

DOCKETED

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Project Title:	Corby Battery Energy Storage System Project
TN #:	272779
Document Title:	DPR form 523
Description:	CEC staff document, DPR Form 523, supporting the analysis of the Catherine Kilkenny Historic Residence
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Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	9/15/2026 10:14:12 AM
Docketed Date:	9/15/2026

CONTINUATION SHEET

Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

Page 1 of 12 **UPDATE** Prepared by: Roger Hatheway, Aspen Environmental Group, Agoura Hills, CA. Prepared for California Energy Commission, December 20, 2025. Resource Attributes: HP2. Applicable Criteria: 3CS.

INTRODUCTION

1. This DPR 523 is an update to the original twelve (12) page 5310 Kilkenny Road DPR 523 prepared by Kara Fortuna, ICF, 201 Mission Street, Suite 1500, San Francisco, CA 94105. The original ICF DPR 523 is attached to this DPR 523 update.
2. This update for the Catherine Kilkenny Residence, located at 5310 Kilkenny Road, was authorized by CEC staff, and was prepared by Roger Hatheway, M.A., Aspen Environmental Group, 5020 Chesebro Rd., Suite 200, Agoura Hills, CA 91301. Mr. Hatheway is a Secretary of the Interior's (SOI) qualified architectural historian.

The following data is presented as a re-evaluation of the CRHR eligibility of the Catherine Kilkenny Residence, a historic-age building located at 5310 Kilkenny Road. This building was originally recorded by ICF as "5310 Kilkenny Road" in their original DPR 523. To summarize, Aspen does not concur with the ICF finding that "5310 Kilkenny Road "is not individually eligible for listing in the NRHP and CRHR under any Criteria" (DayZenLLC 2025b, p. 10).

Rather, Aspen staff recommend, based on extensive in-depth historical research and an evaluation of historic aerials presented below, that the most appropriate name for the historic building located at 5310 Kilkenny Road is the Catherine Kilkenny Residence, and that it does appear to qualify as eligible to the CRHR in accordance with Item 2, and Item 3, although it does not appear to qualify in accordance with Item 1 and Item 4. **Note:** National Register of Historic Places (NRHP) evaluations are not included here as part of the CEC evaluation process. The following re-evaluation attributes, codes, and period of significance applies.

Resource Attributes: HP2. Single Family Property: A building constructed to house one family..

Applicable Criteria: 3CS – Appears eligible for CR as an individual property through survey evaluation.

Period of Significance: Circa 1900 to circa 1969 as Catherine Kilkenny Residence and/or under ownership of members of the Kilkenny family.

RE-EVALUATION AS APPEARING IN CORBY CULTURAL AND CULTURAL TRIBAL RESOURCES STAFF ASSESSMENT

5310 Kilkenny Road – Catherine Kilkenny Residence.

5310 Kilkenny Road is briefly described by the Applicant's consultant as a 2.76-acre parcel in unincorporated Solano County between Byrnes and Willow Roads. The parcel is heavily planted, with a variety of types of trees providing privacy and wind screens. The front of the parcel is enclosed in a brick and metal fence, with a metal gate accessing a circular driveway leading to the residence. To the right of the residence is a wooden barn, set back from the road and largely obscured by trees, and to the left is a tankhouse.

The 5310 Kilkenny Road property, otherwise referred to herein and/or in other docketed items variously as the historic Catherine Kilkenny Residence, the Catherine Kilkenny Ranch Farmstead, the Kilkenny Ranch Home, and the Michael and Linda Geller Residence, is the subject of varying opinions regarding its eligibility to the NRHP and/or CRHR.

This property was evaluated in detail by the applicant's cultural resource consultant as not eligible to the NRHP or CRHR in a February 2025 Cultural Resources Report for the Corby Battery Energy Storage System Project in Solano County, California (DayZenLLC 2025, pp. 7-13 to 7-15). A separate DPR 523 Office of Historic Preservation historic resource inventory form was prepared for the property noting, "In conclusion, the subject property is not individually eligible for listing in the NRHP and CRHR under any Criteria. This property was evaluated in accordance with Section 15064.5(a) (2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA" (DayZenLLC 2025 DPR 523).

In opposition to the opinion of the applicant's cultural resource consultant, Elissa DeCaro, President, Solano County Historical Society writes the following in a November 6, 2025, letter to the California Energy Commission.

The Solano County Historical Society is steadfastly opposed to the Corby Battery Storage Project at the proposed location for its high potential for significant adverse change and irreparable harm to the surrounding multi-faceted historically and environmentally significant properties.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

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The proposed project is adjacent to a significant historical resource identified as the Kilkenny Ranch Home. The Queen Anne home built by master builder George Hutton Sharpe for Catherine Kilkenny in 1900, a significant person for California Women's History as an influencer for the ranching boom enjoyed in Solano County in the late 1800s. The home is the sole remaining example of Mr. Sharpe's work in a pristine rural setting, and a shining example of the exemplary craftsmanship he was known for throughout the Elmira/Vacaville/Dixon/Batavia area from 1890-1910.

In addition to the historic significance of the Kilkenny property, the parcel supports a private arboretum of several hundred trees including more than 100 different species of trees, including more than 50 species of oaks, which makes it one of the largest private oak collections in the United States. The rural open space setting is home to several remnant trees from the late 1800's including a Blue Gum Eucalyptus, a California Black Walnut and a Seville Orange which was a favorite of Irish families for marmalade and jams. The property is recognized by the National Wildlife Federation as a Certified Wildlife Habitat (Elissa DeCaro 2025).

Michael and Linda Geller, the owners of 5310 Kilkenny Road, in separate but almost identical comments received by CEC on December 5, 2024, write that they own the subject property. Michael Geller's comments note:

My wife and I own the historic home at 5310 Kilkenny Road, approximately one quarter mile from the proposed Battery Energy Storage System proposed by Corby Energy. The home was constructed in 1900 by renowned builder George H. Sharpe and represents the last of the Victorian homes and farmhouses Mr. Sharpe became famous for. Other prominent structures he built still standing today include the Frank H. Buck home, the William Henry Buck home, the Harbison House at the Nut Tree and the Carnegie Library to name just a few in Vacaville. We are in the process of securing California Historic Landmark status as well as National Register of Historic Places status for our home. The Corby BESS project will cause substantial adverse change to the prime agricultural land that once was part of the original 167 acres purchased by Anthony Kilkenny in 1875. After the death of Mr. Kilkenny in 1886, Catherine, his wife, went on to become a successful farmer and rancher and purchased several more non-adjacent properties in the area. In fact, shortly before her death in 1921 she sold some of her property to PG&E to construct the Vaca-Dixon Substation (Michael and Linda Geller 2024).

The CEC staff have reviewed all professionally prepared and personal comments and opinions regarding the historic nature and quality of the property located at 5310 Kilkenny Road and conducted independent in-depth historical research into the CRHR eligibility of 5310 Kilkenny Road. As opposed to the applicant's cultural resource consultant findings, the CEC staff has determined that the Catherine Kilkenny Ranch Residence located at 5310 Kilkenny Road appears eligible to the CRHR in accordance with California Historical Resource Status Code 3CS.

However, CEC staff recommendations apply to the Catherine Kilkenny Residence only. No buildings, structures, objects, or landscape features on any portion of the larger property are included in this eligibility recommendation. In support of the above recommendation, a DPR 523 Update was prepared. This update is on file at CEC Cultural Resources Unit. It reads, in part,

This summary of alterations to the original Catherine Kilkenny Farmstead, a portion of which is now the Michael and Linda Geller Residence and Gardens, has been prepared primarily using historic aerials, with other sources including historic maps, consultant prepared cultural resource management reports, in-depth CEC staff research, and communications to CEC via email, personal testimony, and other forms of communication by those opposed to the Corby Battery Energy Storage System (BESS) Project.

In brief, the historic-age Catherine Kilkenny Ranch Farmstead, otherwise referred to variously as the historic Catherine Kilkenny Residence, the Catherine Kilkenny Ranch Farmstead, the Kilkenny Ranch Home, and the Michael and Linda Geller Residence, is the subject of varying opinions regarding its eligibility to the NRHP and/or CRHR. The following records just how massively altered in terms of size, shape, and number and type of building features, the original Catherine Kilkenny Farmstead really is.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

Page 3 of 12 **UPDATE** Prepared by: Roger Hatheway, Aspen Environmental Group, Agoura Hills, CA. Prepared for California Energy Commission, December 20, 2025. Resource Attributes: HP2. Applicable Criteria: 3CS.

