

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code NR5

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: #020

P1. Other Identifier: Kinsley Street Victorian

***P2. Location:** Not for Publication Unrestricted

***a. County:** Santa Cruz County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** _____ **Date:** T ; R ; _ of _ of Sec ; M.D. B.M.

c. Address: 1940-B Kinsley Street City: Santa Cruz Zip: _____

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 029 182 04

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This one and one half story Eastlake style dwelling is L-plan with intersecting hipped and gable roofs (at bay), with rustic siding on the main body, shingle siding at the water table, hexagonal shingle on the gable end and board and batten at the bay. The gable end has decorative wood trim and corner brackets. The entry proch has a pent roof structure with Eastlake style brace, porch supports, rail and balustrade. Windows are one-over-one wood sash windows. The property is sited with mature trees and plantings.

Significance: The property is an excellent example of Eastlake style domestic architecture and retains the original features including material, elements, forms and setting of an early twentieth-century Live Oak chichen ranch and meets the County of Santa Cruz criteria for a historic resource NR5.

***P3b. Resource Attributes:** (List attributes and codes) HP2; NR5

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

P5a. Photo or Drawing



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

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both

est 1890s

***P7. Owner and Address:**

Jons, Mrak Aaron
 P.O. Box 659
 Fort Bragg, CA 95437

***P8. Recorded by:** (Name, affiliation, and address)
 Sheila McElroy
 Circa: Historic Property Development
 One Sutter St. # 910
 San Francisco, CA 94104

***P9. Date Recorded:** 7/29/04

***P10. Survey Type:** (Describe)
 Reconnaissance Survey

***P11. Report Citation:**

***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):

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BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code NR5

*Resource Name or # (Assigned by recorder) 020

B1. Historic Name:
B2. Common Name: Rideout Poultry Complex
B3. Original Use: Poultry Ranch
B4. Present Use: residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
1929

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

*B8. Related Features:

1940 B Kinsley St. possibly relocated; hatchery building of corrugated metal

B9a. Architect: Unknown

b. Builder: Wilson Bros.

*B10. Significance: Theme: Poultry Ranch Development

Area: Santa Cruz Co.

Period of Significance: 1929-1956

Property Type: Residence

Applicable Criteria: SC C3

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

In the 1920s Frank and David Wilson developed most of the old wheat farms in Live Oak. Eventually there were six "Wilson Brothers Poultry Tracts." Wilson Brothers Poultry units included not only a two-bedroom "kit" house but also a University Style chicken coup already stocked with a flock of 300 birds. In 1924 they purchased the Kinsley ranch which became Wilson Brothers Poultry Tract # 6. Lot no. 64 of the tract, consisting of 2.5 acres, is located near the middle of Kinsley Street near the SP Railroad tracks. In 1929 it sold to a retired man from San Leandro named Charles Rideout for \$750. In 1929 Charles Quint Rideout and his wife Louise received a Wilson Brothers brochure by mail and later moved down to Santa Cruz. Purchasing Lot 64, Rideout began to build up a poultry ranch eventually offering chicks, layers, fryers, breeding roosters as well as eggs. After Charles' death in 1937 Louise sold the poultry ranch to J. W. and Carol Everhart. The Everharts continued to operate the hatchery bringing modern technology to the science of poultry raising. The Everharts sold the farm in 1943 to Homer Johnson. Johnson and his wife Helen both worked at the Farmer's Cooperative Exchange while also raising poultry until 1956. The property has since changed hands several times and is currently in use as a residences and artist studio. The property is an excellent example of an early poultry ranch and retains the original features including material, elements, forms and setting of a ranch, and meets the County of Santa Cruz criteria for a historic resource NR5.

B11. Additional Resource Attributes: (List attributes and codes) HP2; HP4

*B12. References:

RL Polk Street Directories, Santa Cruz Co., 1924-1957; Tract Map, Wilson Bros. Real Estate Co., Subdivision #6 Lot 65, 1924; Santa Cruz Evening News 8/16/1924, 11/20/1935, 9/29/1937; Santa Cruz Sentinel 11/29/1937; Personal Interview w/Homer Johnson by Phil Reader, 1958; A Field Guide to American House, McAlester and McAlester, 1997

B13. Remarks:

*B14. Evaluator:

Sheila McElroy
Circa: Historic Property Development
One Sutter St. # 910
San Francisco, CA 94104
Research: Phil Reader

*Date of Evaluation: August 16, 2005

(This space reserved for official comments.)

