valley, as it exemplifies the types of commercial businesses that were dependent on and profited from the highway, and is a rare example of roadside commercial business from this era of the highways within the Indian Wells Valley.

As such, 1401 N Brown Road meets CRHR Criterion 1 with a period of significance of c.1935 (the approximate year the building was constructed) through 1965 (the year that U.S. Highway 395 was realigned). Because 1401 N Brown Road meets CRHR Criterion 1, an assessment of integrity is warranted.

Research did not reveal that 1401 N Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1401 N Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1401 N Brown Road was constructed without reference to a specific architectural style, rather it was constructed in an early twentieth century commercial

vernacular. Details such as the decorative brickwork along the top register of the building, the stepped centered front, and the side of the building facing southeast toward the intersection, are all common stylistic elements of commercial buildings from the era of roadside architecture of the 1930s. Because the commercial building was not constructed in a specific architectural style, it does not display any distinctive characteristics of an architectural type, period, or method of construction. The buildings constructed in a commercial vernacular are not typically significant or distinguishable in terms of design or construction, and research did not reveal any elements of construction of the commercial building that differentiate it from other examples within the town of Inyokern or the Indian Wells Valley. However, there are few extant examples of roadside vernacular commercial buildings associated with U.S. Highway 395 from this era of its use. As such, it is a rare example of this type of architecture within both Inyokern and the Indian Wells Valley, as most other gas stations from this era have been demolished or completely renovated or never possessed the design details that this commercial building retains. As such, 1401 N Brown Road meets CRHR Criterion 3 with a period of significance of c.1935 (the approximate year the building was constructed). Because 1401 N Brown Road meets CRHR Criterion 3, an assessment of integrity is warranted.

Finally, 1401 N Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

Because 1401 N Brown Road meets CRHR Criterion 1 and Criterion 3, an assessment of integrity is warranted. The relevant aspects of integrity, or most important, for properties eligible under Criterion 1 and Criterion 3 are *location, setting, materials, feeling, association, design, and workmanship* (NPS, NRHP, 1997:48).

*Location:* 1401 N Brown Road has not moved from its original location. Therefore, it retains sufficient integrity of location.

*Setting:* The present setting of 1401 N Brown Road is vastly different from the setting during the period of significance. When the commercial building was constructed c.1935, U.S. Highway 395 was aligned through the town of Inyokern, and the building was placed on the northwest corner of the intersection of the main town road and U.S. Highway 395. As the town of Inyokern grew throughout the 1940s and the 1950s, the presence of U.S. Highway 395 remained an integral aspect of the setting of the town and an important aspect to the setting of 1401 N Brown Road. However, by 1965, U.S. Highway 395 no longer ran through Inyokern. While Inyokern would still experience population growth through the 1980s due to the presence of the military installation, the setting that demanded the gas station and the auto shop was changed. Today, while there is still some local traffic along Brown Road, the realignment of U.S. Highway 395 disrupted the setting of the building after its period of significance, and it therefore does not retain sufficient integrity of setting.

*Materials:* The majority of the materials associated with the construction of the building have been removed or replaced. The gas station pumps and cover that are visible in historic photographs during the period of significance of the building have been removed, and the original windows and doors have been removed or replaced except for one window. Any materials that may have hinted at the building's function as a gas station have been removed since it was converted into solely an auto shop and then to a retail store. As such, 1401 N Brown Road does not retain sufficient integrity of materials.

*Feeling:* While the present condition of the building does carry the feeling of an early twentieth-century roadside commercial building, the materials associated with the building's initial use as a gas station and auto shop have been removed. 1401 N Brown Road no longer retains the feeling of a gas station from the early days of U.S. Highway 395, and as such, does not retain sufficient integrity of feeling.

*Association:* Despite alterations and changes to the building over time, the building still has strong associations to the identified themes of commercial development in Inyokern and to the commercial development that occurred along U.S. Highway 395. The building was constructed as a gas station/autobody shop along the historic route of U.S. Highway 395 and today is presently a commercial store within Inyokern. Although some aspects of the building, such as the surroundings and its use, have changed over time, it still retains sufficient integrity of association to the identified themes for which it is potentially eligible.

*Design:* 1401 N Brown Road was not constructed within a specific architectural style, rather it was constructed in a commercial vernacular. However, the building's design elements are still extant, including the brick work that runs along the top register of the building and the center brick front over the garage entrance. There have been minimal alterations to the design of the original building as it still retains the same footprint from its original construction. Only one detail in the present affects the design of the building: the relocation of the primary façade and the construction of a primary entrance door on the façade facing southeast toward the intersection. The addition to the building was constructed during the period of significance and attempted to continue the general details of design through brickwork of its own along the corners of the building. Because the addition was constructed within the period of significance with some thought toward design, and because the design was minimally altered, 1401 N Brown Road retains sufficient integrity of design.

*Workmanship:* Because the majority of the materials that have the potential to display workmanship have been removed from the building, there is little evidence of workmanship that can be assessed. The most prominent extant example of workmanship associated with the commercial building is the brickwork along the upper register of the exterior façades. However, some of the brickwork has been altered or removed in some sections and has warped in some sections due to decades of exterior paint coating. As such, 1401 N Brown Road does not retain sufficient integrity of workmanship.

As a result, 1401 N Brown Road does not retain sufficient integrity of the essential aspects of integrity. Therefore, ASM recommends that 1401 N Brown Road is not eligible under Criterion 1 or Criterion 3 for the CRHR, nor does it meet any of the other criteria for eligibility; it is also not considered a CEQA historical resource.



Figure 5.1 Inyokern 1951; 1401 N Brown Road visible

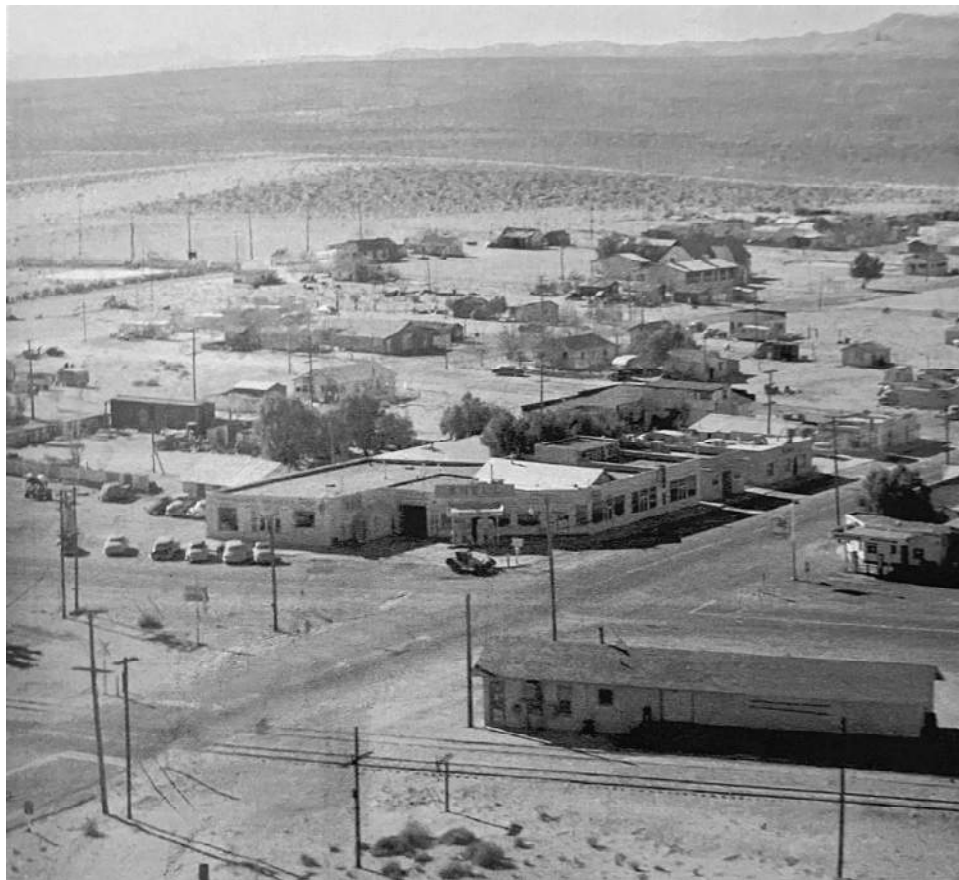


Figure 5.2 Inyokern c.1950s; 1401 N Brown Road visible in corner

## 5.9 1353 N Brown Road

The property at 1353 Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1353 Brown Road is individually eligible under any CRHR criteria.

ASM considered whether 1353 N Brown Road is significant in the history of commercial development within Inyokern and the Indian Wells Valley. Constructed in 1946, this commercial building was used for providing services to automobile tourists due to the proximity of the parcel to (then) U.S. Highway 395. Although this building was constructed during the peak of commercial development within the town of Inyokern and during the peak of use of U.S. Highway 395 and the rise of automobile tourism, it is not the best example of roadside commercial development associated with either Inyokern or U.S. Highway 395. Within the town of Inyokern, there are better examples of commercial buildings that are more visibly associated with U.S. Highway 395, and the building does not reflect specific qualities that would make it a unique contribution to commercial development in comparison to other commercial buildings from the same era.

Research did not reveal that 1353 Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1353 Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1353 Brown Road is a commercial property constructed in 1946. It is a vernacular building that lacks character-defining features commonly associated with an architectural style. Finally, research did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Therefore, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1353 Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1353 Brown Road is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.10 6509 Locust Avenue

The property at 6509 Locust Avenue has never before been evaluated for the CRHR. ASM then considered whether 6509 Locust Avenue is individually eligible under any CRHR criteria.

ASM considered whether 6509 Locust Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 6509 Locust Avenue was constructed in 1953 within the historic boundaries of the town of Inyokern. It was built during the period of Inyokern's population boom during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed within the historic boundaries of the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 6509 Locust Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 6509 Locust Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 6509 Locust Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 6509 Locust Avenue is a single-family residence constructed with elements of the Minimal Traditional style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, and retains a brick chimney, a medium-pitched roof, and minimal exterior detailing. However, it lacks other character-defining features commonly associated with the style such as wood lap and/or stone accents, double-hung windows, an entry porch with wood supports, picture windows, projecting three-sided oriel, and fixed wood shutters. As a result, 6509 Locust Avenue is not a good example of Minimal Traditional style. Other residences constructed in a similar style can be found within Inyokern and Ridgecrest and can provide a better example of the style in a local context as they retain more character-defining features and more immediately associated with Minimal Traditional form. Research did not reveal that Minimal Traditional style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 6509 Locust Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 6509 Locust Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 6509 Locust Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.11 1312 Broadway

The property at 1312 Broadway has never before been evaluated for the CRHR. ASM then considered whether 1312 Broadway is individually eligible under any CRHR criteria.

ASM considered whether 1312 Broadway was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1312 Broadway was constructed in 1973 outside of the historic boundaries of the town of Inyokern. It was constructed toward the end of Inyokern's population boom during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed outside of the historic boundaries of the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1312 Broadway as not eligible under CRHR Criterion 1.

Research did not reveal that 1312 Broadway is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1312 Broadway Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1312 Broadway is a single-family residence constructed with stylistic elements such as the entryway arch, but it does not embody one specific style. It lacks other character-defining features commonly associated with an architectural style. Finally, because research did not reveal that 1312 Broadway was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1312 Broadway is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1312 Broadway is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.12 6521 Sunset Avenue

The property at 6521 Sunset Avenue has never before been evaluated for the CRHR. ASM then considered whether 6521 Sunset Avenue is individually eligible under any CRHR criteria.

ASM considered whether 6521 Sunset Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 6521 Sunset Avenue was constructed in 1958 outside of the historic boundaries of the town of Inyokern. It was built during the period of Inyokern's population boom during the mid-1900s because of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed in the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 6521 Sunset Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 6521 Sunset Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 6521 Sunset Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 6521 Sunset Avenue is a single-family residence constructed with elements of the Ranch style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, pointed eaves, a medium pitched roof, and minimal exterior detailing. Research did not reveal that the Ranch style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 6521 Sunset Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 6521 Sunset Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 6521 Sunset Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

### 5.13 6517 Sunset Avenue

The property at 6517 Sunset Avenue has never before been evaluated for the CRHR. ASM then considered whether 6517 Sunset Avenue is individually eligible under any CRHR criteria.

ASM considered whether 6517 Sunset Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 6517 Sunset Avenue was constructed in 1960 outside of the historic boundaries of the town of Inyokern. It was constructed during Inyokern's population boom during the mid-1900s because of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed in the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 6517 Sunset Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 6517 Sunset Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 6517 Sunset Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 6517 Sunset Avenue is a single-family residence constructed with elements of the Ranch style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, angular and medium-pitched roof, and geometric shapes. Research did not reveal that the Ranch style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 6517 Sunset Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 6517 Sunset Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 6517 Sunset Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.14 6513 Sunset Avenue

The property at 6513 Sunset Avenue has never before been evaluated for the CRHR. ASM then considered whether 6513 Sunset Avenue is individually eligible under any CRHR criteria.

ASM considered whether 6513 Sunset Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 6513 Sunset Avenue was constructed in 1953 within the town of Inyokern. It was constructed during Inyokern's population boom during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 6513 Sunset Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 6513 Sunset Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 6513 Sunset Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 6513 Sunset Avenue is a single-family residence constructed with elements of the Minimal Traditional style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, and retains a chimney, a medium-pitched roof, and minimal exterior detailing. However, it lacks other character-defining features commonly associated with the style such as wood lap and/or stone accents, double-hung windows, an entry porch with wood supports, picture windows, projecting three-sided oriel, and fixed wood shutters. As a result, 6513 Sunset Avenue is not a good example of Minimal Traditional style. Other residences constructed in a similar style can be found within Inyokern and Ridgecrest and can provide a better example of the style in a local context as they retain more character-defining features and more immediately associated with Minimal Traditional form. Research did not reveal that the Minimal Traditional style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 6513 Sunset Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 6513 Sunset Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 6513 Sunset Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.15 109 Sunset Avenue

The property at 109 Sunset Avenue has never before been evaluated for the CRHR. ASM then considered whether 109 Sunset Avenue is individually eligible under any CRHR criteria.