There is literally nothing of significance left of the historic-age farmstead with the exception of the circa 1900 Catherine Kilkenny Residence, and several minor remnant trees. Today's Geller Residence and surrounding landscaped property with gardens and multiple outbuildings is not an historic farmstead. Rather, it is a wonderfully creative but never-the-less fantasy or "Disneysque" owner-inspired recreation of a historic Solano County farmstead. The circa 1900 Catherine Kilkenny Residence has also been substantially altered by a large one-story wrap-around addition to the rear... The non-historic farmstead includes a non-historic circa 2007 garage with clock cupola, a circa 2013 kit barn, and a circa 2019 tank house (CEC 2025a)

CEC staff do therefore conclude the following regarding the CRHR eligibility of the Catherine Kilkenny Residence.

CRHR Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The Catherine Kilkenny Residence is on a property located at 5310 Kilkenny Road. The subject property cannot be considered as a historic farmstead displaying important associations with historic events, patterns, or trends of agricultural development in Solano County development. More specifically, the subject property does not retain historic-age ancillary buildings that constitute a mid-sized agricultural ranch property or farmstead like other NRHP or CRHR eligible properties in Solano County. All ancillary buildings on the property are modern, having been constructed within the last fifteen years, and, therefore, do not convey any association with the historic use of the property. The majority of trees and gardens also appear to have been developed within the last thirty years or so under the ownership of Michael and Linda Geller. As such, the subject property does not exemplify the late-nineteenth and early twentieth-century agricultural development typology as a farmstead with a historic residence surrounded by historic ancillary structures and groves. Today's Geller Residence and surrounding landscaped property with gardens and multiple outbuildings is not an historic farmstead. Rather, it is a wonderfully creative but never-the-less fantasy or "Disneysque" owner-inspired recreation of a historic Solano County farmstead. Finally, the original Kilkenny owned property at this location was approximately 167 acres in size. Today's 2.76-acre property represents a small fraction of the original.

In conclusion, CEC staff conclude that the Catherine Kilkenny Residence located at 5310 Kilkenny Road is not eligible for listing under CRHR Criterion 1 and for local listing. This recommendation applies specifically to the residence only. CEC staff also conclude and recommend that the larger 2.76-acre property surrounding the Catherine Kilkenny Residence containing non-historic outbuildings and non-historic landscaping and gardens, etc., is not eligible for listing under CRHR Criterion 1 and for local listing.

CRHR Criterion 2: Is associated with the lives of persons important in our past. The Catherine Kilkenny Residence is on a property located at 5310 Kilkenny Road. It is significant as a personal residence only in association primarily with Catherine Kilkenny but also with various additional members of the Kilkenny family. Previous residences on the property are no longer extant and there are no major historic ancillary buildings remaining in association with the Catherine Kilkenny Residence. The original Kilkenny property at this location was approximately 167 acres in size. Today's 2.76-acre property represents a small fraction of the original. The Kilkenny family-maintained ownership of the land from 1875 to 1969, was passed on through inherited generations, though the subject property was one of many the Kilkenny family-owned in the larger Solano County-Vacaville area. Catherine Kilkenny, the owner when the subject residence was built, played a role in expanding Kilkenny family landholding in the larger Vacaville area. The family did, in fact, play a recognized role in the agricultural industry in Solano County. Catherine's descendants, Thomas A. and James J., owned and leased numerous large plots of land in Vacaville and Solano County in the early-to-mid-twentieth centuries. Thomas A. and James J. were active members of local organizations and had associations with Solano County business and agricultural operations.

In conclusion, CEC staff conclude that the Catherine Kilkenny Residence located at 5310 Kilkenny Road is eligible for listing under CRHR Criterion 2 and for local listing. This recommendation applies specifically to the residence only. CEC staff conclude and recommend that the larger 2.76-acre property surrounding the Catherine Kilkenny Residence containing non-historic outbuildings and non-historic landscaping and gardens, etc., is not eligible for listing under CRHR Criterion 2 and for local listing.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

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CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. The Catherine Kilkenny Residence is on a property located at 5310 Kilkenny Road. The residence is a modest and altered example of late-Victorian, frequently referred to as Queen Anne-style architecture common to urban and rural residences across California in the late-nineteenth and early-twentieth centuries. It is a modest example of its type presenting a curious combination of design details and characteristics from other popular styles. This could indicate that the residence was altered over time.

George Sharpe can be considered a local master builder/contractor of Solano County and specifically, the Vacaville area. Sharpe was known for late-Victorian era residential constructions and civic constructions, often winning the bids of educational and religious construction projects in the Vacaville area during the late-nineteenth and early-twentieth centuries. In particular, Sharpe constructed a series of large single-family houses for wealthy Vacaville community members on Buck Avenue in the 1890s and 1900s that exemplified late-Victorian and turn-of-the-century styles.

The Catherine Kilkenny Residence is recognized as being associated with George Sharpe. As such, and despite the fact that the residence is a modest and altered example of its type, this association is significant.

In conclusion, CEC staff conclude that the Catherine Kilkenny Residence located at 5310 Kilkenny Road is eligible for listing under CRHR Criterion 3 and for local listing. This recommendation applies specifically to the residence only. CEC staff conclude and recommend that the larger 2.76-acre property surrounding the Catherine Kilkenny Residence containing non-historic outbuildings and non-historic landscaping and gardens, etc., is not eligible for listing under CRHR Criterion 3 and for local listing.

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history. The history of the Catherine Kilkenny Residence located at 5310 Kilkenny Road is well documented. Multiple primary sources of information have been used to document the history of the residence, and the majority of specific questions regarding the history of the residence or the larger 2.76-acre property have already been realized. Consequently, listing the Catherine Kilkenny Residence in accordance with CRHR Criterion 4 is not likely to yield additional information important in prehistory or history.

In conclusion, the CEC staff conclude that the Catherine Kilkenny Residence located at 5310 Kilkenny Road is not eligible for listing under CRHR Criterion 4 and that the larger 2.76-acre property surrounding the Catherine Kilkenny Residence containing non-historic outbuildings and non-historic landscaping and gardens, etc., is also not eligible for listing under CRHR Criterion 4 and for local listing.

In summary, the CEC staff conclude that the Catherine Kilkenny Residence located at 5310 Kilkenny Road qualifies as eligible to the CRHR despite numerous alterations to the residence, and massive alterations to the original farmstead to which it belonged. This conclusion assumes that the main exterior elevation of the Catherine Kilkenny Residence appears essentially the same as it appeared when built circa 1900. To date, the CEC staff efforts to locate original historic photographs of the Catherine Kilkenny Residence have not been successful. Should original photographs be located clearly depicting that the primary or main exterior elevation (north facing elevation) has been substantially altered, then the current determination that the Catherine Kilkenny Residence qualifies as eligible to the CRHR might be changed. CEC staff further conclude that only the Catherine Kilkenny Residence is eligible to the CRHR and that the surrounding and non-historic Michael and Linda Geller Gardens and newer and non-historic or highly altered ancillary buildings which surround the Catherine Kilkenny Residence are not eligible to the CRHR.

The above conclusions and recommendations are supported by the following 1937 - 2022: Summary of Alterations to the Original Catherine Kilkenny Farmstead, Located at 5310 Kilkenny Road, Vacaville, California.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

UPDATE Prepared by: Roger Hatheway, Aspen Environmental Group, Agoura Hills, CA. Prepared for California
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1937 - 2022: SUMMARY OF ALTERATIONS TO THE ORIGINAL CATHERINE KILKENNY FARMSTEAD, LOCATED AT 5310 KILKENNY ROAD, VACAVILLE, CALIFORNIA

This summary of alterations to the original Catherine Kilkenny Farmstead, a portion of which is now the Michael and Linda Geller Residence and Gardens, has been prepared primarily using historic aerials, with other sources including historic maps, consultant prepared cultural resource management reports, in-depth CEC staff research, and communications to CEC via email, personal testimony, and other forms of communication by those opposed to the Corby Battery Energy Storage System (BESS) Project.

