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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

FEB 13 1989

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Green Hotel  
other names/site number Hitchcock Hotel/Shafter Hotel

2. Location

street & number 530 James Street NA  not for publication  
city, town Shafter NA  vicinity  
state California code 06 county Kern code 029 zip code 93263

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>1</u> buildings
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>1</u> Total

Name of related multiple property listing:  
NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Kathryn Guattari 2/9/89  
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Sharon Boyer 3/16/89  
Signature of the Keeper Date of Action

**Entered in the National Register**

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**6. Function or Use**

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

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Domestic: Hotel

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Work In Progress

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Commercial/Trade: Business

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**7. Description**Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

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Bungalow/Craftsmanfoundation Concretewalls Woodroof Composition Shingles

other \_\_\_\_\_

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Describe present and historic physical appearance.

The Green Hotel is a two-story wood frame rectangular building with gable roof, overhanging eaves and exposed rafter tails. A single story porch with hipped roof and tapered posts extends almost entirely across the front elevation. A portion of this porch was enclosed in 1938. A small single story storage and laundry porch projects from the rear elevation. The horizontal sided first story is separated from the shingled second story by a molded string course. Other decoration consists of a Palladian attic vent in each gable end and corner boards at the first story level. At the rear of the property is a small storage building constructed in the late 1930s. The hotel building sits on its original corner parcel; however, in 1938 it was rotated 90 degrees to face the other street. Other changes have been small and the building retains a high level of integrity.

**SITE DESCRIPTION**

The Shafter-Green Hotel is situated in the central area of Shafter immediately adjacent to Central Avenue, the town's "Main Street". The Hotel is at the geographical and cultural hub of Shafter.

The Hotel is situated on lots 12, 13, 14, 15, and 16 in Block 23 of the City of Shafter, Kern County, California, excepting the northwesterly 74.69 feet which are owned by the University of the Pacific. The property is a rectangular parcel 125 feet long and 75 feet wide. It is bounded on the South by James Street, on the West and North by public parking lots, and on the East by an alley which separates the Hotel site from a small telephone company equipment building. The site is essentially flat, and the Hotel is located on the southern portion of the lot facing James Street. The property is fenced on three sides; the fencing was added recently to alleviate security problems.

At the rear of the property is an outbuilding which was used as a store room. This small wood frame building was constructed in the late 1930s with shiplap siding similar to the siding of the Hotel. It measures 14 feet 6 inches long and 10 feet 3 inches wide. The wall and roof framing are exposed on the interior.

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Various mature trees and shrubs are located on the site. The most prominent are a date palm located near the southwest corner of the Hotel which was apparently planted in the 1930s after the relocation of the building, and a towering Valley Oak (Quercus lobata) sheltering the north side of the building.

## STRUCTURAL SYSTEMS OF THE BUILDING

The Shafter-Green Hotel is a two-story structure entirely of wood frame construction. There is no basement, and the attic space was obviously never intended to contain more than the roof and ceiling structure. The only entrance to the attic is through a small access panel in the ceiling of a closet.

The structure rests on a continuous concrete perimeter footing and a foundation wall that is about one and one half feet high. Photographic evidence indicates that this concrete foundation system was installed when the building was rotated in 1938. This perimeter foundation is generally in good condition and needs little or no repair. Some areas of minor soil subsidence have occurred, and there is some uplift of the footing and structure in the area of the oak tree.

The floors and interior walls of the building are supported by a system of concrete piers on pad footings. The piers support 4x6 girders spaced at about 10 feet on center, which then support 2x6 floor joists at 16 inches on center. There is some evidence of minor dry rot and termite damage, but the understructure is generally sound. The walls are framed with wood studs. Until some of the wall framing is uncovered during the rehabilitation process one may only assume that the construction is balloon framing with no fire breaks in the walls, rather than platform framing. The age of the structure justifies this assumption. There appears to be no lateral bracing in the walls other than that provided by the lath and plaster finish of the interior surfaces. The walls are generally straight and plumb, and appear to be structurally sound.