ASM considered whether 109 Sunset Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 109 Sunset Avenue was constructed in 1948 within the town of Inyokern. It was constructed during the period of population boom of Inyokern during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed within the around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 109 Sunset Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 109 Sunset Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 109 Sunset Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 109 Sunset Avenue is a single-family residence constructed with elements of the Spanish Colonial Revival style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, stucco, a medium pitched roof, minimal exterior detailing, and arched entryways. However, it lacks other characteristics such as a tile roof or wood windows. As a result, 109 Sunset Avenue is not a good example of the Spanish Colonial Revival style. Research did not reveal that the Spanish Colonial Revival style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 109 Sunset Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 109 Sunset Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 109 Sunset Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## **5.16 1233 N Brown Road**

The property at 1233 N Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1233 N Brown Road is individually eligible under any CRHR criteria.

ASM considered whether 1233 N Brown Road is significant in the commercial development within Inyokern and the Indian Wells Valley. This building was used for commercial purposes and is therefore an example of commercial development within the town of Inyokern, as it likely was used for services to automobile tourists due to the proximity of the parcel to (then) U.S. Highway 395. Although this building was constructed during the peak of commercial development within the town of Inyokern and during the peak of use of U.S. Highway 395 and the rise of automobile tourism, it is not the best example of roadside commercial development associated with either Inyokern or U.S. Highway 395. Within the town of Inyokern, there are better examples of commercial buildings that are more visibly associated with U.S. Highway 395, and the building does not reflect specific qualities that would make it a unique contribution to commercial development in comparison to other commercial buildings from the same era.

Research did not reveal that 1233 N Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1233 N Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1233 N Brown Road is a commercial residence constructed in 1936. It is a property comprised of three buildings. The main building features characteristics of the Tudor Revival style with the building shape, but it lacks character-defining features commonly associated with the style such as the wood detailing. The other two buildings are vernacular and do not exhibit stylistic features. Finally, research did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Therefore, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1233 N Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1233 N Brown Road is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.17 6564 Sierra Avenue

The property at 6564 Sierra Avenue has never before been evaluated for the CRHR. ASM then considered whether 6564 Sierra Avenue is individually eligible under any CRHR criteria.

ASM considered whether 6564 Sierra Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 6564 Sierra Avenue was constructed in 1951 within the town of Inyokern. It was constructed during the period of Inyokern's population boom during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 6564 Sierra Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 6564 Sierra Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 6564 Sierra Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 6564 Sierra Avenue is a single-family residence constructed with elements of the Minimal Traditional style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, and retains a chimney, a medium-pitched roof, and minimal exterior detailing. However, it lacks other character-defining features commonly associated with the style such as wood lap accents, double-hung windows, an entry porch with wood supports, picture windows, projecting three-sided oriel, and fixed wood shutters. As a result, 6564 Sierra Avenue is not a good example of the Minimal Traditional style. Other residences constructed in a similar style can be found within Inyokern and Ridgecrest and can provide a better example of the style in a local context as they retain more character-defining features and more immediately associated with Minimal Traditional form. Research did not reveal that the Minimal Traditional style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 6564 Sierra Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 6564 Sierra Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 6564 Sierra Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## **5.18 1201 N Brown Road**

The property at 1201 N Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1201 N Brown Road is individually eligible under any CRHR criteria.

ASM considered whether 1201 N Brown Road was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1201 N Brown Road was constructed in 1961 outside of the historic boundaries of the town of Inyokern. It was constructed during the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed in the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1201 N Brown Road as not eligible under CRHR Criterion 1.

Research did not reveal that 1201 N Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1201 N Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1201 N Brown Road is a single-family residence constructed with elements of the Modern style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, angular and medium-pitched roof, and geometric shapes. Research did not reveal that the Modern style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 1201 N Brown Road was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1201 N Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1201 N Brown Road is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.19 6331 Sunset Avenue

The property at 6331 Sunset Avenue has never before been evaluated for the CRHR. ASM then considered whether 6331 Sunset Avenue is individually eligible under any CRHR criteria.

ASM considered whether 6331 Sunset Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 6331 Sunset Avenue was constructed in 1950 within the town of Inyokern. It was constructed during the period of population boom of Inyokern during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 6331 Sunset Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 6331 Sunset Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 6331 Sunset Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. It does not appear that 6331 Sunset Avenue possesses the elements of any architectural style. It is one-story with a rectangular plan, a medium-pitched roof, and minimal exterior detailing. However, it lacks other character-defining features commonly associated with styles of the period in which it was constructed. As a result, 6331 Sunset Avenue is not a good example of any architectural style. Finally, because research did not reveal that 6331 Sunset Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 6331 Sunset Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 6331 Sunset Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## **5.20 1244 N Dera Street**

The property at 1244 N Dera Street has never before been evaluated for the CRHR. ASM then considered whether 1244 N Dera Street is individually eligible under any CRHR criteria.

ASM considered whether 1244 N Dera Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1244 N Dera Street was constructed in 1978 outside of the historic boundaries of the town of Inyokern. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1244 N Dera Street as not eligible under CRHR Criterion 1.

Research did not reveal that 1244 N Dera Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1244 N Dera Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1244 N Dera Street is a vernacular single-family residence void of specific stylistic references. It is one-story with a rectangular plan, no eaves, and simple design. However, it lacks other character-defining features commonly associated with styles of the period in which it was constructed. Finally, because research did not reveal that 1244 N Dera Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1244 N Dera Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1244 N Dera Street is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.21 1249 Nadine Street

The property at 1249 Nadine Street has never before been evaluated for the CRHR. ASM then considered whether 1249 Nadine Street is individually eligible under any CRHR criteria.

ASM considered whether 1249 Nadine Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1249 Nadine Street was constructed circa 1980 outside of the historic boundaries of the town of Inyokern. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1249 Nadine Street as not eligible under CRHR Criterion 1.

Research did not reveal that 1249 Nadine Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1249 Nadine Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1249 Nadine Street is a vernacular single-family residence void of specific stylistic references. It is one-story with a rectangular plan, no eaves, and simple design. However, it lacks other character-defining features commonly associated with styles of the period in which it was constructed. Finally, because research did not reveal that 1249 Nadine Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1249 Nadine Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1249 Nadine Street is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## **5.22 APN 084-02-11-0**

The building on APN 084-02-11-0 has never before been evaluated for the CRHR. ASM then considered whether the building is individually eligible under any CRHR criteria.

ASM considered whether the building was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. The building was constructed in 1978 outside of the historic boundaries of the town of Inyokern. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends the building as not eligible under CRHR Criterion 1.

Research did not reveal that the building is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether the building embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. The building is a vernacular single-family residence void of specific stylistic references. It is one-story with a rectangular plan, no eaves, and simple design. However, it lacks other character-defining features commonly associated with styles of the period in which it was constructed. Finally, because research did not reveal that the building was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, the building is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, the building is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.23 5831 Delbert Street

The property at 5831 Delbert Street has never before been evaluated for the CRHR. ASM then considered whether 5831 Delbert Street is individually eligible under any CRHR criteria.

ASM considered whether 5831 Delbert Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 5831 Delbert Street was constructed in 1982 outside of the historic boundaries of the town of Inyokern. It was constructed after the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 5831 Delbert Street as not eligible under CRHR Criterion 1.

Research did not reveal that 5831 Delbert Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 5831 Delbert Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 5831 Delbert Street is a vernacular single-family residence and does not exhibit any characteristic of a distinct style. Finally, because research did not reveal that 5831 Delbert Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 5831 Delbert Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 5831 Delbert Street is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## **5.24 1372 Comet Street**

The property at 1372 Comet Street has never before been evaluated for the CRHR. ASM then considered whether 1372 Comet Street is individually eligible under any CRHR criteria.

ASM considered whether 1372 Comet Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1372 Comet Street was constructed in 1981 outside of the historic boundaries of the town of Inyokern. It was constructed after the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1372 Comet Street as not eligible under CRHR Criterion 1.

Research did not reveal that 1372 Comet Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1372 Comet Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1372 Comet Street is a vernacular single-family residence and does not exhibit any characteristic of a distinct style. Finally, because research did not reveal that 1372 Comet Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1372 Comet Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1372 Comet Street is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.25 5527 Graaf Avenue

The property at 5527 Graaf Avenue has never before been evaluated for the CRHR. ASM then considered whether 5527 Graaf Avenue is individually eligible under any CRHR criteria.

ASM considered whether 5527 Graaf Avenue was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 5527 Graaf Avenue was constructed in 1970 outside of the historic boundaries of the town of Inyokern. It was constructed shortly after the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 5527 Graaf Avenue as not eligible under CRHR Criterion 1.

Research did not reveal that 5527 Graaf Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 5527 Graaf Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 5527 Graaf Avenue is a single-family residence constructed with elements of the Modern style. It features the following common character-defining features of the style: it is one-story with a rectangular plan and use of metal. Research did not reveal that the Modern style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 5527 Graaf Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 5527 Graaf Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 5527 Graaf Avenue is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.26 1511 Comet Street

The property at 1511 Comet Street has never before been evaluated for the CRHR. ASM then considered whether 1511 Comet Street is individually eligible under any CRHR criteria.

ASM considered whether 1511 Comet Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1511 Comet Street was constructed in 1963 outside of the historic boundaries of the town of Inyokern. It was constructed during the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed in the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1511 Comet Street as not eligible under CRHR Criterion 1.

Research did not reveal that 1511 Comet Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1511 Comet Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1511 Comet Street is a single-family residence constructed with elements of the Modern style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, angular and medium pitched roof, and metal cladding. Research did not reveal that the Modern style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 1511 Comet Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1511 Comet Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1511 Comet Street is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.27 1540 N Mercury Street

The property at 1540 N Mercury Street has never before been evaluated for the CRHR. ASM then considered whether 1540 N Mercury Street is individually eligible under any CRHR criteria.

ASM considered whether 1540 N Mercury Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1540 N Mercury Street was constructed in 1981 outside of the historic boundaries of the town of Inyokern. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1540 N Mercury Street as not eligible under CRHR Criterion 1.

Research did not reveal that 1540 N Mercury Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1540 N Mercury Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1540 N Mercury Street is a vernacular single-family residence with some Contemporary style elements. It features the following common character-defining features of the style: it is one-story with a rectangular plan, no eaves, and simple design. Research did not reveal that the Contemporary style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 1540 N Mercury Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1540 N Mercury Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1540 N Mercury Street is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## **5.28 5631 Inyokern Road**

The property at 5631 Inyokern Road has never before been evaluated for the CRHR. ASM then considered whether 5631 Inyokern Road is individually eligible under any CRHR criteria.

ASM considered whether 5631 Inyokern Road was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 5631 Inyokern Road was constructed in 1978 outside of the historic boundaries of the town of Inyokern. It was constructed shortly after the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. Therefore, because the construction of the property did not individually contribute significantly to the history or development of the town of Inyokern, ASM recommends 5631 Inyokern Road as not eligible under CRHR Criterion 1.

Research did not reveal that 5631 Inyokern Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 5631 Inyokern Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 5631 Inyokern Road is a single-family residence void of specific stylistic references. It is one-story with a rectangular plan and use of metal. However, it lacks other character-defining features commonly associated with styles of the period in which it was constructed. Finally, because research did not reveal that 5631 Inyokern Road was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 5631 Inyokern Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 5631 Inyokern Road is recommended not eligible under any CRHR criteria nor is it a CEQA historical resource.

## 5.29 Inyokern Substation

The present electric substation within Inyokern has been in use in the same location since at least 1912, when a substation intended to support a double-circuit tower line was constructed by the Southern Sierras Power Company (SSPC). This double-circuit tower line was part of the newly formed SSPC prerogative to construct what was then the longest powerline in the world, reaching a distance of 238 mi. across California and traversing through four substations: Lone Pine, Inyokern, Randburg, and Victorville (*Mining and Oil Bulletin* 1920) (Figure 5.3).

The location of the substation was likely chosen in tandem with the location of the Railroad Siding that would eventually become the town of Inyokern. The lines between each substation were planned to span approximately 50 mi., and the location in proximity to Inyokern was likely chosen as the town was the only promising developing community at the time and, with the presence of a post office, was the center of communication in the valley (*Mining and Oil Bulletin* 1920). The 1915 topographic map of the area indicates the presence of the substation, and reveals that at the time of the drawing of the map, there were no official roads that were noted as reaching the substation, which was located about a mile northeast of the town of Inyokern and on the other side of the Southern Pacific Railroad tracks. A map of this transmission line upon its completion reveals that the line, beginning in San Bernardino, through the Indian Wells Valley, and to Bishop is largely straight and follows an uncurving northeastern/southwestern path. These powerlines were likely constructed to mirror the alignment of the existing Southern Pacific Railroad tracks through the Indian Wells Valley, thus minimizing the need for survey and utilizing already available infrastructure for construction.

The population around Inyokern that the substation supported grew steadily between the 1912 construction date and the early 1930s, with minimal alterations or additions to the lines connected to the Inyokern substation. Research revealed that the operators of the Inyokern substation lived onsite and/or in very close proximity to the substation (*Owens Valley Progress Citizen* 1935a). A photograph of the substation from c.1920 shows extensive buildings in the vicinity, one of which was likely the operator's residence. None of these buildings are extant. The first major extension from the substation occurred in 1935, when three miles of telephone poles were constructed from the substation to the Inyokern CCC camp (*Owens Valley Progress Citizen* 1935b). Another big improvement to the substation came in 1941, where it was described that the transformer capacity was improved "due to the increased requirements in the area," likely referring to the electrical needs of the growing military installation in nearby Ridgecrest (*San Bernardino County Sun* 1941).

These improvements continued through the duration of World War II, largely to accommodate the power needs of the nearby military installation, to which power was routed through the Inyokern substation. Several segments of transmission lines were re-aligned after the expansion of the military base in the area, and by 1944, the electric capacity of the Inyokern substation was improved again. This round of improvements doubled the electric horsepower of the substation from 6,000 to 12,000 and was described as constructed in order "to meet the needs of the Navy project" (*Owens Valley Progress Citizen* 1944). As the base continued to expand in the years after World War II and the beginning of the Korean War, new facilities within the substation were constructed and placed in operation in 1955 (*NWC Rocketeer* 1955). Another major upgrade occurred less than 10 years later in 1962, where a \$105,000 improvement (approximately \$1.1 million adjusted for inflation) installed a 34,500-volt bus, the mechanism from which all distribution lines feed, as part of a Calelectric project that sought to upgrade the distribution system throughout the company's service area (*San Bernardino County Sun* 1962). Later in that same year, it was announced that the energy accumulated by a geothermal power plant would be linked to the electric lines that run through Inyo County through the Inyokern substation (*Inyo Register* 1962). The last major historic alteration to the substation occurred in 1972 after the merger of Calelectric and Southern California Edison,

where a 220kV transmission line was constructed to connect the Inyokern substation to the Kramer substation (*San Bernardino County Sun* 1972).