In brief, the original Catherine Kilkenny Ranch Farmstead, otherwise referred to variously today as the historic Catherine Kilkenny Residence, 5310 Kilkenny Road, the Kilkenny Ranch Home, and the Michael and Linda Geller Residence, is the subject of varying opinions regarding its eligibility to the NRHP and/or CRHR. The following historic aerials record just how massively altered in terms of size, shape, and number and type of building features; the original Catherine Kilkenny Farmstead really is. There is literally nothing of significance left of the historic-age farmstead with the exception of the circa 1900 Catherine Kilkenny Residence, and several minor remnant trees. Today's Geller Residence and surrounding landscaped property with gardens and multiple outbuildings is not an historic farmstead. Rather, it is a wonderfully creative but never-the-less fantasy or "Disneyesque" owner-inspired recreation of a historic Solano County farmstead. The circa 1900 Catherine Kilkenny Residence has also been substantially altered by a large one-story wrap-around addition to the rear.



The Geller Residence with addition to rear and non-historic gardens is visible at image center. The non-historic farmstead includes a non-historic circa 2007 garage with clock cupola, a circa 2013 kit barn, and a circa 2019 tank house.

The following aerial photographs clearly illustrate the above noted alterations to the Catherine Kilkenny Ranch Farmstead.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

UPDATE Prepared by: Roger Hatheway, Aspen Environmental Group, Agoura Hills, CA. Prepared for California
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1937 HISTORIC AERIAL: ESTABLISHES BASELINE INFORMATION REGARDING FARMSTEAD

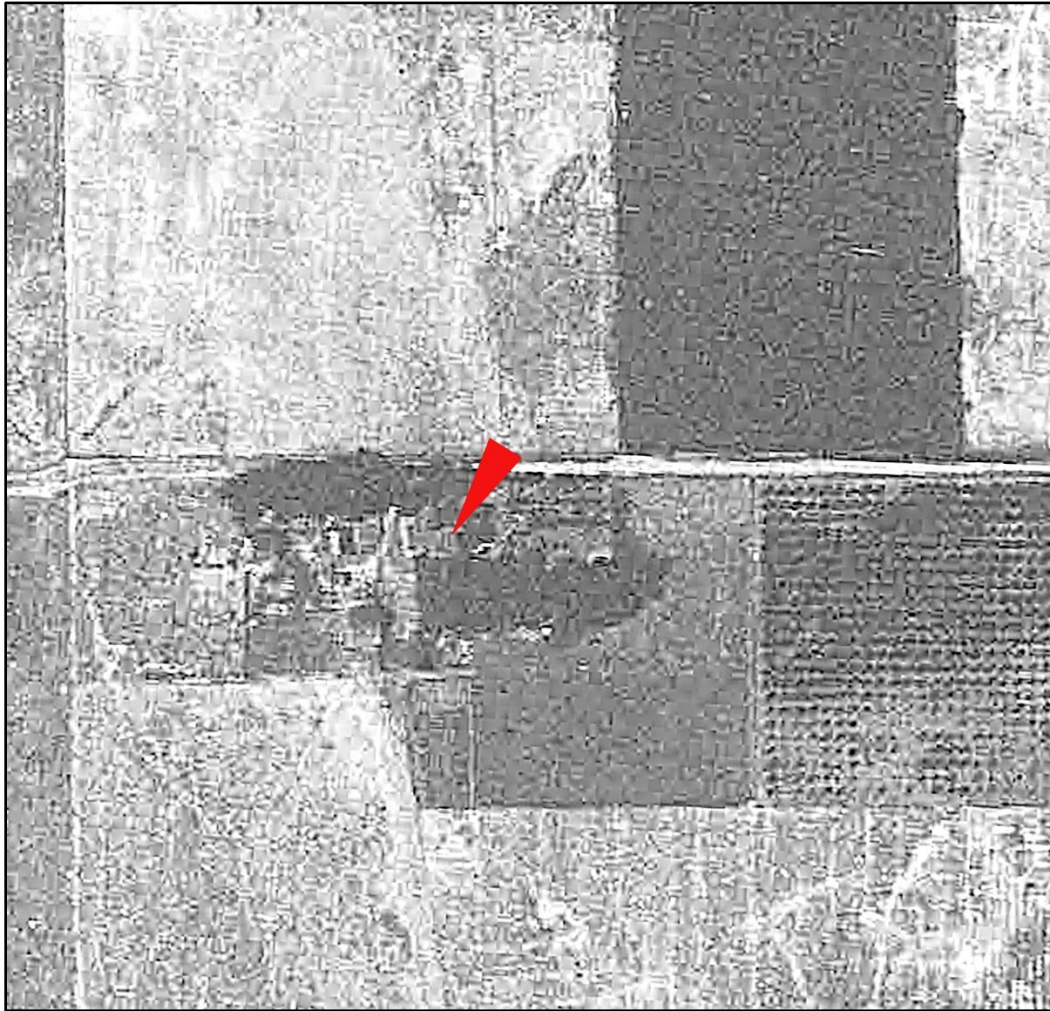


Image Oriented North. 1937 Historic Aerial from UCSB Aerial Photography
Flight ID: ABO-1937; Frame: 57-15; Scale: 1:20,000; Begin Date: August 25, 1937.

- In 1937, the current 5310 Kilkenny Ranch Road residence appears in the approximate center of the image surrounded by trees. An equally large building complex appears to the left or west side of the image. At this time, the ranch complex had multiple building improvements including the main residence, multiple barns and other outbuildings, and what appears to be an orchard on the east side of the ranch complex. A forked driveway entry off of what was then County Road #164 (today's Kilkenny Road), splits and leads to barns and outbuildings to the west and the main residence to the east.
- The **RED ARROW** points to the location of the Catherine Kilkenny Residence.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

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1970 HISTORIC AERIAL: THE LAST YEAR OF KILKENNY FAMILY OWNERSHIP



Image Oriented North. 1970 Historic Aerial from UCSB Aerial Photography
Flight ID: CAS-2830; Frame: 2-245; Scale: 1:20,000; Begin Date: March 1, 1970

- By 1970, the area surrounding the Kilkenny Ranch complex has been substantially changed. Most notably, the number of mature trees on the property has been massively reduced, and the removal of almost all of the original farmstead ancillary buildings and features.
- 1969-1970, James R. Kilkenny and Alfred Kilkenny, as co-administrators of the estate of Anthony Francis Kilkenny, deed the property to the Selby family. In 1977, the Selby family deed the property to the Reeves family (ICF 2024: DPR 523, page 7 of 12).
- This is the last known historic aerial of the Kilkenny Ranch either under Kilkenny family ownership, or shortly after the Kilkenny family administrators transferred title to the Selby family.
- The original farmstead has been massively altered. Compare this aerial to the 1937 aerial, or when the farmstead was an actual working farm, to determine the true level of alteration.

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1984 HISTORIC AERIAL: A DEVELOPING RESIDENTIAL COMPOUND



Image Oriented North. 1984 Historic Aerial from Historicaerials.com.

- By 1984, additional trees surrounding the historic Kilkenny Ranch complex have been removed, and non-historic buildings have been added by new owners.
- At some point between 1968-1972 a detached guest house, now a garage, is built. Also, a one-story wrap-around covered structure is added to the rear of the main residence.

A new and more formal and non-historic spearpoint-shaped driveway has been added leading to the residence.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

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1993 HISTORIC AERIAL: SHORTLY AFTER PURCHASE BY MICHAEL AND LINDA GELLER



Image Oriented North. 1993 Historic Aerial from Historicaerials.com.

- By 1993 the property appears to have been altered by the removal of and/or addition of several non-historic buildings and structures.
- In 1988, the Reeves family deeded the property to the Stocking family. In 1989, the Stocking family relinquished the deed of the property to the Heart Federal Savings and Loan Association.

Michael and Linda Geller acquire the property in approximately 1990 and have owned it since.

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2022 HISTORIC AERIAL: GELLER RESIDENCE – A NON-HISTORIC FARMSTEAD

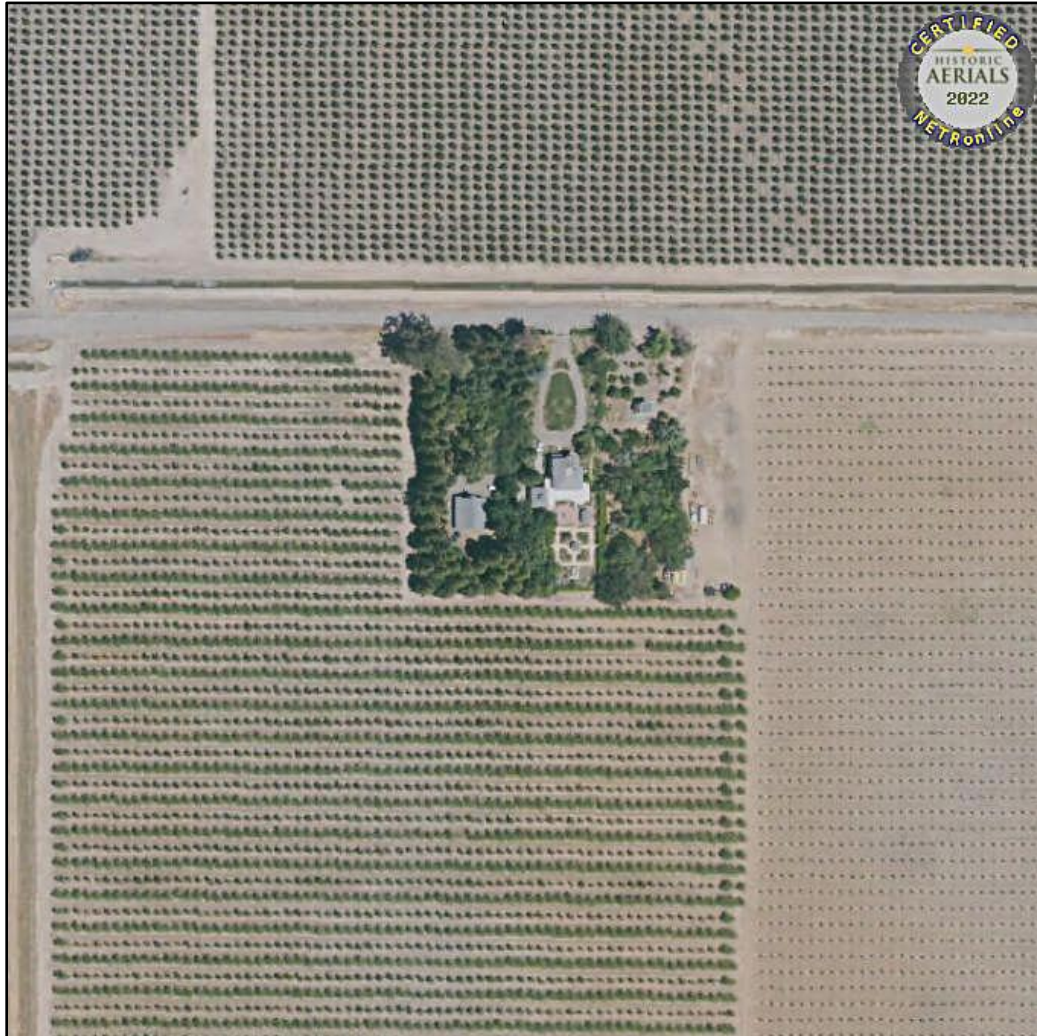


Image Oriented North. 1995 Historic Aerial from Historicaerials.com.

- From 2014 to 2022 additional alterations are made to the Geller Residence. One prominent alteration-addition visible from the air is construction of a two-story detached tank house (agricultural storage), approximately 441 square feet in size (ICF 2024: DPR 523, page 4 of 12). This tank house is a fanciful creation similar to historic-age rural building features found across Solano County.
- Today, the Geller Residence at 5310 Kilkenny Road does not retain any intact historic-age ancillary buildings that constitute a mid-sized agricultural ranch complex. All ancillary buildings on the property are modern, have been constructed within the last fifteen years, and, therefore, do not convey any association with the historic use of the property as originally constructed by Catherine Kilkenny.

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Property Name: Catherine Kilkenny Residence – Aspen DPR 523 UPDATE to ICF 5310 Kilkenny Road DPR 523 2/7/2025

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SUMARY OF PERMITTED ALTERATIONS TO 5310 KILKENNY ROAD

The permit history of 5310 Kilkenny Road, as prepared by the Applicant's qualified cultural resource consultant and as traced by records at the Solano County Department of Resource Management, is as follows:

Description of Work: Installation of a new 6.84 kilowatt/19-panel Photovoltaic system (PV) system on the primary house

Date: March 23, 2023

Source: Building Permit Application, Permit #: B2023-0245

Description of Work: Replacement of the primary house's existing one-layer composition shingle roof with a new composition shingle roof and thermoplastic polyolefin (TPO) in a standard color

Date: July 21, 2022

Source: Building Permit Application, Permit #: B2022-0649

Description of Work: Added lights and plugs to the storage building.

Date: November 14, 2019

Source: Building Permit Application, Permit #: B2016-0923 Revision

Description of Work: Construction of a two-story detached tank house (agricultural storage), approximately 441 square feet in size

Date: December 30, 2016, first submittal, revised and resubmitted September 13, 2019

Source: Building Permit Application, Permit #: B2016-0923 Revision and Resubmittal

Description of Work: Additional street access to new storage barn (see **Permit#:** B2013-0130); Installation of a 12-foot wide, 6 inches thick access path to the barn with an aggregate base.

Date: December 31, 2013

Source: Encroachment Permit Application, Permit #: E2013-0088

Description of Work: Construction of a one-story kit barn with a composition roof, approximately 1,520 square feet in size (38' x 40' with electrical)

Date: March 12, 2013

Source: Building Permit Application, Permit #: B2013-0130

Description of Work: Partial reroofing, unspecified location but likely on the newly proposed garage roof of Permit #: B2007-0699

Date: October 24, 2007

Source: Building Permit Application, Permit #: B2007-0761

Description of Work: **Description of Work:** Replacement of a flat garage roof with a new, pitched roof, and the addition of 2 ½ feet height to the walls.

Date: September 25, 2007

Source: Building Permit Application, Permit #: B2007-0699

Description of Work: Replacement of an electrical service panel and removal of an adjacent subpanel

Date: September 18, 2007

Building Permit Application, Permit #: B2007-0681

Description of Work: Replacement of an existing portion of the primary house's brick foundation with a concrete foundation

June 8, 2007

Source: Building Permit Application, Permit #: B2007-0408

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Description of Work: Destruction of two concrete domestic wells, 22 and 25 feet deep, to the southwest of the primary house

Date: April 20, 1990

Source: Well Permit Application, Permit#:D-90-05

Description of Work: Construction of an individual concrete sewage disposal system located to the southwest of the primary house. Dimensions: 9 ½' x 5 ½' x 4 ½'

Date: July 20, 1977

Source: County of Solano Department of Public Health, Permit Application and Inspectional Permit

NOTE: The above "Date" refers to the issuance date of the permit by the applicable Solano County agency; bureaucratic finalization and completion of specified work were mandated to follow soon after; if not, the permit would expire.

As documented by the Applicant's consultant, the subject property has undergone multiple alterations including the demolition and construction of ancillary buildings and exterior finish alterations and additions to the primary house.

In addition to the permitted alterations listed above, previous homeowners constructed a ca. 1972 (1968- 1977) detached guest house (later turned into a garage) to the southwest of the primary house and a covered patio structure extending from the house's south elevation, and portions of the east and west elevations, to connect to the guest house. The current owners cleared a portion of the backyard to create a geometrically patterned landscape with gravel paths, a paved patio, and three small ancillary buildings.

REFERENCES SECTION FOR FULL PERMIT DETAILS

Solano County Department of Public Health. 1977. Permit Application and Inspectional Permit. Accessed January 29, 2025. Available: Solano County Department of Resource Management.

Solano County Department of Resource Management. 1990. Well Permit Application, Permit #:D-90-05. Accessed January 29, 2025.

---. 2007a. Building Permit Application, Permit #: B2007-0408. Accessed January 29, 2025.

---. 2007b. Building Permit Application, Permit #: B2007-0681. Accessed January 29, 2025.

---. 2007c. Building Permit Application, Permit #: B2007-0699. Accessed January 29, 2025.

REFERENCES DPR 523 UPDATE TEXT

Books and Reports

CEC 2025 – California Energy Commission Opt-In Projects; Corby BESS Project Staff Assessment., 3.0 Project Description, Available at: <https://caenergy.sharepoint.com/>.