Beyond the construction and demolition of ancillary structures around the substation, historic aerial photographs reveal little changes between 1972 and the present. The equipment appears to be the same since the 1962 improvement, and the Inyokern substation remains the primary power supplier to Inyokern, Ridgecrest, and the nearby military installation.

The Inyokern substation has never before been evaluated for the CRHR. ASM then considered whether the Inyokern substation is individually eligible under any CRHR criteria.

ASM considered whether the Inyokern substation was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. The Inyokern substation was founded around 1912 during the earliest era of the development of Inyokern and the Indian Wells Valley. The Inyokern substation was constructed to support the longest transmission line in the world at the time, which transmitted power between Lone Pine and Victorville across 238 miles. This feat in itself is significant in the history of California, as these transmission lines brought power to the growing rural and agricultural areas, promoting both population growth and the expansion of business. The roads that were improved during the construction of the transmission line that runs through the Inyokern substation were also ultimately historically significant to the state of California, as some segments were chosen as the preferred route for the first U.S. Highway 395 alignment. Locally, this transmission line and the Inyokern substation that supported it were important in the development of the Indian Wells Valley as an amenity that contributed to the population growth in the area. Access to direct power and access to phone lines were important to the population growth of the area, particularly in the early years of Inyokern before the presence of the military installation. The Inyokern substation was founded only a few years after the establishment of the post office in the town in 1910 and is therefore intrinsically tied to the town's growth in its early years. Because the Inyokern substation is an important element in the founding and the history of the town, because the Inyokern substation is associated with the earliest efforts of supplying electricity to the Indian Wells Valley, and because the Inyokern substation was constructed to support what was once the world's longest transmission line, the Inyokern substation meets CRHR Criterion 1 with a period of significance of 1912 (the year the substation was constructed) through 1964 (the year the substation was incorporated into Southern California Edison). Because the Inyokern substation meets CRHR Criterion 1, an assessment of integrity is warranted.

Research did not reveal that the Inyokern substation is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether the Inyokern substation embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. The substation was initially associated with the construction and design of what was at the time the world's largest transmission line, and a c.1920 historic photograph reveals the various electric and transmission equipment associated with this feat, and the various shed structures that were constructed within the parcel to support the substation. ASM did not locate any of the original equipment seen in the c.1920 historic photograph during the 2026 survey of the parcel, and historic research has revealed that the substation has been updated with new equipment several times since its initial 1912 construction. The survey additionally did not reveal any sheds or structures from the c.1920 historic photograph that are still extant within the parcel. A shed from c.1960 was recorded during the 2026 survey. While this shed supports the substation, it is a secondary support structure and cannot individually reflect the methods of construction associated with substations in California. This particular substation received more upgrades than what is usual due to the proximity of the substation to a military installation, which required greater electrical power than the average rural area. Although unusual

for a rural substation, research did not reveal that the upgrades to the substation or the enhancements made were unique or unusual compared to other substation upgrades during the same era and did not feature equipment that could not be found in other substations that served larger population areas. Research did not reveal a specific engineer associated with the construction of Inyokern specifically. Chief Engineer of the SSPC, C.O. Poole, was credited with the engineering of the then-world's largest transmission line that the Inyokern substation supported. Research did not reveal that C.O. Poole was associated with the engineering or construction of any additional significant resources or structures, nor did any of the projects that are associated with C.O. Poole receive wide recognition or awards, and therefore C.O. Poole is not considered a master engineer. The Inyokern substation is therefore recommended not eligible under CRHR Criterion 3.

Finally, the Inyokern substation is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

Because the Inyokern substation meets CRHR Criterion 1, an assessment of integrity is warranted. The relevant aspects of integrity, or most important, for properties eligible under Criterion 1 are *location, setting, materials, feeling, and association* (NPS, NRHP 1997:48). ASM also considered additional aspects of integrity, which are *design and workmanship*.

*Location:* The Inyokern substation has not moved from its original location. Therefore, it retains sufficient integrity of location.

*Setting:* The setting of the Inyokern substation has evolved since the end of the potential period of significance of 1912-1964. U.S. Highway 395 was realigned to be adjacent to the Inyokern substation beginning in 1965, likely following the path of an existing service road that was initially laid to service the power lines. For the first few decades after the construction of the substation, there was no improved road between the substation and the town of Inyokern. However, as the population of the area grew, a road was constructed between Inyokern and Ridgecrest, which was aligned just south of the substation. Although this road was constructed and upgraded to highway status during the period of significance, its use significantly increased after the realignment of U.S. Highway 395 and the proximity of the substation to the on and off ramps to the highway. Therefore, it does not retain sufficient integrity of setting.

*Materials:* The materials that were associated with the original construction of the substation have since been removed due to upgrades of the equipment over time and the demolition of the original buildings and structures associated with the substation. While some of these upgrades occurred during the potential period of significance, the substation was further upgraded in the 1970s and 1980s, and in the late 1960s after the substation was absorbed by Southern California Edison. Although there are some elements of materials from the period of significance that remain, they are not unique to this particular substation and do not represent the specific types of materials or technologies. Therefore, it does not retain sufficient integrity of materials.

*Feeling:* Because no original structures from the 1912 construction date are extant, and because the substation has been repeatedly updated with new equipment over time, and because the newest construction has added a shed in the corner of the parcel, the substation no longer retains the feeling of an early twentieth century substation. The substation has also evolved since the end of the period of significance and no longer retains the feeling of a mid-century substation. Therefore, it does not retain sufficient integrity of feeling.

*Association:* The Inyokern substation is extant and presently operates as a substation. The Inyokern substation still receives hydroelectric power from the Owens Valley, and continues to support the community of Inyokern, Ridgecrest, and the military installation, as it did historically. As such, it is directly associated with the growth of Inyokern and the Indian Wells Valley and is also directly associated with the

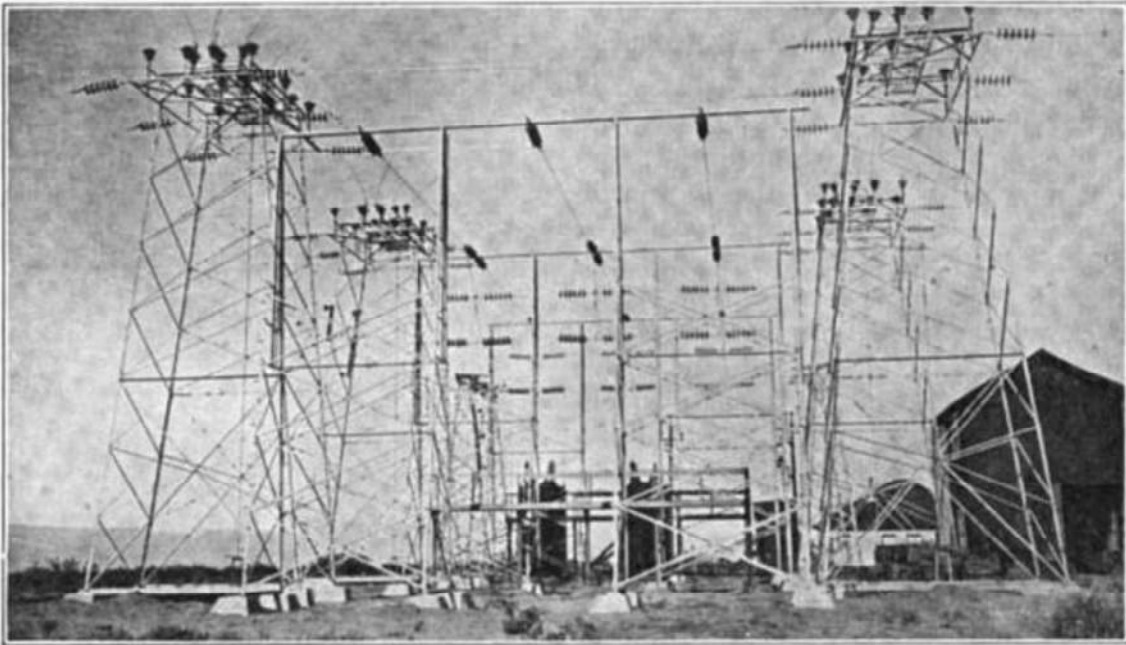
5.0 Evaluation of Eligibility

expansion of electric power across California in the early decades of the twentieth century. As such, it retains sufficient integrity of association.

*Design:* The overall design of the Inyokern substation has evolved over time, as the substation was repeatedly upgraded throughout the twentieth century. As such, it no longer represents any aspects of early twentieth century or mid twentieth century substation design and does not retain sufficient integrity of design.

*Workmanship:* Because the majority of the materials that have the potential to display workmanship have been removed from, and because the shed associated with the substation was constructed without reference to a specific architectural style, there is little evidence of workmanship that can be assessed. As such, the Inyokern substation does not retain sufficient integrity of workmanship.

As a result, the Inyokern substation does not retain sufficient integrity of the essential aspects of integrity. Therefore, ASM recommends that the Inyokern substation is not eligible under Criterion 1 for the CRHR, nor does it meet any of the other criteria for eligibility; it is also not considered a CEQA historical resource.



OUTDOOR TYPE OF SUBSTATION ON SYSTEM OF THE SOUTHERN SIERRAS POWER COMPANY. VIEW OF **INYOKERN** SUBSTATION ON TOWER LINE FEEDING TRONA, BOROSOLVAY AND SEARLES LAKE DISTRICT, WHERE LARGE AMOUNTS OF POTASH ARE PRODUCED COMMERCIALY.

Figure 5.3 Inyokern substation c.1920

## 5.30 U.S. Highway 395

ASM did not search the California State Historic Preservation Office's Built Environment Resources Directory (BERD) for all potential evaluations of the U.S. Highway 395 in California by county. Given that construction of U.S. Highway 395 was completed in Mono, Inyo, and Kern counties as part of District IX of the California Highways and Public Works (now Caltrans), ASM searched the BERD for potential segments within these counties. According to the BERD, there are no segments of U.S. Highway 395 within any of the above counties that have been evaluated.

U.S. Highway 395 has been an important north-south transportation corridor to the areas of California east of the Sierra Nevada Mountain range since the highway was adopted in 1935. It facilitated settlement along its path through the edge of the Mojave, the Indian Wells and Owens Valleys, and through Mono County, while also opening the door for automobile tourism and long-haul trucking across the western U.S. In addition, the highway also allowed convenient access to the NAWS China Lake and MCMTC Bridgeport military installations which were both constructed in the near vicinity of U.S. Highway 395 and contribute to the highway's importance within District IX. Soon, U.S. Highway 395 became the backbone of District IX, a relatively remote and sparsely populated district in comparison to the other districts in California at the time. As there was no air traffic nor passenger rail that could bring travelers from Southern California to Mono County or the areas east of the Sierra Nevada Mountain range, U.S. Highway 395 became the primary route for automobile tourism. Mono County is particularly known for various recreational areas and natural features, and U.S. Highway 395 provided a direct route to this area, contributing to economy of automobile tourism through the small towns that U.S. Highway 395 passed through, particularly in the remote areas of the district. U.S. Highway 395 also became the economic backbone of the district as the lack of rail in the area necessitated a more direct route across California for long haul trucking, and U.S. Highway 395 within District IX supported trucking routes that connected California to the other western states including Idaho, Nevada, and Oregon. Although the significance of U.S. Highway 395 waned in other parts of California due to the construction of new freeways or the improvements of more direct routes, this was not the case for District IX. U.S. Highway 395 was improved instead of replaced, and the highway presently remains the primary corridor through the district and the primary route through the state of California along the eastern edge of the Sierra Nevada Mountain range.

A national or statewide evaluation of U.S. Highway 395 has not been completed. Because there is no pre-determined statewide or national context or documentation to follow, individual segments of U.S. Highway 395 should be assessed for significance within a more local context, in this case, within Indian Wells Valley. The whole of U.S. Highway 395 within District IX (as defined by the California Highways and Public Works and containing portions of Mono, Inyo, and Kern counties) was not surveyed in its entirety and cannot be evaluated for this Project.

In order to determine the correct method for evaluating U.S. Highway 395 within a specific part of California, ASM referred to a previous 2018 report that evaluated U.S. Highway 395 within San Diego County. This report, *Historical Resource Evaluation Report for the Spring Canyon Firebreak, Rainbow to Santee Non-Miramar, West Aqueduct Road, and Kearny Villa Road Alternatives for the San Diego Gas & Electric and Southern California Gas Company Pipeline Safety & Reliability Project, San Diego County, California* (Davis et al. 2018), recommended U.S. Highway 395 eligible for the NRHP under NRHP Criterion A with a period of significance of 1935-1968. Within this report, it was established that character-defining features of the highway include road segments that follow the alignment of 1935-1968; a two-lane, undivided highway; 24- to 30-ft. roads; original paving materials; and historic views of natural and cultural topography. ASM then considered U.S. Highway 395 within the Indian Wells Valley in a similar manner.

The road that would become the initial segment of U.S. Highway 395 through the Indian Wells Valley was likely constructed in tandem with, or shortly after, the Southern Pacific Railroad tracks were laid through

the valley. As towns were established along the tracks, an automobile road was soon needed in addition to the railroad to connect the valley towns. When U.S. Highway 395 was officially adopted in 1933, this segment of road through the Indian Wells Valley officially became designated as a highway, as it was the most direct, already existing and utilized, road towards Owens Valley. The first recorded instance of improvements in the area happened in 1936, when U.S. Highway 395 was resurfaced and widened after its highway designation. Due to the ongoing Great Depression followed by World War II, highway improvements in this area were not of a high priority, and U.S. Highway 395 saw little to no changes or improvements during this time. The first realignment of U.S. Highway 395 in the Indian Wells Valley occurred between 1956 and 1958 and was described as the first segment of modernized freeway in District IX. The new alignment followed the original alignment through Inyokern, then swung northwesterly approximately 0.4 mi. north of Inyokern, and continued about 4.6 mi. to Brady's Junction with U.S. Highway 6 (now Route 14). This realignment effectively combined U.S. Highway 6 and U.S. Highway 395, and eliminated the sharp, right-angle along U.S. Highway 395 at Brown that required a left turn by northbound travelers. The next major realignment of U.S. Highway 395 in the Indian Wells Valley occurred in 1966, affecting the segment of the highway between Johannesburg and the above-described Brady's Junction, where U.S. Highway 395 meets U.S. Highway 6 (now Route 14). The 11 mi. of realigned road would provide a more direct route through the Indian Wells Valley that would bypass the towns of Johannesburg and Inyokern, bypass the intersection with Brown Road, and would be wider and more graded than the original U.S. Highway 395 alignment. Other improvements made in the ensuing years included the construction of a guardrail on the bridge of U.S. Highway 395 over Brown Road (the old U.S. Highway 395 alignment), the construction of a roadside rest stop, and the construction of a northbound interchange at the intersection of U.S. Highway 395 and Route 178.