CEC 2025 – Opt-In Projects; Corby BESS (24-OPT-05); Staff Environmental and other docs; Staff Assessment; Appendix A Cumulative Scenario. Available at: <https://caenergy.sharepoint.com/>.

CEC 2025 DPR 523 – Update for the original ICF June 27, 2024, DPR 523 for 5310 Kilkenny Road. Prepared by Aspen Environmental Group December 20, 2025. Update on file at CEC Cultural Resources Unit.

Historic Aerials

Historicaerials.com – 1937, 1970, 1984, 1993, 2022

Comments

Geller, Linda 2024 – TN# 260488, Docket Number: 24-OPT-05; Docketed Date: 12/5/2024.

Geller, Michael 2024 – TN# 260489, Docket Number: 24-OPT-05; Docketed Date: 12/5/2024.

Elissa DeCaro 2025 – TN# 267061, Docket Number: 24-OPT-05; Docketed Date: 11/7/2025).

DOCKETED

Docket Number:	24-OPT-05
Project Title:	Corby Battery Energy Storage System Project
TN #:	263606
Document Title:	App 4-A Updated Cultural Resources Inventory Report Part II of II - Coby BESS
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Intervenor Representative
Submission Date:	5/24/2025 7:35:56 PM
Docketed Date:	5/27/2025

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #: _____ HRI #: _____ Trinomial: _____ NRHP Status Code: <u>6Z</u>
Other Listings: _____ Review Code: _____ Reviewer: _____ Date: _____	

Page 1 of 12

*Resource Name or #: 5310 Kilkenny Road

P1. Other Identifier: CB-08

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

*b. USGS 7.5' Quad: Allendale Date: 1954 T: _____ R: _____
 ¼ of Sec B.M.

c. Address: 5310 Kilkenny Road City: Vacaville Zip: 95687

d. UTM: _____

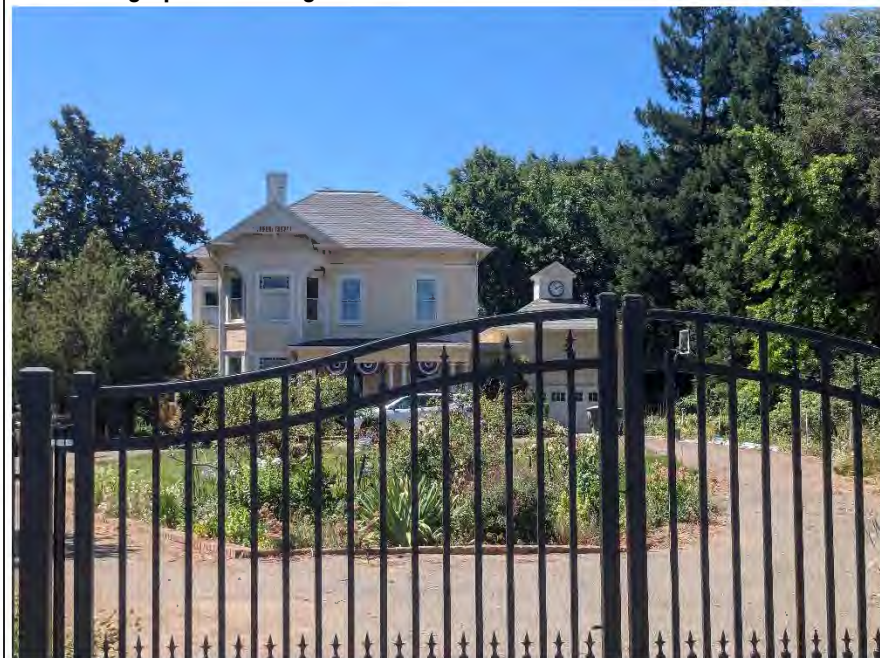
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 0141030010

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):
 The property at 5310 Kilkenny Road is located on a 2.76-acre parcel in unincorporated Solano County between Byrnes and Willow Roads. The parcel is heavily planted, with a variety of types of trees providing privacy and wind screens. The front of the parcel is enclosed in a brick and metal fence, with a metal gate accessing a circular driveway leading to the residence. To the right of the residence is a wooden barn, set back from the road and largely obscured by trees, and to the left is a tankhouse. *See Continuation Sheet.*

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

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

P5a. Photograph or Drawing



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

Primary (north) façade, looking south from Kilkenny Road. ICF 2024.

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

☒ Historic ☐ Prehistoric ☐ Both
 ca. 1900 (*Vacaville Reporter* 1900:8; *United States Geological Survey* [USGS] 1908)

***P7. Owner and Address:**

Michael and Linda Geller

5310 Kilkenny Road

Vacaville, CA 95687

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

Kara Fortuna, ICF

201 Mission Street, Suite 1500

San Francisco, CA 94105

***P9. Date Recorded:** 6/27/2024

***P10. Survey Type:** Intensive Pedestrian

***P11. Report Citation** (Cite survey report and other sources, or enter "none."):

ICF. 2025. *Cultural Resources Inventory Report for the Corby Battery Energy Storage System Project in Solano County, California*. February. (ICF 104188.0.011) Sacramento, CA. Prepared for Corby Energy Storage, LLC, Juno Beach, Florida.

***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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: 5310 Kilkenny Road

NRHP Status Code: 6Z

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B1. Historic Name: 5310 Kilkenny Road
B2. Common Name: 5310 Kilkenny Road
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Queen Anne
*B6. Construction History: Ca. 1900 (*Vacaville Reporter* 1900:8; USGS 1908). Continued on Page 4.
*B7. Moved? ☐ Yes ☒ No ☐ Unknown Date: N/A Original Location: N/A
*B8. Related Features: None
B9a. Architect: Unknown B9b. Builder: George Sharpe
*B10. Significance: Theme: Area: N/A
Period of Significance: N/A Property Type: N/A Applicable Criteria: N/A

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

This property is evaluated under the Solano County Agriculture and Development of Vacaville, the Kilkenny Family of Solano County, George Sharpe, and Queen Anne Architecture historic contexts presented in the Corby BESS Project Cultural Resources Inventory for the Corby Battery Energy Storage System Project in Solano County, California (ICF 2025). The property at 5310 Kilkenny Road does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually or as a contributor to a previously unidentified historic district.

See Continuation Sheet.

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

*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Kara Fortuna, Nicole Felicetti, ICF

*Date of Evaluation: 6/27/2024, Revised 2/7/2025

(This space is reserved for official comments)

(Sketch Map with north arrow required.)



LOCATION MAP

Primary #:

HRI #:

Trinomial:

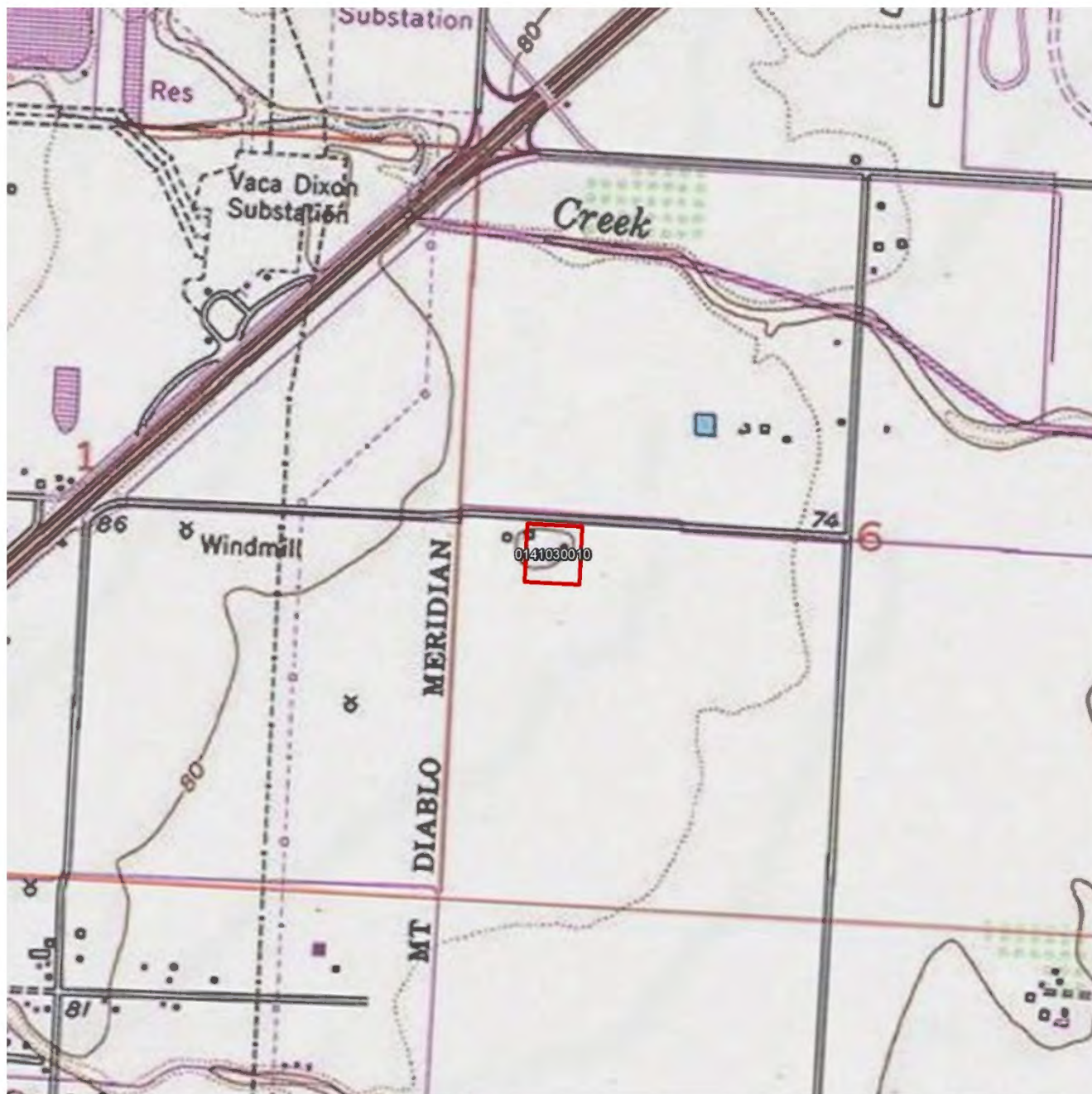
Page 3 of 12

*Resource Name or #: 5310 Kilkenny Road

*Map Name: USGS

*Scale: See Map

*Date of Map: 7/15/2024



Author: ICF (Buscombe)
Date: 7/15/2024
Datum: NAD 83
Projection: UTM Zone 11 North

Resource Boundary

0 150 300 600 Meters

0 500 1,000 2,000 Feet



State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary #:	
	HRI #:	
	Trinomial:	

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*Resource Name or #: 5310 Kilkenny Road

*Recorded by: Kara Fortuna, ICF

Date: 6/27/2024

☒ Continuation

☐ Update

P3a. (continued)

An irregular-plan two- and one-story residential building clad in wood siding sits near the center of the parcel. It comprises three volumes: the two-story, rectangular plan, Queen Anne style volume capped with a hip roof at the front of the lot; a one-story, flat-roofed volume wrapping around the rear of the main building; and a one-story garage topped with a pyramidal roof and a small clock tower immediately to the right of the main volume, connected via the one-story portion of the building. The right-side façade features a projecting porch sheltered by a shed roof supported by paired, modified-Doric columns. The primary entrance is situated on the first story of the left side of the porch and features a glazed and paneled wooden door. To the right of the entrance, there is a double-hung, wood-sash window. Above the entry porch, there are two second-story, wood-sash, double-hung windows. The left side of the façade features a two-story canted bay window. On both stories, the bay features a single-hung, wood-sash window with a Queen-Anne-style, multi-light fixed upper sash on the primary elevation of the bay. The side facets feature double-hung, wood-sash windows. The bay terminates with a gable peak with paneled bargeboard and eave returns, as well as spindlework and milled ornamentation. On the left of the bay is a first story glazed pedestrian door and a second-story, double-hung, wood-sash window. The façade terminates with projecting eaves supported by block modillions. The secondary elevations and the second story of the rear elevation feature wood-sash, double-hung windows. The first story of the rear elevation addition features a canted bay on the right side. The primary facet of the bay has glazed French doors, while the side facets have multi-light windows. There are three additional multi-light windows to the left of the bay.

The ca. 1972 (1968-1977) garage (formerly a detached guest house) to the southwest of the primary house features a pair of sliding paneled and multi-lite garage doors on the primary façade.

The ca. 2013 (2013-2014) barn features a rectangular-plan structure clad in unfinished vertical wooden siding and capped with a double-pitch gable roof. The primary façade features a large sliding door on the ground level and two multi-lite windows on the upper level.

The ca. 2019 (2019-2020) tankhouse features a square plan. It is clad in rustic siding and capped with a pyramidal roof. There is a double-hung first-story window and a second-story porthole window on the north-facing façade. The south-facing façade features a first-story pedestrian door topped with a window and a second-story double-hung window.

***B6. Construction History (continued)**

The permit history of the subject property, as traced by records at the Solano County Department of Resource Management, is as follows:

Description of Work	Date*	Source
Installation of a new 6.84 kilowatt/19-panel Photovoltaic system (PV) system on the primary house	March 23, 2023	Building Permit Application, Permit #: B2023-0245
Replacement of the primary house's existing one-layer composition shingle roof with a new composition shingle roof and thermoplastic polyolefin (TPO) in a standard color	July 21, 2022	Building Permit Application, Permit #: B2022-0649
Added lights and plugs to the storage building	November 14, 2019	Building Permit Application, Permit #: B2016-0923 Revision
Construction of a two-story detached tank house (agricultural storage), approximately 441 square feet in size	December 30, 2016, first submittal, revised and resubmitted September 13, 2019	Building Permit Application, Permit #: B2016-0923 Revision and Resubmittal
Additional street access to new storage barn (see Permit#: B2013-0130); Installation of a 12-foot wide, 6 inches thick access path to the barn with an aggregate base	December 31, 2013	Encroachment Permit Application, Permit #: E2013-0088
Construction of a one-story kit barn with a composition roof, approximately 1,520 square feet in size (38' x 40' with electrical)	March 12, 2013	Building Permit Application, Permit #: B2013-0130

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary #:	
	HRI #:	
	Trinomial:	

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*Resource Name or #: 5310 Kilkenny Road

6/27/2024, Revised ☒ Continuation ☐ Update

*Recorded by: Kara Fortuna, ICF

Date: 2/7/2025

Description of Work	Date*	Source
Partial reroofing, unspecified location but likely on the newly proposed garage roof of Permit #: B2007-0699	October 24, 2007	Building Permit Application, Permit #: B2007-0761
Replacement of a flat garage roof with a new, pitched roof, and the addition of 2 ½ feet height to the walls	September 25, 2007	Building Permit Application, Permit #: B2007-0699
Replacement of an electrical service panel and removal of an adjacent subpanel	September 18, 2007	Building Permit Application, Permit #: B2007-0681
Replacement of an existing portion of the primary house's brick foundation with a concrete foundation	June 8, 2007	Building Permit Application, Permit #: B2007-0408
Destruction of two concrete domestic wells, 22 and 25 feet deep, to the southwest of the primary house	April 20, 1990	Well Permit Application, Permit#:D-90-05
Construction of an individual concrete sewage disposal system located to the southwest of the primary house. Dimensions: 9 ½' x 5 ½' x 4 ½'	July 20, 1977	County of Solano Department of Public Health, Permit Application and Inspectional Permit
*: The date refers to the issuance date of the permit by the applicable Solano County agency; bureaucratic finalization and completion of specified work were mandated to follow soon after; if not, the permit would expire. See References section for full permit details.		

As documented above, the subject property has undergone multiple alterations from the mid-twentieth to early twenty-first centuries, including the demolition and construction of ancillary buildings and exterior finish alterations and additions to the primary house. In addition to the alterations listed above, the previous homeowners constructed a ca. 1972 (1968-1977) detached guest house (later turned into a garage) to the southwest of the primary house and a covered patio structure extending from the house's south elevation, and portions of the east and west elevations, to connect to the guest house (County of Solano Department of Public Health 1977; Nationwide Environmental Title Research, LLC [NETR] 1968; NETR1984). From 2009 to 2022, the current owners cleared a portion of the backyard to create a geometrically patterned landscape with gravel paths, a paved patio, and three small ancillary buildings, likely gazebos and a small shed (NETR 2009; NETR 2022).