ASM conducted a survey of the segments of U.S. Highway 395 within the Indian Wells Valley on January 28, 2026. This included a general windshield survey of the present alignment of U.S. Highway 395 between El Paso Hills and Pearsonville, and the original alignment of U.S. Highway 395 between Brown and the beginning of Mesquite Canyon Road. An intensive pedestrian survey was conducted at various locations along the original alignment of U.S. Highway 395 including: Brown Road / Ridgecrest Boulevard; Brown Road / Highway 178; and U.S. Highway 395 overpass at Brown Road. An intensive windshield survey was also conducted along the present alignment of U.S. Highway 395 including: U.S. Highway 395 / Drummond Avenue; U.S. Highway 395 and Highway 178; and the U.S. Highway 395 level of the overpass over Brown Road.

This survey revealed the difference between the characteristics of the contemporary alignment of U.S. Highway 395, and the characteristics of the original segment of U.S. Highway 395 before the mid-century improvements. As mentioned above, the first realignment of U.S. Highway 395 occurred just north of Inyokern between 1956 and 1958, and re-routed U.S. Highway 395 to join newly improved Route 6 (now Route 14). This led approximately 7.5 mi. of road to be demoted from U.S. Highway to county road and was re-named Brown Road. As a result, Brown Road was not improved in any subsequent highway improvement measures and never received any upgrades that the other segments of the original alignment of U.S. Highway 395 may have received. Brown Road has not been fully graded and is characterized by undulating rolls and bumps across what deceptively appears to be flat land. In this segment, the shoulders narrow and then disappear. Presently, the lower section of Brown Road remains in more continuous use for the communities of Inyokern and China Lake Acres as a direct route to both Highway 178 and U.S. Highway 395, while the upper section of Brown Road is more rural in nature and retains less daily use. As such, later or more recent improvements to the roads have focused on the busier sections of Brown Road, thus further highlighting the differences between the contemporary improved road and what were likely the conditions of U.S. Highway 395 in the 1950s. The narrower alignment, lack of shoulder, and the ungraded nature of the highway are therefore identified characteristics of the original segment of U.S. Highway 395 before the realignment.

*Evaluation of U.S. Highway 395 within Indian Wells Valley*

ASM first considered whether the segment of U.S. Highway 395 within the Indian Wells Valley, generally between Johannesburg and Little Lake, is eligible under CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of history, specifically as a representation of the themes of Recreation and Transportation. The road that would become U.S. Highway 395 through the Indian Wells Valley was likely first laid and utilized long before the highway along the Southern Pacific Railroad tracks and officially became designated as U.S. Highway 395 in 1933. The first improvements that brought the road up to highway standards occurred in 1936, with one major realignment occurring between 1956 and 1958, and a final major realignment began construction in 1966. This last realignment reflects the contemporary placement of the highway in the Indian Wells Valley. The realignments and improvements altered the character of the highway, transforming it from common state highways of the early twentieth century to the streamlined freeway systems that are characteristic of the mid-century. This is seen in the realignment of the highway to bypass the small towns that the old highway once ran through. These realignments also allowed for improvements to the highway, which included an overpass, a widened road with a shoulder, and a more graded road for ease of travel. In addition to these changes, the harsh desert climate has led to the repaving of the highway multiple times since its construction, removing any original references to the original materials of the highway. In addition, because this particular segment of highway has been realigned multiple times, there were very few signage materials or other types of roadside materials that are commonly associated with state highways from the era in which U.S. Highway 395 was first designated and developed. As a result, U.S. Highway 395 no longer represents a typical highway from the era of the early 1930s when it was first constructed in the Indian Wells Valley, as it no longer retains the following character-defining features: it no longer retains its original alignment, it no longer retains its original materials associated with highway use and construction, it now features a wider road with added shoulders, and now bypasses the small towns along the original alignment of the highway. As such, ASM recommends that the segment of U.S. Highway 395 in the Indian Wells Valley is not eligible for the CRHR under Criterion 1.

This segment of U.S. Highway 395 is recommended not eligible for the CRHR under Criterion 2, as no specific individuals were identified who were closely related with this property.

The segment of U.S. Highway 395 is recommended not eligible for the CRHR under Criterion 3. U.S. Highway 395 does not embody distinctive characteristics of a type, period, or method of construction—specifically, road engineering and construction. For properties eligible under Criterion C, integrity of design, materials, and craftsmanship are paramount to be able to convey its historical significance. The construction techniques and materials have been altered enough so that the segment is not a good reflection of construction techniques from the early days of the highway.

The segment of U.S. Highway 395 is recommended not eligible under CRHR Criterion 4. It is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

In summary, ASM recommends that this segment of U.S. Highway 395 is not eligible for listing in the CRHR under Criteria 1-4; it is also not considered a CEQA historical resource.

*Evaluation of Old U.S. Highway 395 within the API*

Although ASM recommends the present alignment of U.S. Highway 395 within the Indian Valley as not eligible under CRHR Criteria 1-4, ASM considered the eligibility of the alignment of Old Highway 395 (now Brown Road) within the API. In 2008, California legislature officially designated “Historic State Highway Route 395,” but recognized only the original route, which is now the segment of Brown Road within the API. ASM then evaluated whether the segment of Brown Road between Plains Avenue and Autumn Avenue in the south and near Poole Street on the north (an approximately 1.3-mile segment) is eligible under any CRHR Criteria.

This segment of Brown Road was the original path of U.S. Highway 395 between 1933 and 1965, before U.S. Highway 395 was realigned to the east and bypassed the town of Inyokern. ASM then considered whether this segment of Old U.S. Highway 395 is eligible under CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of history, specifically as a representation of the themes of Recreation and Transportation. Perhaps due to the heavy usage and traffic resulting from the proximity of Inyokern, Ridgecrest, and China Lake Acres, this segment of Old U.S. Highway 395 has been modified to contemporary road standards, including the presence of a roadside shoulder area, grading throughout the entirety of the segment, and a repaving project. This segment of Old U.S. Highway 395 differs greatly from the segment of Brown Road north of the contemporary U.S. Highway 395 overpass, which is a less graded, narrower road with no shoulder, and better represents the state of U.S. Highway 395 from between its construction to the first realignment that occurred in 1958. Additionally, because this segment of Old Highway 395 remains in continuous use and is heavily trafficked as it provides access to Route 178 and U.S. Highway 395, there are no extant materials or signage that is associated with the old U.S. Highway 395 alignment. Because this segment of Old Highway 395 has been widened, repaved, and graded, it is no longer a good example of a segment of highway from the earliest days of U.S. Highway 395, particularly in comparison to other segments of Old Highway 395 within the Indian Wells Valley, which still retain the original width and grading of the highway. As such, ASM recommends that the segment of Old Highway 395 in the API is not eligible for the CRHR under Criterion 1.

The segment of Old Highway 395 within the API is recommended not eligible for the CRHR under Criterion 2, as no specific individuals were identified who were closely related with this property.

The segment of Old Highway 395 within the API is recommended not eligible for the CRHR under Criterion 3. U.S. Highway 395 does not embody distinctive characteristics of a type, period, or method of construction, specifically road engineering and construction. For properties eligible under Criterion 3, integrity of design, materials, and craftsmanship are paramount to be able to convey its historical significance. The construction techniques and materials have been altered enough so that the segment is not a good reflection of construction techniques from the early days of the highway.

The segment of Old Highway 395 within the API is recommended not eligible under the CRHR Criterion 4. It is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

In summary, ASM recommends that the segment of Old Highway 395 within the API is not eligible for listing in the CRHR under Criteria 1-4; it is also not considered a CEQA historical resource.

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### **5.31 CALIFORNIA ENVIRONMENTAL QUALITY ACT EVALUATION**

None of the resources evaluated qualify as a historical resource, as they do not meet the definitions set forth by CEQA. None of the resources identified within the API were currently listed in the CRHR and do not appear to meet any of those criteria. As such, for CEQA planning purposes, none of the structures identified in the API are historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

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## 6.0 CONCLUSION

After documentation and evaluation of the properties within the API, and careful consideration of the ability of these 30 resources to reflect the historic contexts with which they are associated, the buildings and structures within the parcels within the API are recommended not eligible for the CRHR. As such, the 30 resources are *not historical resources for the purposes of CEQA compliance*.

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# **APPENDICES**

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**APPENDIX A**  
**DPR 523 Forms**

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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 \_\_\_\_\_

Page 1 of 9 \*Resource Name or #: 101 Ash Avenue

P1. Other Identifier: APN: 084-140-02-00-9

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M.

c. Address 101 Ash Avenue City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426411 mE / 3945183 mN

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

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

Two buildings are located at 101 Ash Avenue in Inyokern: one residential and one commercial building. The single-family residence was constructed in 1932 and faces Ash Avenue, and the commercial storage building was constructed in 1993 and faces Brown Road.

(continued on p. 5)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

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



\*P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward south.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1932

Kern County Assessor Office

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of 9                      \*Resource Name or # (Assigned by recorder)    101 Ash Avenue  
Recorded by:    Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date:    January 27, 2026



**Photo 1.** Primary and side façades, view toward southeast.



**Photo 2.** Side façade, view toward west. View from Brown Road.

Page 3 of 9                      \*Resource Name or # (Assigned by recorder) 101 Ash Avenue  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date: January 27, 2026



**Photo 3.** Detail of addition area of side façade. View toward southeast.



**Photo 4.** Rear façade, view toward northeast.

Page 4 of 9                      \*Resource Name or # (Assigned by recorder)    101 Ash Avenue  
Recorded by:    Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date:    January 27, 2026



**Photo 5.** Commercial garage building. View toward west. View from Brown Road.



**Photo 6.** Detail of alley between 101 Ash Avenue (residence) and commercial garage building.

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 9

\*Resource Name or # (Assigned by recorder) 101 Ash Avenue

Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates

Date: January 27, 2026

**\*P3a. Description:** (continued from p. 1)

The single-family residence is approximately 750 square feet and constructed without reference to a specific architectural style, rather it represents a general residential vernacular form dating to the early twentieth century. The residence features a moderately pitched, side-gabled, asphalt-shingle roof and wide horizontally oriented wood panel exterior cladding. The rear section, likely an addition, features stucco and vertically oriented wood board exterior cladding. The primary façade faces Ash Avenue and is asymmetrical as the windows and the door are not centered along the façade. The primary façade windows are vertical sliding vinyl windows with shutters and appear to have been replaced in recent years. The design of the primary entrance door is obscured by a metal screen door and features an exterior light fixture. The side of the original residence facing Brown Road features two vertical sliding wood windows with thick wood frames, with vents in the under-gable area. The rear addition features two fixed windows with thick wood frames. The side of the original residence facing west features only one vertical sliding wood window and vents in the under-gable. The addition features only one wood casement window with a thick wood frame. The rear façade features an additional entrance into the residence with an exterior light fixture; however, the material of the entrance door is obscured by a metal screen door. A casement, simple-profile, wood window is extant to the left of the door, and the lower section of the rear façade is covered with corrugated metal. There are wide, extending eaves on all sides of the residence, with visible wood rafters in the rear of the building. No sidewalk is present on either side of the building. Elements of landscaping in the front lawn of the building include a wood fence, a grass lawn that has become overgrown, and mature trees that provide privacy and shading

This commercial building was constructed in 1993, features four garage spaces with rolling garage doors, and a large driveway facing Brown Road. It is likely that the residence originally supported an orchard or similar agricultural use, due to the year it was constructed, the large parcel of land, and the presence of mature trees on the property. Presently, it is not apparent from street views that the commercial garage building and the residence are on the same parcel or are otherwise connected in any way.

Page 6 of 9                      \*Resource Name or # (Assigned by recorder) 101 Ash Avenue  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date: January 27, 2026



Map of parcel showing where Building 1 and Building 2 are located.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 101 Ash Avenue

B1. Historic Name:

B2. Common Name: 6513 Ash Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: None (Twentieth Century Residential Vernacular)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1932.

Windows, doors, and siding replaced at unknown time.

Addition in rear completed at unknown time, however, was likely constructed close to construction date of residence.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

Commercial garage building constructed on southern half of parcel, facing Brown Avenue.

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Residential Development, Architecture

Period of Significance: N/A

Property Type: Single Family Residence

Applicable Criteria: N/A

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

There is limited information available about the history of the residence at 101 Ash Avenue. The given construction year of 1932 appears to be correct given the minimal architectural detailing and vernacular form of the building, and because a structure is noted in its present location on the 1943 topographic map and subsequent topographic maps as well. The rear section of the primary residence does not feature the same exterior cladding as the front portion and appears to have been an addition to the residence. The windows in the addition to the residence, the rear entrance, and the exterior cladding indicate that while likely not original, the addition was likely completed not too long after the construction of the residence. The primary residence occupies the north section of the parcel, and features a small, landscaped back yard facing a corrugated metal commercial building. Although there is a small alley between the two buildings, they are on the same parcel of land.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

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

101 Ash Avenue has never before been evaluated for the CRHR. Although there are two structures on the property, only the primary residence was considered for the purposes of this Project, as the secondary commercial structure does not meet the minimum age requirements to be considered historic. ASM then considered if the primary residence associated with the address of 101 Ash Avenue is individually eligible under any CRHR criteria.

ASM considered whether 101 Ash Avenue was associated with a specific event marking an important moment in the history of Inyokern, or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern. 101 Ash Avenue was constructed in 1932 within the historic boundaries of the town of Inyokern. It was likely constructed in association with agriculture and/or homesteading, as it was built before the presence of the military or U.S. Highway 395 in the area and was located within a prominent and large rectangular parcel within the historic boundaries of the town of Inyokern. There are also mature trees within the parcel that are aligned evenly. It appears to be one of the few remaining structures from the era before the presence of the military. The other structures in the immediate vicinity of the residence are commercial structures that supported U.S. Highway 395 or were constructed after the 1940s in response to the increased need for housing. As such, because the residence was constructed during the early decades of the town of Inyokern and because it is now a rare example of residential development from this period, 101 Ash Avenue meets CRHR Criterion 1, with a potential period of significance of 1932 (the year the residence was constructed) through 1933 (the year that U.S. Highway 395 was established).