B10. (continued) SITE HISTORY

Anthony Kilkenny of Stockton acquired the subject property plot--approximately 167.85 acres--from Eliza Meyers of the City and County of San Francisco in 1875 (Solano County Assessor/Recorder's Office 1875). The plot remained in the ownership of the Kilkenny family for approximately 100 years following Anthony's acquisition (see deed history below). In addition to the subject property (APN 0141-030-010), the original 167.85 acres of land included the following Solano County APNs to the south: 0141-030-070, 0141-030-080, 0141-030-090, 0141-030-100 (ParcelQuest 2025). Another Kilkenny died in 1889, and his entire estate was discharged to his wife Catherine Kilkenny (*Vacaville Reporter* 1889:1). Thus, in 1890, Catherine Kilkenny owned the subject 167.85-acre plot of land, as well as two other plots to the northwest. Each plot was approximately 160 acres in size and acquired after 1875 (Eager 1890; Solano County Assessor/Recorder's Office 1881; Eager & Miller 1915).¹ A building is extant on the plot in 1908, likely the subject single-family residence (USGS 1908). George H. Sharpe, a prominent Vacaville area builder and contractor, constructed at least three residences for the Kilkenny family in Solano County: one in 1898, one in 1899, and one in 1900, in the Elmira area, likely the subject

¹ Catherine Kilkenny's other two plots in 1915 are described as follows. Between 1890 and 1915, one plot was transected by a northeastern extension of County Road No. 79 (today known as Dwight D. Eisenhower Highway) and later subdivided into multiple parcels; the portion of land south of the highway was divided into six undeveloped parcels of agricultural use, and the portion of land north of the highway was sold in its entirety to Pacific Gas & Electric (PG&E) for development. In February 2025, a large substation and multiple buildings known as 5157 Quinn Road are extant on the land. The entire plot is comprised of the following Solano County APNs: 0133-060-040, 0133-060-020, 0133-060-050, 0133-060-030, 0133-060-010, and 0133-060-070. The second plot of land has remained largely undeveloped since 1915. In February 2025, a single-family house at 7049 Mills Lane is extant on the land. The plot is comprised of the following Solano County APNs: 0106-280-020 and 0106-280-060 (ParcelQuest 2025; Google Earth 2025).

residence.² This is also consistent with the active professional years of builder George H. Sharpe in the Vacaville area—approximately from the 1890s through the 1930s (see **Figure 1**) (Bowen 2004:40, 82; Noske and Irwin 2007:28). From approximately 1900 to 1921, Catherine Kilkenny, then widowed, occupied a farm in Solano County area until her death in 1921 (Ancestry.com 2024). Based on a personal conversation with Doug Rodgers at the Vacaville Heritage Council, the current property owner has found evidence of George Sharpe's name on lumber inside the building (Rodgers personal interview 2025).



These homes on Buck Avenue reflected the good years of fruit production in the Vacaville area.

UPPER LEFT: the W.W. Smith house was originally built in 1893 for the Pinkhorns. Smith bought it in 1913 and fire destroyed it in 1979.

UPPER CENTER: The Frank H. Buck home was built by George Sharpe in 1890. A brick veneer was added in 1930. Frank H. Buck Sr. died in 1916 and his son Frank H. Buck Jr. took over the family business.

UPPER RIGHT: George Sharpe built the J.H. Rogers house in 1892 for \$5,000. The house was demolished in 1963 and the Vacaville Museum stands on the site today.

LEFT CENTER: This home was built for saloonkeeper Mr. Ray Bernett. It was destroyed by fire in the 1940s and a new home was constructed by William Cole, a local manager for the Southern Pacific Railroad.

RIGHT CENTER: The George W. Crystal home was built in 1893 by George Sharpe.

LOWER LEFT: William Henry Buck, a first cousin of Frank H. Buck, built this home in 1892 for \$5,000. The house was completely renovated in 2003.

LOWER CENTER: Shown here is the C.N. Hartley home.

LOWER RIGHT: This home was built in 1892 for prominent rancher and businessman H.L. Chandler.

Figure 1. Collection of Sharpe's residential constructions on Buck Avenue featured in *Images of America: Vacaville*. Source: Bowen 2004:40.

² The subject plot was located in the area known as Elmira in the late 1800s. By 1915, the Elmira area grant was further divided by private land ownership; it continued to shrink throughout the twentieth century until its current city boundaries were established east of Vacaville and south of the subject property. In 2025, the subject property is located in an unincorporated area of Solano County adjacent to the Vacaville city boundary.

Between 1895 and 1915, other members of the Kilkenny family acquired plots of land around Catherine's three plots in the Elmira area and, likely, Solano County at large. Most notably, J.J. Kilkenny et al. acquired the 160-acre plot to the west of the subject property, and J.J. and Thomas A. Kilkenny (also known as T.A. Kilkenny) acquired subdivided plots of the Maylone Tract north of State Highway No. 560 (formerly County Road No. 79, and today known as Dwight D. Eisenhower Highway) (Eager 1890; Eager & Miller 1915). In 2025, scattered commercial properties, two contemporary apartment complexes—the Quinn Crossing Apartments and the North Pointe Apartments—and a portion of tract housing between Leisure Town Road to the east and Crescent Drive to the west occupy the former Kilkenny land of the Maylone Tract (Google Earth 2025).

The ownership history of the subject property, as traced by deeds at the Solano County Assessor/Recorder's Office, is as follows:

- On April 20, 1875, Eliza Meyers of the City and County of San Francisco deeded 167.85 acres in Solano County to Anthony Kilkenny of Stockton for \$4,000 (Solano County Assessor/Recorder's Office 1875).
- In 1969-1970, James R. Kilkenny and Alfred Kilkenny, as co-administrators of the estate of Anthony Francis Kilkenny, deed the property to the Selby family (Solano County Assessor/Recorder's Office 1969).
- In 1977, the Selby family deed the property to the Reeves family (Solano County Assessor/Recorder's Office 1977).
- In 1988, the Reeves family deed the property to the Stocking family (Solano County Assessor/Recorder's Office 1988).
- In 1989, the Stocking family relinquished the deed of the property to the Heart Federal Savings and Loan Association (Solano County Assessor/Recorder's Office 1989).
- The Geller family acquired the property in approximately 1990 and has owned it since (Solano County Assessor/Recorder's Office 1990; Solano County Assessor/Recorder's Office 2018).

A gap is present in the chain of title approximately 167-acre plot of land between 1875 and 1969-1970, though it appears the portion of the land containing the subject property remained under the ownership of descendants of Anthony and Catherine Kilkenny. Between the 1875 and 1969 deeds, the size of the land decreased, which aligns with historic newspaper documentation reflecting the sale and leasing of portions of Kilkenny-owned land throughout the early-to-mid twentieth century.

In 1875, the original plot of land—approximately 167 acres—acquired by Anthony Kilkenny has been described and recorded as follows:

"All that portion of the Southwest Quarter of Section 6, Township 6 North, Range 1 East, Mount Diablo Base and Meridian, according to the Official Map thereof, described as follows:

Commencing at a point on the Northern line of said Southwest quarter of said Section 6 distant there of 530 feet East of the Intersection of the said North line with the West line of said Section 6; running thence South, parallel with said West line of said Section 344 feet; thence North parallel with said West line, 350 feet; thence West along said North line of said Quartersection, a distance of 344 feet to the point of beginning," (Solano County Assessor/Recorder's Office 1875; Solano County Assessor/Recorder's Office 1990).

In its current configuration, the subject property sits on a 2.76-acre parcel on the northern boundary of the original plot of land. The land surrounding the property (formerly the original plot of land) appears to have been used as grazing land since at least 1957, though likely even earlier (NETR 1957). Rows of trees were planted between 1993 and 2005; since

2005, the surrounding land is owned by Gurmail Singh Trust and used as orchards of an unknown fruit (NETR 1993; NETR 2005; ParcelQuest 2025).

EVALUATION

The most appropriate contexts for the evaluation of this property are Solano County Agriculture and Development of Vacaville, the Kilkenny Family of Solano County, George Sharpe, and Queen Anne Architecture. Although the subject parcel does not currently encompass any agricultural land, historic maps indicate that it was originally part of a much larger parcel that did previously include farmland. The complete contexts are included in the associated cultural resources inventory report.