Research did not reveal that 101 Ash Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 101 Ash Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 101 Ash Avenue is a single-family residence constructed in 1932 without reference to a specific architectural style, rather it was designed in a general early twentieth-century residential vernacular. It displays typical elements of this type of vernacular architecture, including wood clapboard exterior cladding, wood windows, symmetrical primary façade, a medium-pitched asphalt shingle roof, and a square form. The residences constructed in a residential vernacular are not typically significant or distinguishable in terms of design or construction, and research did not reveal any elements of construction of the residence that differentiate it from other examples within the town of Inyokern or the Indian Wells Valley. Research did not reveal that there are elements of construction that are unique to Inyokern or utilize local resources. Research additionally did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Research did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Therefore, ASM recommends the property not eligible under CRHR Criterion 3.

Finally, 101 Ash Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

Because 101 Ash Avenue meets CRHR Criterion 1, an assessment of integrity is warranted. The relevant aspects of integrity, or most important, for properties eligible under Criterion 1 are *location, setting, materials, feeling, and association* (NPS, NRHP, 1997:48). ASM also considered the additional aspects of integrity, which are *design and workmanship*.

*Location:* The primary residence associated with 101 Ash Avenue has not moved from its original location. Therefore, it retains sufficient integrity of location.

*Setting:* The present setting of the residence is vastly different from its setting at the time of construction. In 1932, U.S. Highway 395 had not yet been designated, and the Navy had not yet chosen Inyokern/China Lake as an installation location. When the building was constructed, Inyokern was still a small agricultural town with few residents and few structures. The presence of U.S. Highway 395 radically changed the traffic that came through Inyokern, and directly affected the setting of the property, as the parcel shares a boundary with the edge of what was then U.S. Highway 395. The presence of the military installation also radically changed the setting of the property, as more residences were constructed in its vicinity. Additionally, the setting of the residence has been disrupted due to the construction of the commercial garage building in 1993. As such, 101 Ash Avenue does not retain sufficient integrity of setting.

*Materials:* The majority of the materials associated with the construction of the residence have been removed. The present exterior cladding is not likely original to the construction of the residence, nor is the present asphalt shingle roof, nor are any of the doors or the windows along the primary façade. The vents in the under-eave area also appear to have been replaced. As such, 101 Ash Avenue does not retain sufficient integrity of materials.

*Feeling:* Due to the lack of original materials visible on the parcel, the construction of the 1993 commercial garage building on the parcel, and the development of Inyokern along Brown Road, 101 Ash Avenue no longer retains the feeling of an early twentieth century residence associated with agriculture. As such, 101 Ash Avenue does not retain sufficient integrity of feeling.

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

*Association:* Because 101 Ash Avenue is extant and still acts as a single-family residence, it retains association to the identified theme. However, the parcel was divided in half at an unknown time and a commercial garage building was constructed within the parcel in 1992. This new structure does not contribute nor is associated to the theme of agriculture or residential development, and because it sits in approximately half of the parcel, the parcel is no longer sufficiently intact. As such, 101 Ash Avenue does not retain sufficient integrity of association.

*Design:* The design of the residence has been altered, as an addition was constructed in the rear. Additionally, the design of the parcel itself has been altered, as a commercial garage structure was constructed in the southern half of the parcel. As such, 101 Ash Avenue does not retain sufficient integrity of design.

*Workmanship:* Because the majority of the materials that have the potential to display workmanship have been removed from the residence, and because the residence was constructed without reference to a specific architectural style, there is little evidence of workmanship that can be assessed. As such, 101 Ash Avenue does not retain sufficient integrity of workmanship.

As a result, the residence does not retain sufficient integrity of the essential aspects of integrity, nor overall integrity. Therefore, ASM recommends that 101 Ash Avenue is not eligible under CRHR Criterion 1 for the CRHR, nor does it meet any of the other criteria for eligibility.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

\*B14. Evaluator: Madeline Gonzalez, M.A., ASM Affiliates

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 \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 109 Sunset Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M.

c. Address 109 Sunset Avenue City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426274 mE / 3944850 mN

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

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

One residential building is located at 109 Sunset Avenue in Inyokern. The building was constructed in 1948 and has had limited alterations since its original construction.

(continued on p. )

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

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

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



\*P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward south.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1948

Kern County Assessor Office

\*P7. Owner and Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 109 Sunset Avenue  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 1.** Detail image of north facade, view toward south.



**Photo 2.** North and west facade, view toward southeast.

Page 3 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 109 Sunset Avenue  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 3.** South facade, view toward northeast.

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 109 Sunset Avenue  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026

**\*P3a. Description:** (continued from p. 1)

109 Sunset Avenue is a single-family residence located in Inyokern constructed in 1948. The house is a single-story smooth stucco rectangular building with a side-gable roof and front-gable covered porch. The primary, north façade is defined by the large, covered porch supported by three arches typical of the Spanish Colonial Revival style. The wooden front door is aligned within the central arch and is flanked on either side by a two aluminum vertical-sliding replacement windows. There are also two more aluminum vertical-sliding windows on the eastern end of the façade. The west façade was not visible, but the east façade also has an aluminum horizontal-sliding window and a sliding glass door. The south façade has two aluminum vertical-sliding windows and a single, metal rear door. A low stucco courtyard wall lines the front of the parcel, characterized by curved segments punctuated by short, capped posts. The primary changes that have been made to the building since its original construction are the replacement of original windows and doors and recladding of the roof with asphalt shingles, which was likely originally red-clay tile.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 109 Sunset Avenue

B1. Historic Name:

B2. Common Name: 109 Sunset Avenue

B3. Original Use: Single Family Residential Property

B4. Present Use: Single Family Residential Property

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1948.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Residential Development, Architecture

Period of Significance: N/A

Property Type: Residential Property

Applicable Criteria: N/A

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

109 Sunset Avenue has never before been evaluated for the CRHR. ASM then considered whether 109 Sunset Avenue is individually eligible under any CRHR criteria.

ASM considered whether 109 Sunset Avenue was associated with a specific event marking an important moment in the history of Inyokern, or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 109 Sunset Avenue was constructed in 1948 within the town of Inyokern. It was constructed during the period of population boom of Inyokern during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed within the around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 109 Sunset Avenue as not eligible under CRHR Criterion 1.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

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

Research did not reveal that 109 Sunset Avenue is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 109 Sunset Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 109 Sunset Avenue is a single-family residence constructed with elements of the Spanish Colonial Revival style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, stucco, a medium pitched roof, minimal exterior detailing, and arched entryways. However, it lacks other characteristics such as a tile roof or wood windows. As a result, 109 Sunset Avenue is not a good example of the Spanish Colonial Revival style. Research did not reveal that the Spanish Colonial Revival style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 109 Sunset Avenue was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 109 Sunset Avenue is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 109 Sunset Avenue is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

**\*B14. Evaluator:** Emily Steele, M.S., ASM Affiliates

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 \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 1201 N Brown Road

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M. \_\_\_\_\_

c. Address 1201 N Brown Road City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426532 mE / 3944673 mN

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

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

One residential building is located at 1201 N Brown Road in Inyokern. The building was constructed in 1961 and has had limited alterations since its original construction.

(continued on p. )

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

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

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



\*P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward southeast.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1961

Kern County Assessor Office

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1201 N Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 1.** West façade, view toward east.



**Photo 2.** South and west facades, view toward northeast.

**Page of** \_\_\_\_\_ **\*Resource Name or # (Assigned by recorder)** 1201 N Brown Road  
**Recorded by:** Madeline Gonzalez and Emily Steele, ASM Affiliates **Date:** January 27, 2026

**\*P3a. Description:** (continued from p. 1)

1201 N Brown Road is a single-family residence with a mobile home and elements of Modern style located in Inyokern. The single-family residence was constructed in 1961; the date of the mobile home is unknown. The single-family residence has a rectangular footprint and a side-gable roof with a low pitch and clad in metal. The primary, east façade is defined by a recessed entryway with a single metal door and approximately four sets of metal-framed horizontal-sliding windows. The north façade has a small square vinyl-framed horizontal-sliding window and the south façade has no windows or doors. The west façade was not visible.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1201 N Brown

B1. Historic Name:

B2. Common Name: 1201 N Brown

B3. Original Use: Single Family Residential Property

B4. Present Use: Single Family Residential Property

\*B5. Architectural Style: None (Twentieth Century Commercial Vernacular)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1961.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Residential Development, Architecture

Period of Significance: N/A

Property Type: Residential Property

Applicable Criteria: N/A

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

1201 N Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1201 N Brown Road is individually eligible under any CRHR criteria.

ASM considered whether 1201 N Brown Road was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1201 N Brown Road was constructed in 1961 outside of the historic boundaries of the town of Inyokern. It was constructed during the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed in the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1201 N Brown Road as not eligible under CRHR Criterion 1.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

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

Research did not reveal that 1201 N Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1201 N Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1201 N Brown Road is a single-family residence constructed with elements of the Modern style. It features the following common character-defining features of the style: it is one-story with a rectangular plan, angular and medium-pitched roof, and geometric shapes. Research did not reveal that the Modern style was a particularly important architectural style in the history of Inyokern, nor are there elements of the style that are unique to Inyokern or utilize local resources. Finally, because research did not reveal that 1201 N Brown Road was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1201 N Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1201 N Brown Road is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

\*B14. Evaluator: Madeline Gonzalez, M.A., ASM Affiliates

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Date \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 1233 N Brown Road

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M.

c. Address 1233 N Brown Road City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426488 mE / 3944811 mN

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

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

Three buildings are located at 1233 N Brown Road in Inyokern. The buildings were constructed in 1936 and have had limited alterations since their original construction.

(continued on p. )

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

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

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



P5b. Description of Photo: (view, date, accession#)

North façade of building one. View toward south.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1936

Kern County Assessor Office

\*P7. Owner and Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1233 N Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 1.** South façade of building two, view toward northwest.



**Photo 2.** North façade of building two, view toward south.

Page 3 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1233 N Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



Photo 3. South and east facades of building three, view toward northwest.



Photo 3. North façade of building three, view toward south.

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1233 N Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026

**\*P3a. Description:** (continued from p. 1)

1233 N Brown Road is a commercial property located in Inyokern with three buildings all constructed in 1936. While research revealed limited information about the property, it is likely the buildings were historically used for commercial purposes.

*Building One*

The primary building on the property is located on the west end of the parcel furthest from Brown Road. It is a single-story building with elements of Tudor Revival style and a double-gable roof with a shed extension clad in asphalt shingles. While the primary, south façade was not visible from public right-of-way, the north façade features two single-wooden doors with their own set of concrete steps. There are four boarded-up square windows in total along the façade, one in the peak of each gable and one next to each door. There appear to be no windows or doors on the west façade, but the east façade is characterized by a single door in the center and two boarded-up windows, one on each side of the door.

*Building Two*

Building Two is located approximately in the center of the parcel between Buildings One and Three. It is a single-story wood-frame rectangular building clad in thin horizontal wood boards with a front-gable roof. The primary, west façade is defined by a single door with a metal screen on the western edge and two boarded-up square windows. The south façade has a large boarded-up rectangular window and the northern façade has one boarded-up square window and a small wooden projection that likely held a utility appliance. The east façade is characterized by three square windows, two of which are boarded up, but one of which has iron bars in front of it.

*Building Three*

Building Three is located on the east side of the parcel closest to Brown Road. It is a single-story wood-frame rectangular building clad in thin horizontal wood boards with a shed roof. The primary, south façade is defined by various fenestrations that have been boarded up; there are 14 in total, five of which are likely doors. The east façade has no windows or doors, but the north façade has six square windows and three horizontal rectangular windows that have all also been boarded up. Lastly, there are two doors and two small square windows in the west façade that have also been covered in wooden boards.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1233 N Brown Road

B1. Historic Name:

B2. Common Name: 1233 N Brown Road

B3. Original Use: Single Family Residential Property

B4. Present Use: Single Family Residential Property

\*B5. Architectural Style: Tudor Revival, Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1936.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Residential Development, Architecture

Period of Significance: N/A

Property Type: Residential Property

Applicable Criteria: N/A

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

1233 N Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1233 N Brown Road is individually eligible under any CRHR criteria.

ASM considered whether 1233 N Brown Road is significant in the commercial development within Inyokern and the Indian Wells Valley. This building was used for commercial purposes and is therefore an example of commercial development within the town of Inyokern, as it likely was used for services to automobile tourists due to the proximity of the parcel to (then) U.S. Highway 395. Although this building was constructed during the peak of commercial development within the town of Inyokern and during the peak of use of U.S. Highway 395 and the rise of automobile tourism, it is not the best example of roadside commercial development associated with either Inyokern or U.S. Highway 395. Within the town of Inyokern, there are better examples of commercial buildings that are more visibly associated with U.S. Highway 395, and the building does not reflect specific qualities that would make it a unique contribution to commercial development in comparison to other commercial buildings from the same era.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

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

Research did not reveal that 1233 N Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1233 N Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1233 N Brown Road is a commercial residence constructed in 1936. It is a property comprised of three buildings. The main building features characteristics of the Tudor Revival style with the building shape, but it lacks character-defining features commonly associated with the style such as the wood detailing. The other two buildings are vernacular and do not exhibit stylistic features. Finally, research did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Therefore, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1233 N Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1233 N Brown Road is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

**\*B14. Evaluator:** Emily Steele, M.S., ASM Affiliates

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 \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 1244 N Dera Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M.

c. Address 1244 N Dera Street City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426925 mE / 3944772 mN

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

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

One residential building is located at 1244 N Dera Street in Inyokern. The building was constructed in 1978 and has had limited alterations since its original construction.

(continued on p. )

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

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

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



\*P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward south.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1978

Kern County Assessor Office

\*P7. Owner and Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1244 N Dera Street  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 1.** North facade, view toward southwest.



**Photo 2.** North facade, view toward southwest.

Page 3 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1244 N Dera Street  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 3.** West façade, view toward southeast.

**Page of** \_\_\_\_\_ **\*Resource Name or # (Assigned by recorder)** 1244 N Dera Street  
**Recorded by:** Madeline Gonzalez and Emily Steele, ASM Affiliates **Date:** January 27, 2026

**\*P3a. Description:** (continued from p. 1)

1244 N Dera Street is a single-family residence with elements of Contemporary style constructed in Inyokern in 1978. The building is a vernacular single-story rectangular building with vinyl siding and a side-gable roof clad in asphalt shingles. The building was difficult to view from the public right-of-way, but the primary, north façade appears to be defined by a central single door with four vertical-sliding vinyl windows. The property is surrounded by a chain-link fence and the other façades of the house were not visible or accessible.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1244 N Dera Street

B1. Historic Name:

B2. Common Name: 1244 N Dera Street

B3. Original Use: Single Family Residential Property      B4. Present Use: Single Family Residential Property

\*B5. **Architectural Style:** None (Twentieth Century Residential Vernacular)

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1978.

\*B7. **Moved?** No    Yes    Unknown    **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: N/A

b. Builder: N/A

\*B10. **Significance: Theme:** Residential Development, Architecture

**Period of Significance:** N/A

**Property Type:** Residential Property

**Applicable Criteria:** N/A

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

1244 N Dera Street has never before been evaluated for the CRHR. ASM then considered whether 1244 N Dera Street is individually eligible under any CRHR criteria.

ASM considered whether 1244 N Dera Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1244 N Dera Street was constructed in 1978 outside of the historic boundaries of the town of Inyokern. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1244 N Dera Street as not eligible under CRHR Criterion 1.

Research did not reveal that 1244 N Dera Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

(Continued on Page 2)

(Sketch Map with north arrow required.)

*See DPR J form attached*

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

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

ASM then assessed whether 1244 N Dera Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1244 N Dera Street is a vernacular single-family residence void of specific stylistic references. It is one-story with a rectangular plan, no eaves, and simple design. However, it lacks other character-defining features commonly associated with styles of the period in which it was constructed. Finally, because research did not reveal that 1244 N Dera Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1244 N Dera Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1244 N Dera Street is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

**\*B14. Evaluator:** Emily Steele, M.S., ASM Affiliates

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Date \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 1249 Nadine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M.

c. Address 1249 Nadine Street City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426246 mE / 3944851 mN

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

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

One residential building is located at 1249 Nadine Street in Inyokern. The building was constructed circa 1980 and has had limited alterations since its original construction.

(continued on p. )

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

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

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



\*P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward south.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

Circa 1980

Historic Aerials

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of

\*Resource Name or # (Assigned by recorder)

1249 Nadine Street

Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates

Date: January 27, 2026



**Photo 1.** North façade, view toward southwest.



**Photo 2.** North and east facades, view toward southwest.

**Page of** \_\_\_\_\_ **\*Resource Name or # (Assigned by recorder)** 1249 Nadine Street  
**Recorded by:** Madeline Gonzalez and Emily Steele, ASM Affiliates **Date:** January 27, 2026

**\*P3a. Description:** (continued from p. 1)

1249 N Nadine Street is a vernacular single-family residence with elements of Contemporary style in Inyokern constructed circa 1980. It is a single-story rectangular building with vertical panel cladding and a side-gable roof clad in vinyl. The primary, north façade is characterized by a single metal front door and approximately four likely metal-framed windows. The other façades were not accessible or visible from the public right-of-way.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1249 Nadine Street

B1. Historic Name:

B2. Common Name: 1249 Nadine Street

B3. Original Use: Single Family Residential Property      B4. Present Use: Single Family Residential Property

\*B5. Architectural Style: None (Twentieth Century Residential Vernacular)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1980.

\*B7. Moved? No    Yes    Unknown    Date:

Original Location:

\*B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Residential Development, Architecture

Period of Significance: N/A

Property Type: Residential Property

Applicable Criteria: N/A

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

1249 Nadine Street has never before been evaluated for the CRHR. ASM then considered whether 1249 Nadine Street is individually eligible under any CRHR criteria.

ASM considered whether 1249 Nadine Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1249 Nadine Street was constructed circa 1980 outside of the historic boundaries of the town of Inyokern. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1249 Nadine Street as not eligible under CRHR Criterion 1.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

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

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

Research did not reveal that 1249 Nadine Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1249 Nadine Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1249 Nadine Street is a vernacular single-family residence void of specific stylistic references. It is one-story with a rectangular plan, no eaves, and simple design. However, it lacks other character-defining features commonly associated with styles of the period in which it was constructed. Finally, because research did not reveal that 1249 Nadine Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1249 Nadine Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1249 Nadine Street is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

\*B14. Evaluator: Emily Steele, M.S., ASM Affiliates

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 \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 1312 Broadway

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M. \_\_\_\_\_

c. Address 6509 Locust Avenue City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426359 mE / 3944974 mN

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

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

One residential building is located at 1312 Broadway in Inyokern. The building was constructed in 1973 and has had limited alterations since its original construction.

(continued on p. )

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

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

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



\*P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward north.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1973

Kern County Assessor Office

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1312 Broadway  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 1.** East and north facades, view toward west.



**Photo 2.** West facade, view toward northeast.

Page 3 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1312 Broadway  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 3.** Detail image of east façade and property, view toward northwest.

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1312 Broadway  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026

**\*P3a. Description:** (continued from p. 1)

1312 Broadway is a single-family residence located in Inyokern. The building was constructed in 1973 and is a single-story house with a shed roof that is clad in asphalt shingles and has narrow eaves. The property is surrounded by a large wooden fence on all sides, except for a small portion along the driveway where there is metal gate. The primary, south façade is characterized by a covered porch that features a double archway made from the rough stucco wall. While the front door was not visible, other fenestration includes three horizontal sliding aluminum windows and a stamped rolling vinyl garage door. The east and west façades both have no doors but each have two aluminum-framed horizontal-sliding windows. The north façade is defined by a centrally placed brick chimney, two separate back doors, and three horizontal sliding aluminum windows. There are no apparent changes that have been made to the building since its original construction.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1312 Broadway

B1. Historic Name:

B2. Common Name: 1312 Broadway

B3. Original Use: Single Family Residential Property

B4. Present Use: Single Family Residential Property

\*B5. **Architectural Style:** None (Twentieth Century Commercial Vernacular)

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1973.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: N/A

b. Builder: N/A

\*B10. **Significance: Theme:** Residential Development, Architecture

**Period of Significance:** N/A

**Property Type:** Residential Property

**Applicable Criteria:** N/A

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

1312 Broadway has never before been evaluated for the CRHR. ASM then considered whether 1312 Broadway is individually eligible under any CRHR criteria.

ASM considered whether 1312 Broadway was associated with a specific event marking an important moment in the history of Inyokern, or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1312 Broadway was constructed in 1973 outside of the historic boundaries of the town of Inyokern. It was constructed toward the end of Inyokern's population boom during the mid-1900s as a result of the presence of the military installation and the subsequent need for housing. As such, it was one of many residences that were constructed outside of the historic boundaries of the town of Inyokern at around the same time. Research did not reveal that this residence was the first to be constructed in this area or the first of its type, nor did research reveal that the property was the site of any significant historic events. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1312 Broadway as not eligible under CRHR Criterion 1.

(Continued on Page 2)

(Sketch Map with north arrow required.)

*See DPR J form attached*

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

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

Research did not reveal that 1312 Broadway is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1312 Broadway Avenue embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1312 Broadway is a single-family residence constructed with stylistic elements such as the entryway arch, but it does not embody one specific style. It lacks other character-defining features commonly associated with an architectural style. Finally, because research did not reveal that 1312 Broadway was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1312 Broadway is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1312 Broadway is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

**\*B14. Evaluator:** Emily Steele, M.S., ASM Affiliates

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 \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 1353 Brown Road

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M. \_\_\_\_\_

c. Address 1353 Brown Road City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426341 mE / 3945429 mN

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

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

One commercial building is located at 1353 Brown Road in Inyokern. The building was constructed in 1946 and has gas pumps and an associated shed located on the property.

(continued on p. )

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

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

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



P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward southwest.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1946

Kern County Assessor Office

\*P7. Owner and Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1353 Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



Photo 1. Rear façade, view toward north.



Photo 2. Primary, south view toward north.

Page 3 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1353 Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 3.** View of east façade. View toward west.



**Photo 4.** View of east facade, view toward northwest.

Page 4 of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1353 Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026



**Photo 5.** South and west facades, view toward northeast.



**Photo 6.** Detail of associated shed.

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 1353 Brown Road  
Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates Date: January 27, 2026

**\*P3a. Description:** (continued from p. 1)

1353 Brown Road is a commercial property that serves as a gas station and convenience store for the community of Inyokern. It is a single-story stucco and brick building with a rectangular footprint that was originally constructed in 1946. The building has a flat roof with no eaves and limited fenestration. The primary, north façade is defined by a set of glass metal-frame doors that are slightly recessed and situated toward the eastern edge of the façade; it is primary in that it provides the central entrance to the store and more direct access from the gas station pumps. There are two wooden advertisement displays on the north façade and four on the east that mimic windows with wooden shutters to convey a false sense of window fenestration. The west façade is brick with no windows or doors, but there is a shed roof addition that was added at an unknown date. The south façade is smooth stucco with no windows but has a single metal door on its western edge. The east façade, clad in smooth stucco, is the most embellished with an angled vertical wood cornice, brickwork on the bottom third portion of the wall, a recessed central entryway with a single metal-framed glass door, and the aforementioned false window displays. A flat, wide roof canopy with rounded corners shelters a set of gas pumps located to the

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1353 Brown Road

B1. Historic Name:

B2. Common Name: 1353 Brown Road

B3. Original Use: Commercial Property

B4. Present Use: Commercial Property

\*B5. Architectural Style: None (Twentieth Century Commercial Vernacular)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1946.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

Shed constructed off eastern façade.

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Commercial Development, Architecture

Period of Significance: N/A

Property Type: Commercial Property

Applicable Criteria: N/A

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

1353 Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1353 Brown Road is individually eligible under any CRHR criteria.

ASM considered whether 1353 N Brown Road is significant in the history of commercial development within Inyokern and the Indian Wells Valley. Constructed in 1946, this commercial building was used for providing services to automobile tourists due to the proximity of the parcel to (then) U.S. Highway 395. Although this building was constructed during the peak of commercial development within the town of Inyokern and during the peak of use of U.S. Highway 395 and the rise of automobile tourism, it is not the best example of roadside commercial development associated with either Inyokern or U.S. Highway 395. Within the town of Inyokern, there are better examples of commercial buildings that are more visibly associated with U.S. Highway 395, and the building does not reflect specific qualities that would make it a unique contribution to commercial development in comparison to other commercial buildings from the same era.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

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

Research did not reveal that 1353 Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1353 Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1353 Brown Road is a commercial property constructed in 1946. It is a vernacular building that lacks character-defining features commonly associated with an architectural style. Finally, research did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. Therefore, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1353 Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1353 Brown Road is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

**\*B14. Evaluator:** Emily Steele, M.S., ASM Affiliates

**Primary #** \_\_\_\_\_  
**HRI #** \_\_\_\_\_  
**Trinomial** \_\_\_\_\_  
**NRHP Status Code** \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of \_\_\_\_\_ \*Resource Name or #: 1372 Comet Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E NE ¼ of NE ¼ of Sec 30 M.D. B.M. \_\_\_\_\_

c. Address 1372 Comet Street City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 427783 mE / 39444746 mN

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

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

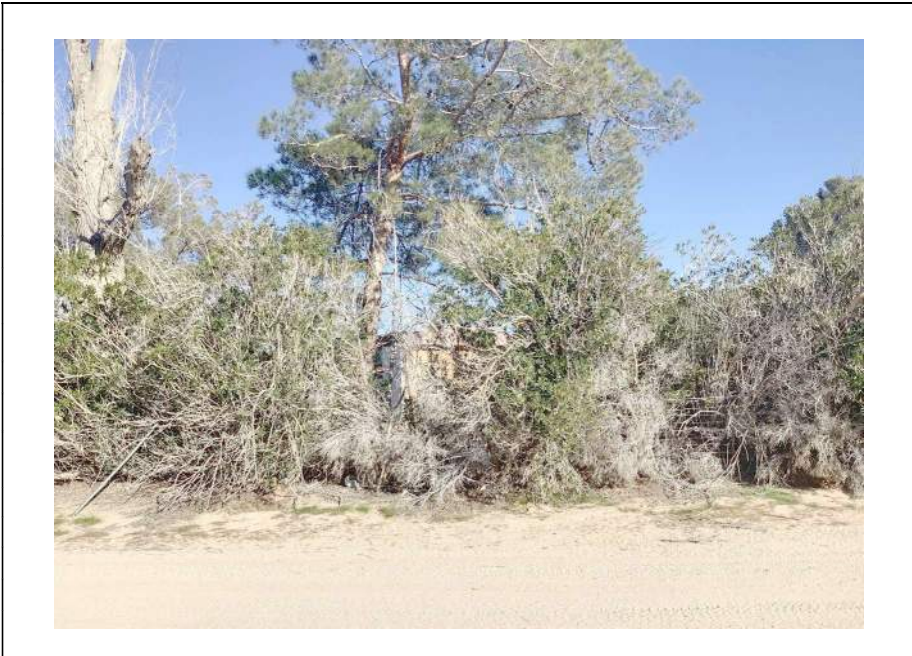
One residential building is located at 1372 Comet Street in Inyokern. The building was constructed in 1981 and has had limited alterations since its original construction.

(continued on p. )

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

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

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



\*P5b. Description of Photo: (view, date, accession#)

Primary façade. View toward west.

January 27, 2026

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1958

Kern County Assessor Office

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, Inc. 2026. Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**Page of** \_\_\_\_\_ **\*Resource Name or # (Assigned by recorder)** 1372 Comet Street  
**Recorded by:** Madeline Gonzalez and Emily Steele, ASM Affiliates **Date:** January 27, 2026

**\*P3a. Description:** (continued from p. 1)

1372 Comet Street is a single-family residence constructed in 1981. It was not visible from the public right-of-way as it is located behind a fence with many trees obscuring the building from view. It is a rectangular plan single-story building.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1372 Comet Avenue

B1. Historic Name:

B2. Common Name: 132 Comet Avenue

B3. Original Use: Single Family Residential Property      B4. Present Use: Single Family Residential Property

\*B5. **Architectural Style:** None (Twentieth Century Residential Vernacular)

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1958.

\*B7. **Moved?** No    Yes    Unknown    **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: N/A

b. Builder: N/A

\*B10. **Significance: Theme:** Residential Development, Architecture

**Period of Significance:** N/A

**Property Type:** Residential Property

**Applicable Criteria:** N/A

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

1372 Comet Street has never before been evaluated for the CRHR. ASM then considered whether 1372 Comet Street is individually eligible under any CRHR criteria.

ASM considered whether 1372 Comet Street was associated with a specific event marking an important moment in the history of Inyokern or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern and the Indian Wells Valley. 1372 Comet Street was constructed in 1981 outside of the historic boundaries of the town of Inyokern. It was constructed after the period of population boom of Inyokern during the mid-1900s because of the presence of the military installation and the subsequent need for housing. Therefore, because the construction of the property did not individually significantly contribute to the history or development of the town of Inyokern, ASM recommends 1372 Comet Street as not eligible under CRHR Criterion 1.