Under NRHP/CRHR Criterion A/1, the subject property at 5310 Kilkenny Road does not have important associations with historic events, patterns, or trends of development. Constructed ca. 1900, the development of the subject property post-dates the development of agricultural land and catalyst of the agricultural economy in Solano County, which began in the 1850s. More specifically, the subject residence does not reflect the late-nineteenth and early twentieth-century period of ranch development and the orchard industry in the Vacaville area, exemplifying the turn-of-the-century boom period of agricultural growth and prosperity. The subject residence's construction post-dates the catalyst of large ranches of the cattle, wheat, and orchards industries in and around Vacaville during and immediately after the Gold Rush (Bowen 2004:11). Additionally, the property was an average example of a farm property in Solano County at the turn of the twentieth century. At approximately 167.85 acres, the subject property was one of 167 farms in Solano County between the size of 100 and 174 total acres. In general, it was one out of a total of 1,143 farms in Solano County in 1910 (down from 1,151 farms in 1900). In 1910, it was included in approximately 474,866 acres of total farmland in Solano County (down from 480,551 acres in 1900) (Department of Commerce and Labor 1913:152-153). Farmland remained a substantial portion of Solano County in the twentieth century, particularly mid-sized farms between 100 and 174 total acres; in 1930, there were 190 farms between 100 and 174 total acres out of a total of 1,479 farms in Solano County (Department of Commerce 1932:520-526). In 1949, there were 129 farms between 100 and 199 acres. In 1950, there were 1,298 total farms in Solano County, and the average size was 334.5 acres (Department of Commerce 1956:52-53). As such, the subject property was a ubiquitous property among farmland in Solano County trends and lacks evidence of a distinctive quality or event.

Moreover, the subject property does not retain historic-age ancillary buildings that constitute a mid-sized agricultural ranch property like the NRHP-listed Pleasant Ranch property at 8212 Pleasants Valley Road, which features an extant ranch house complex with a main house, barn and tool sheds, and outbuildings to support a fruit ranch, as well as an association with the fruit growing and shipping industry that characterized the economies of northern Solano County (Rolan-Nawi Associates 2005). All ancillary buildings on the property are modern, having been constructed within the last fifteen years, and, therefore, do not convey any association with the historic use of the property. Two ancillary buildings sat west of the property in the 1940s and 1950s, likely included in the same parcel then, but were demolished by 2005 (USGS 1941; NETR 1957; NETR 2005). As such, the subject property does not exemplify the late-nineteenth and early twentieth-century agricultural development typology with a residence surrounded by ancillary structures and groves. The subject property is not significant under NRHP/CRHR Criterion A/1.

Under NRHP/CRHR Criterion B/2, the subject property does not share significant associations with the lives of persons important within the historic contexts. The property has a broad and unremarkable association with local community life and economic patterns through a series of owners and the leasing and sale of portions of the larger land from approximately 167 acres to 2.76 acres. The Kilkenny family maintained ownership of the land from 1875 to 1969, passed on through inherited generations, though the subject property was one of many the family-owned in the Vacaville area and the larger Solano County. Newspaper research and similar online repositories yielded no evidence that Catherine

Kilkenny, the owner when the residence was built, played a significant role in the agricultural industry of the late nineteenth century or catalyzed residential development of the area. Later, Catherine's descendants, Thomas A. and James J., owned and leased numerous large plots of land in Vacaville and Solano County in the early-to-mid-twentieth centuries. Thomas A. and James J. were active members of local organizations and had associations with Solano County business and agricultural operations. However, their engagement did not revolutionize local agricultural practices or organizations to rise to a level of local historical significance. Additionally, no evidence suggests that the remaining acreage of the property, and specifically the remaining historic-age building on the property (the residence), housed activities that elevate the Kilkennys to local historical significance. Rather the Kilkenny family were active citizens of Solano County as both local landowners with involvement in agricultural practices and organizations, and their contributions do not rise to the standards of local significance. Per the threshold of National Register Bulletin 15, "a property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group" (National Park Service 1995:15). As such, the subject property is not significant under NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the subject property is not a significant example of its type, style, or era, it lacks high artistic value, and is not the work of a master architect, builder, designer, or engineer. The residence does not exemplify a Queen Anne-style residence of the late-nineteenth to early-twentieth centuries. Instead, it is a modest example of the style that expresses a generic combination of the spindlework and free classic decorative detailing subtypes. Analyzed under the spindlework subtype, incised and gable ornament are only found in the one front-facing gable end of the building; otherwise, exposed brackets are unadorned and generic, and the building lacks roof cresting, finials, spindlework friezes, or spandrels. Similarly, under the free classic subtype, the building has a partial-width porch with grouped, Doric unfluted classical columns but lacks a Palladian window, cornice-line dentils, and other classical details and motifs like swags, garlands, acanthus, or triglyphs that exemplify the subtype. Lastly, the exterior walls and typical hipped roof with a lower cross gable have non-original cladding.

Unlike the Queen Anne-style NRHP-listed Will H. Buck House at 301 Buck Avenue, Vacaville, the residence does not exemplify the character-defining features of the Queen Anne style, nor was it identified in David Gebhard et al.'s *Guide to Architecture in San Francisco and Northern California* as one of Vacaville's architecturally significant structures (Gebhard 1985:406). Rather, the residence aesthetically combines the influences of the Folk Victorian and Queen Anne architectural styles with ornamental wood and classical features imposed on a Queen Anne building and roof form. Moreover, the residence is not an innovative design of complementary styles, nor a "hybrid" or transitional experimentation between a formally recognized architectural period, but rather adopts the massing, roof form, and classical features of the Queen Anne style and the materiality and ornamental features of the late Folk Victorian style. A transitional design would instead recognizably bridge the gap between the two styles in a harmonious blend of formality and detail. Per the threshold of National Register Bulletin 15, the subject residence does not "illustrat[e] the transition of architectural design," nor is "the transition itself [...] considered an important architectural development" as it did not lead to a new transitional style in the local, state, or national history of residential architecture (National Park Service 1995:18). Instead, the residence combines an accumulation of characteristics from multiple popular styles of the period it was constructed. It is a product of contemporary design patterns typically applied by local builder George Sharpe and is a sympathetic design of its location among buildings with a shared aesthetic. Therefore, the residence's design does not appear to reflect a specific type, period, region, or method of construction beyond a very broad turn-of-the-century design movement and does not best represent Folk Victorian or Queen Anne residences in the region.

Furthermore, according to National Park Service [NPS] and CRHR standards, the subject property does not represent the work of a master design professional or important creative individual. The NPS defines this standard in the following manner:

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft (National Park Service 1995:20).

Based on the historical record, George Sharpe can be considered a local master builder/contractor of Solano County and specifically, the Vacaville area; however, the subject property is not representative of Sharpe's work. Sharpe was known for late-Victorian era residential constructions and civic constructions, often winning the bids of educational and religious construction projects in the Vacaville area during the late-nineteenth and early-twentieth centuries. In particular, Sharpe constructed a series of large single-family houses for wealthy Vacaville community members on Buck Avenue in the 1890s and 1900s that exemplified late-Victorian and turn-of-the-century styles. However, the subject property does not exemplify his single-family residential constructions in the Vacaville area. It is not the only residential remaining nor the best representation of his larger residential constructions. Sharpe also constructed single-family houses on larger agricultural ranch properties, most notably, the Harbison House on Monte Vista Avenue in northwestern Vacaville (Bowen 2024). Therefore, the subject property does not reflect an important phrase in the master's career or a particular idea or theme in his craft, nor does it appear significant as an example of the work of master builder George H. Sharpe.

The last component of Criterion C/3, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. The subject property is not significant under NRHP/CRHR Criterion C/3.

Under NRHP/CRHR Criterion D/4, the subject property has neither yielded nor is likely to yield important information about our past. Typical of similar buildings, the subject property's wood frame construction does not have the potential to yield important information regarding construction or engineering materials, methods, or technologies used in the late eighteenth or early twentieth centuries. The subject property is not significant under NRHP/CRHR Criterion D/4.

In conclusion, the subject property is not individually eligible for listing in the NRHP and CRHR under any Criteria. This property was evaluated in accordance with Section 15064.5(a) (2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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*Recorded by: Kara Fortuna, ICF

Date: 2/7/2025

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