(Continued on Page 2)

(Sketch Map with north arrow required.)

*See DPR J form attached*

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

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder): 101 Ash Avenue

\*Date of Evaluation: February 18, 2026

Research did not reveal that 1372 Comet Street is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1372 Comet Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1372 Comet Street is a vernacular single-family residence and does not exhibit any characteristic of a distinct style. Finally, because research did not reveal that 1372 Comet Street was constructed by a master architect, ASM recommends the property as not eligible under CRHR Criterion 3.

Finally, 1372 Comet Street is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1372 Comet Street is recommended not eligible under any CRHR criteria.

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

\*B14. Evaluator: Madeline Gonzalez, M.A., ASM Affiliates

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 \_\_\_\_\_

Page 1 of 11 \*Resource Name or #: 1401 Brown Road

P1. Other Identifier: APN: 084-140-09-00-0

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: \_\_\_\_\_ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad T 26S R 39E SE ¼ of NE ¼ of Sec 30 M.D. B.M.

c. Address 1401 Brown Road City Inyokern Zip 93527

d. UTM: (give more than one for large and/or linear resources) Zone 11S 426427 mE / 3945125 mN

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

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

1401 Brown Road is a single-story commercial building in Inyokern, likely constructed c.1935. Although the Kern County Assessor's office notes the year built as 1959, the building appears in older historic photographs. The earliest dated photograph of the building was taken in 1951; however, earlier undated photographs from the 1940s also depict the building. As there was an addition to the building, it is likely that the 1959 date is the blended effective year of the original date of construction and the date of the addition—a typical practice of Assessors. Therefore, the building was likely constructed sometime between the 1930s and early 1940s. This building was constructed without reference to a specific architectural style, rather it was constructed in an early twentieth-century commercial vernacular form, typical of roadside commercial buildings. The building features two sections: the original c.1935 section, and the 1959 addition.

(continued on p. 6)

\*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial Building

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

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



P5b. Description of Photo: (view, date, accession#)

Primary and side façades, view north.

January 27, 2026.

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

c.1930-c.1940

Historic photographs

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Madeline Gonzalez and Emily Steele

ASM Affiliates

20 N Raymond Ave, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: January 27, 2026

\*P10. Survey Type: (Describe) Pedestrian intensive

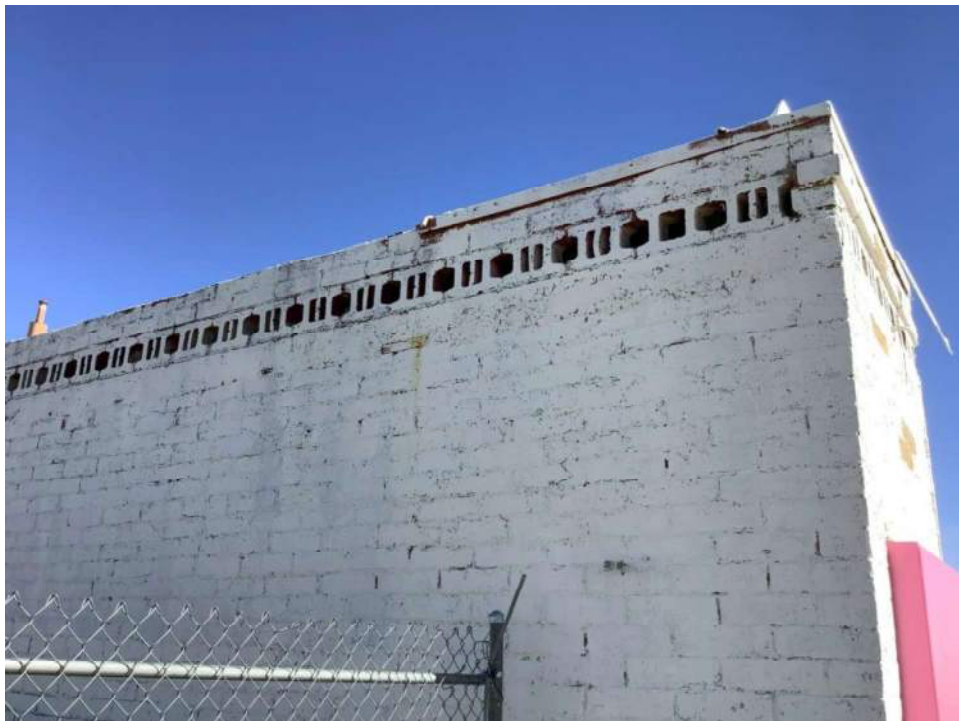
\*P11. Report Citation: ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of 11                      \*Resource Name or # (Assigned by recorder)    1401 Brown Road  
Recorded by:    Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date:    January 27, 2026



**Photo 1.** Side and rear façades, view toward northeast. This view reveals the odd shape of the building in response to the shape of the parcel.



**Photo 2.** Detail of brick work along top section of façades. View of rear façade, toward east.

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Recorded by:    Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date:    January 27, 2026



**Photo 3.** Rear façade, view toward northeast.



**Photo 4.** Primary and side façade of addition. View toward south.



**Photo 5.** Façade of original section of building and addition facing Brown Road, view toward northwest.



**Photo 6.** Detail of southern section of the building. View toward northwest.

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Recorded by: \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_  
Madeline Gonzalez and Emily Steele, ASM Affiliates

1401 Brown Road  
Date: January 27, 2026



Photo 7. Detail of center of façade facing Brown Road. View toward west.



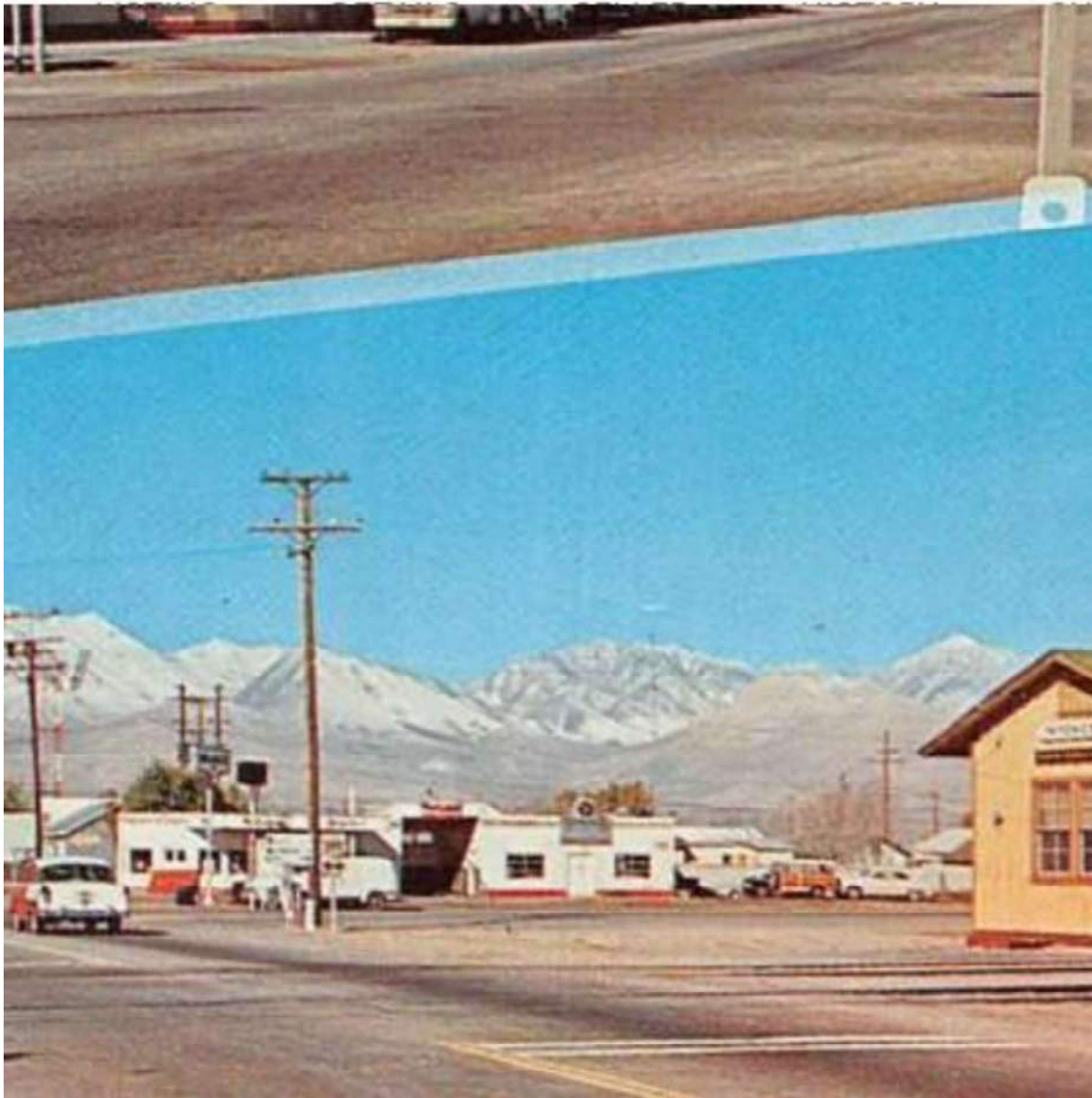
Photo 8. Detail of northern section of façade facing Brown Road. View toward northwest.

**\*P3a. Description:** (continued from p. 1)

The original c.1935 section of the building features a flat roof and brick exterior walls on all sides. A decorative brick cornice line features a pattern created by holes in the bricks along the primary and rear façade. The southwest façade of the building faces the intersection of (what is now) Brown and Inyokern roads, creating an angled edge of the building in response to the shape of the parcel. This southwestern façade features a door and two windows on either side of the door. The door and window are presently boarded up with wood plank, obscuring the style and materials of the features. One unboarded window is a horizontal sliding fiberglass window with an exterior thick wood frame. This is the contemporary primary entrance; however, the east façade facing Brown Road includes the original primary entrance. This façade is symmetrical, with a central section that now is clad in wood plank. Historic photographs have revealed that this section was once an open garage area, and the wood plank was likely recently added when the building was converted from its most recent use as an auto shop to its present use as a commercial store. The upper section of the façade in this area is raised to allow for space within the garage, and also stylistically conforming to the stepped brickwork façades commonly found in commercial buildings from this era. A window has since been constructed in the center of the wood plank wall, similar to the window by the present entrance into the commercial store as it is a horizontal sliding fiberglass window with an exterior thick wood frame. On either side of the enclosed garage shop area are separate entrances into the interior of the commercial store. The doors are not original to the building; however, both feature glass window panels on the top and raised panels on the bottom. On either side of the doors are windows, one of which is original to the building. This is the only original window and is a casement window with a thick wood frame and four square panels along the top of the window, a common design feature of windows from the era in which it was constructed. This window is located on the southernmost side of the façade, and is south of two square windows that replaced a larger rectangular window that was a similar size to the other windows. The two square windows are casement windows with thick wood exterior frames. The two windows on the northern side of the façade are the most recently replaced windows. These horizontal sliding fiberglass windows feature thin wood exterior frames and appear to have been replaced in recent years. The rear façade of the building features minimal architectural details beyond the continuation of the brick design. However, a few details of note include two boarded windows, one within the old garage/shop area and one in the northern section of the building, and a slightly recessed rear entrance area with a door that is presently obscured by refuse.

The 1959 addition to the building features minimal architectural details, and functions primarily as a garage, intended to support the commercial building when it still functioned as a gas station/auto shop. This addition was constructed in a trapezoidal shape, responding to the constraints of the parcel on which it was constructed, which itself is a long trapezoidal shape. The addition features a flat roof, and concrete block exterior walls on all sides. The primary façade faces Brown Road, and features one metal, rolling garage door only on the southernmost side of the façade. Likely in response to the brick work of the original c.1935 commercial building, the southeastern and northeastern corners of the addition feature off-set concrete blocks, creating a stepped pattern up the sides. The addition extends farther to Brown Road than the original building, creating a south-facing façade on the addition with one entrance. This entrance features what appears to be a flat, wood door with a transom window that has since been boarded. The north façade of the addition is composed nearly entirely of a rolling, metal garage door. The rear façade features a wall that rises higher than the wall of the primary façade and features no design details.

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Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date: January 27, 2026



Detail of 1401 Brown Road from c.1950 postcard.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder): 1401 Brown Road

B1. Historic Name: Standard Oil Service Station

B2. Common Name:

B3. Original Use: Service Station

B4. Present Use: Retail Store

\*B5. Architectural Style: N/A (Highway Roadside Commercial Vernacular)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed at an unknown time, c.1935.

An addition was constructed in 1959.

Majority of windows and doors replaced at different eras, one era seems to be in the midcentury, another era seems to be in recent years.

An additional entrance door was added to the façade facing southeast at an unknown time, likely when the windows were replaced.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

A concrete driveway continues to the end of the block adjacent to Brown Road. This is part of the property.

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Commercial Development; Historic US Highway 395 commercial properties; Architecture

Period of Significance: c.1935 – 1965

Property Type: Commercial

Applicable Criteria: A, C

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

1401 Brown Road is located on the northwest corner of the intersection of Inyokern Road and Brown Road, the most important intersection in Inyokern's history. The railroad depot, from which the town grew, was once located on the northeastern corner of this intersection, and what is now Brown Avenue was once U.S. Highway 395, both which brought travelers directly to this particular intersection throughout the town's history. The earliest photograph of the Brown Road/Inyokern Road intersection from the 1930s reveals that the northwestern corner was a Standard Oil gas station, which research revealed was first constructed in Inyokern in 1924 (*The Bakersfield Californian* 1924). This initial gas station was likely much smaller than the present building and was constructed primarily to support those traveling by automobile along the Southern Pacific railroad tracks. It appears that a Shell gas station, located on the southwest corner of the Brown Road/Inyokern Road intersection, was present in Inyokern before the construction of the Standard Oil gas station. Therefore, as the second gas station constructed within a very small town, across from an already extant gas station, along a desert road with long stretches of empty land, the primary desired customers were likely automobile tourists. After the official designation of U.S. Highway 395 in 1933, the section of the highway through Inyokern was further promoted, and with minimal competition, quickly became the primary route through the Indian Wells Valley. As usage of the highway increased, so did the need for not only gas stations, but also auto shops. Particularly in this area of U.S. Highway 395, which is noted for being remote with a hot and dry climate, an expansive auto shop in addition to traditional gas station services would have been a profitable business, especially in the early years of the automobile. Thus, the present building was likely constructed in response to this need sometime in the mid-1930s.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #\* (Assigned by recorder): 1401 Brown Road

\*Date of Evaluation: February 24, 2026

Historic photographs reveal that the door of the present primary façade facing southeast was once a window, and that two gas pumps and cover were constructed in front of the southern section of the primary façade. The middle section was open and appeared to act as a garage area. The northern section of the façade was symmetrical with a centered door and two rectangular windows on either side. It is worth noting that this particular parcel appears to have been added to, or drawn from, extant residential parcels to the west, and thus has a disjointed, double trapezoidal shape that the building was constructed around.

Historic photographs from the 1950s reveal that there have been minimal alterations to the building at that time, beyond the replacement of features such as doors and windows. It is therefore likely that the 1959 date is the blended effective year of the original date of construction and the date of the additional typical practice of Assessors. This addition was constructed before U.S. Highway 395 was realigned to the east, and at the peak of traffic along U.S. Highway 395 through Inyokern.

At an unknown time, 1401 Brown Road was converted from active operation as a gas station to function solely as an autobody shop, and the gas pumps were removed. In later years, the building was converted for use as a retail store, and most recently was in use as a thrift shop. This business is closed, and the building is not presently in use.

1401 Brown Road has never before been evaluated for the CRHR. ASM then considered whether 1401 Brown Road is individually eligible under any CRHR criteria.

ASM carefully considered whether 1401 Brown was associated with a specific event marking an important moment in the history of Inyokern, or was associated with a pattern of events that made a significant contribution to the residential development of Inyokern.

ASM first assessed whether the building at 1401 Brown Road is significant in the commercial development of Inyokern. Although the given date of construction from the Kern County Assessor is 1959, the actual date of construction is likely closer to c.1935, as described previously. The first known improvement occurred on this parcel in 1924 with the construction of a Standard Oil gas station. The original gas station structure was likely demolished and replaced with the present structure in the mid-1930s, contributing to the growing commercial development occurring within Inyokern at the time. The population began to increase during this era as a result of the early stages of the construction of the military installation, increasing the demand for more expansive commercial options within the town of Inyokern. The Shell gas station on the southwest corner of the intersection, across from 1401 Brown Road, expanded to include a mini-mart and goods store, while the Standard Oil station at 1401 Brown Road expanded at this time to include an autobody shop. Supporting the various automobile needs in Inyokern, this was one of the first and few commercial businesses within the town, which was described as retaining only two commercial stores in 1920. Additionally, occupying a prominent parcel within an important intersection of the town, its presence is indicative of the status of Inyokern in that era, the biggest commonly traversed small desert town in the Indian Wells Valley. As such, 1401 Brown Road was a prominent commercial business within the town of Inyokern that occupied an important intersection and represented the growing prosperity of the town from this era.

ASM also considered whether 1401 Brown Road carried additional significance as a roadside commercial business along a historic U.S. highway. The road that would become U.S. Highway 395 was likely constructed in tandem with the train tracks and dates to at least as early as 1909 within Inyokern. As this road became widely utilized as the most efficient passage for automobile travelers through the Indian Wells Valley, a Standard Oil gas station was constructed on the northwest intersection of this road and Inyokern Road. U.S. Highway 395 was officially designated in 1933, with improvements made to the road through Inyokern in 1936. It was likely around this time that the Standard Oil gas station was improved as a response to the designation of U.S. Highway 395 and the subsequent increase in automobile tourism. There are few options of routes through the Indian Wells Valley, with the U.S. Highway 395 route connecting most directly to Southern California and offering travelers a more direct route to the parts of California on the eastern side of the Sierra Nevada Mountain range. As such, with increased traffic resulting from tourism, long haul trucking, and the military installations along the route, traffic through Inyokern along U.S. Highway 395 during the 1940s and 1950s was reliable, keeping the gas station and autobody shop business associated with 1401 Brown Road relevant and useful for motorists. The reliability of the traffic coupled with the increasing usage of the highway and the growing population of Inyokern is likely what led to the addition to 1401 Brown Road in 1959. 1401 Brown Road then continued to act as a roadside commercial business in relation to and supporting U.S. Highway 395 traffic, until the route was realigned to the east of Inyokern in 1966. This new segment of freeway, coupled with the increasing reliability of automobiles, caused the relevance of 1401 Brown Road as a gas station/autobody shop to wane. At an unknown time, the gas pumps were removed and 1401 Brown Road became only an auto shop. It appears to have functioned as solely an auto shop until recent years, when it was converted into a commercial store. However, its history as a gas station/auto shop is important to understanding the history of U.S. Highway 395 within the Indian Wells Valley, as it exemplifies the types of commercial businesses that were dependent on and profited from the highway, and is a rare example of roadside commercial business from this era of the highways within the Indian Wells Valley.

As such, 1401 Brown Road meets CRHR Criterion 1 with a period of significance of c.1935 (the approximate year the building was constructed) through 1965 (the year that U.S. Highway 395 was realigned). Because 1401 Brown Road meets CRHR Criterion 1, an assessment of integrity is warranted.

## BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #\* (Assigned by recorder): 1401 Brown Road

\*Date of Evaluation: February 24, 2026

Research did not reveal that 1401 Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether 1401 Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1401 Brown Road was constructed without reference to a specific architectural style, rather it was constructed in an early twentieth century commercial vernacular. Details such as the decorative brickwork along the top register of the building, the stepped centered front, and the side of the building facing southeast toward the intersection, are all common stylistic elements of commercial buildings from the era of roadside architecture of the 1930s. Because the commercial building was not constructed in a specific architectural style, it does not display any distinctive characteristics of an architectural type, period, or method of construction. The buildings constructed in a commercial vernacular are not typically significant or distinguishable in terms of design or construction, and research did not reveal any elements of construction of the commercial building that differentiate it from other examples within the town of Inyokern or the Indian Wells Valley. However, there are few extant examples of roadside vernacular commercial buildings associated with U.S. Highway 395 from this era of its use. As such, it is a rare example of this type of architecture within both Inyokern and the Indian Wells Valley, as most other gas stations from this era have been demolished or completely renovated, or never possessed the design details that this commercial building retains. As such, 1401 Brown Road meets CRHR Criterion 3 with a period of significance of c.1935 (the approximate year the building was constructed). Because 1401 Brown Road meets CRHR Criterion 3, an assessment of integrity is warranted.

Finally, 1401 Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

Because 1401 Brown Road meets CRHR Criterion 1 and Criterion 3, an assessment of integrity is warranted. The relevant aspects of integrity, or most important, for properties eligible under Criterion 1 and Criterion 3 are *location, setting, materials, feeling, association, design, and workmanship* (NPS, NRHP, 1997:48).

*Location:* 1401 Brown Road has not moved from its original location. Therefore, it retains sufficient integrity of location.

*Setting:* The present setting of 1401 Brown Road is vastly different from the setting during the period of significance. When the commercial building was constructed c.1935, U.S. Highway 395 was aligned through the town of Inyokern, and the building was placed on the northwest corner of the intersection of the main town road and U.S. Highway 395. As the town of Inyokern grew throughout the 1940s and the 1950s, the presence of U.S. Highway 395 remained an integral aspect of the setting of the town and an important aspect to the setting of 1401 Brown Road. However, by 1965, U.S. Highway 395 no longer ran through Inyokern. While Inyokern would still experience population growth through the 1980s due to the presence of the military installation, the setting that demanded the gas station and the auto shop was changed. Today, while there is still some local traffic along Brown Road, the realignment of U.S. Highway 395 disrupted the setting of the building after its period of significance, and it therefore does not retain sufficient integrity of setting.

*Materials:* The majority of the materials associated with the construction of the building have been removed or replaced. The gas station pumps and cover that are visible in historic photographs during the period of significance of the building have been removed, and the original windows and doors have been removed or replaced except for one window. Any materials that may have hinted at the building's function as a gas station have been removed since it was converted into solely an auto shop and then to a retail store. As such, 1401 Brown Road does not retain sufficient integrity of materials.

*Feeling:* While the present condition of the building does carry the feeling of an early twentieth-century roadside commercial building, the materials associated with the building's initial use as a gas station and auto shop have been removed. 1401 Brown Road no longer retains the feeling of a gas station from the early days of U.S. Highway 395, and as such, does not retain sufficient integrity of feeling.

*Association:* Despite alterations and changes to the building over time, the building still has strong associations to the identified themes of commercial development in Inyokern and to the commercial development that occurred along U.S. Highway 395. The building was constructed as a gas station/autobody shop along the historic route of U.S. Highway 395 and today is presently a commercial store within Inyokern. Although some aspects of the building, such as the surroundings and its use, have changed over time, it still retains sufficient integrity of association to the identified themes for which it is potentially eligible.

*Design:* 1401 Brown Road was not constructed within a specific architectural style, rather it was constructed in a commercial vernacular. However, the building's design elements are still extant, including the brick work that runs along the top register of the building and the center brick front over the garage entrance. There have been minimal alterations to the design of the original building as it still retains the same footprint from its original construction. Only one detail in the present affects the design of the building; the relocation of the primary façade and the construction of a primary entrance door on the façade facing southeast toward the intersection. The addition to the building was constructed during the period of significance and attempted to continue the general details of design through brickwork of its own along the corners of the building. Because the addition was constructed within the

## BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #\* (Assigned by recorder): 1401 Brown Road

\*Date of Evaluation: February 24, 2026

period of significance with some thought toward design, and because the design was minimally altered, 1401 Brown Road retains sufficient integrity of design.

*Workmanship:* Because the majority of the materials that have the potential to display workmanship have been removed from the building, there is little evidence of workmanship that can be assessed. The most prominent extant example of workmanship associated with the commercial building is the brickwork along the upper register of the exterior façades. However, some of the brickwork has been altered or removed in some sections and has warped in some sections due to decades of exterior paint coating. As such, 1401 Brown Road does not retain sufficient integrity of workmanship.

As a result, 1401 Brown Road does not retain sufficient integrity of the essential aspects of integrity. Therefore, ASM recommends that 1401 Brown Road is not eligible under Criterion 1 or Criterion 3 for the CRHR, nor does it meet any of the other criteria for eligibility.

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

**\*B12. References:**

See full references in ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

**\*B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates



Page 2 of 6                      \*Resource Name or # (Assigned by recorder)    1429 Brown Road  
Recorded by:    Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date:    January 27, 2026



**Photo 1.** Primary façade facing Brown Road. View toward west.



**Photo 2.** Side and rear façades, view toward northeast.

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Recorded by: Madeline Gonzalez and Emily Steele, ASM Affiliates                      Date: January 27, 2026



**Photo 3.** Side façade, view toward north.



**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder):

B1. Historic Name:

B2. Common Name:

B3. Original Use: Trailer Residence

B4. Present Use: Trailer Residence

\*B5. Architectural Style: N/A

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Likely placed c.1960.

No visible alterations to footprint.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Residential Development

Period of Significance: N/A

Property Type: Trailer Residence

Applicable Criteria: N/A

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

There is limited information available about the history of the structure at 1429 Brown Road. Although the Kern County Assessor's office officially describes the land as vacant and unimproved, the trailer residence structure has been present on the parcel since at least 1971 and was likely first placed in the 1960s. The late improvement of what otherwise would have been seen as a prime parcel for development may have been due to the way the parcel was divided in an upside-down "L" shape. Other structures within Inyokern have conformed to similar oddly shaped parcels by maximizing the available space, and usually operate as commercial businesses. The trailer structure on this parcel provided a use for the parcel, as it retains the correct dimensions to fit within the angular parcel boundaries.

(Continued on Page 6)

(Sketch Map with north arrow required.)

See DPR J form attached

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

(This space reserved for official comments.)

## BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #\* (Assigned by recorder): 1429 Brown Road

\*Date of Evaluation: February 26, 2026

The structure associated with the address of 1429 Brown Road has never before been evaluated for the CRHR. ASM then considered whether the structure associated with the address of 1429 Brown Road is individually eligible under any CRHR criteria.

ASM considered whether the structure constructed within the parcel associated with the address of 1429 Brown Road was associated with a specific event marking an important moment in the history of Inyokern, or was associated with a pattern of events that made a significant contribution to the development of Inyokern and Indian Wells Valley. This structure was likely placed within the parcel, which is located within the historic boundaries of the town of Inyokern, in the 1960s. Inyokern was notable during this era for providing a rural alternative for housing for those who did not wish to reside in the suburban communities of Ridgecrest. The trailer structure is exemplary of a non-traditional residence that supports rural living, and is one of many similar structures within the historic boundaries of Inyokern and the general Inyokern area. Research did not reveal that this structure was the first to be placed in the area, nor that the parcel was the site of any historic events. As such, because the structure and its placement in the parcel did not individually significantly contribute to the history or the development of the town of Inyokern, ASM recommends 1429 Brown Road as not eligible under CRHR Criterion 1.

Research did not reveal that 1429 Brown Road is associated with any historically significant individuals. It is therefore recommended not eligible under CRHR Criterion 2.

ASM then assessed whether the structure associated with 1429 Brown Road embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. 1429 Brown Road is a trailer residence structure that has not been officially recorded as an improvement by the Kern County Assessor's office. The structure does not retain any reference to a specific architectural style, rather it is prefabricated, and features design details such as horizontally sliding, vinyl windows with wood shutters and an extended porch area. As such, it retains no reference to any specific architectural styles and retains minimal examples of design. Research did not reveal that any type of residential trailer structure was identified as particularly important to the history of Inyokern, nor did it reveal that there are elements of construction of the trailer residence structure that are unique to Inyokern or utilize local resources. Research additionally did not reveal that a master architect or master builder was associated with the construction, design, or development of the property. As such, ASM recommends the structure associated with 1429 Brown Road not eligible under CRHR Criterion 3.

Finally, 1429 Brown Road is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, ASM recommends the property not eligible under CRHR Criterion 4.

As such, 1429 Brown Road is recommended not eligible under any CRHR criteria.

### \*B12. References:

See full references in ASM Affiliates, Inc. 2026. *Historical Resources Technical Report for Inyokern Data Center Project, Kern County, California*. Prepared for Jaymie Bruer, Quad Knopf Inc. Prepared by Madeline Gonzalez, Emily Steele, Shannon Davis.

B13. Remarks:

\*B14. Evaluator: Madeline Gonzalez, M.A., ASM Affiliates