None of the second floor has been exposed, but measuring the ceiling to floor distance indicates that 2x10 floor joists were utilized. If the assumption of balloon framing is correct, these joists occur with the same spacing as the wall studs. The second floor does not have any readily noticeable deflection.

The roof is supported by 2x6 rafters at 3 feet on center which span from the central ridge board to the exterior walls. These rafters have purlins at their midpoints which are supported by "kickers" to the central wall occurring at every third rafter. Rafter ties occur at the same frequency. Bracing of the roof structure in the longitudinal direction has been accomplished with 1x4 cross bracing from the ridge board to the ceiling framing. Various elements of supplementary framing occur almost randomly. The shingle roofing is supported by 1x4 spaced sheathing.

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The 2x4 ceiling joists are spaced at one foot on center, with 2x4 strongbacks at the centers of the various spans.

With the above noted exceptions, the condition of the structural systems of the Shafter-Green Hotel is surprisingly good. Some minor repairs will be necessary, but major reconstruction is not required.

## EXTERIOR

The Shafter-Green Hotel is a two-story wood frame building, rectangular in plan, with a single-story porch extending almost entirely across the front (southwestern) facade and a small single-storage room and laundry porch projecting from the rear (northeastern) facade. The main body of the structure measures 30 feet 6 inches by 42 feet.

The two-story portion of the structure has a gable roof which overhangs the eaves and rakes. The pitch is approximately four-in-twelve pitch. Wide Palladian attic vents with horizontal slats are centrally located in the gables at both front and rear.

The two-stories of the structure are defined on the exterior by different siding materials, corner trims, and a detailed belt course at the floor-ceiling line.

The front porch which projects about 8 feet is entered by a broad centered stairway. It consists of a wooden tongue-and-groove floor level with the first floor of the main structure, and four square-tapered wood columns supporting a hipped roof, with half columns at the rear against the wall of the building. The porch is open with a simple, repetitive railing spanning between the columns. The north side of the porch was enclosed in 1938 with a low wood frame wall with continuous fixed windows over for the purpose of a small commercial office.

The northwest and southeast facades are simple and planar. The siding is broken only by several screened double-hung windows, all of the same height and width, and arranged with almost complete symmetry. The only variations are two sets of paired windows at the dining area and a single paired set at the kitchen.

The upper portion of the rear facade is completely symmetrical, but the projection for the utility areas on the ground floor is located to the northeast of center. This projection has a hipped roof similar to the front porch. The southern portion of the projection housing the storage room has clapboard siding and a small double-hung window; the remainder has openings framed above a clapboard covered pony wall which most likely were screened and fitted with removable windows. These openings are currently covered with large sheets of plywood.

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THE ARCHITECTURAL STYLE of the hotel is vernacular with both classical and craftsman influences. Classical elements include the Palladian attic vents, the belt course, the corner boards at the first story, the repetition of elements such as the windows, and the structure's overall symmetry. With the exception of the enclosed area on the front porch, added in 1938, the front facade is absolutely symmetrical. The craftsman elements include the widely overhanging eaves with exposed rafter tails, the shingle siding at the second story, and the tapered posts supporting the roof of the front porch.

THE DOORS AND WINDOWS are notable for their uniformity. The entry door has a lower panel and its upper portion is glazed. A row of dentils occurs below the glazing, a detail often found on entry doors of this period in this area of the country. The entry door is of normal height, six feet eight inches, but it is three feet six inches wide. The windows are all double hung, and with the exception of the bathroom and storage room windows, all the same width (three feet six inches) and height (five feet). These windows are used singly and paired, but are placed in almost total symmetry. Upper floor windows occur with only one exception directly over the openings in the lower floor. The doors and windows all trimmed with one by six boards and a small cornice shaped molding at the top. The trim is painted white to match the other trim on the structure, the window sash and screen frames are painted the same green as the body of the structure.

THE SIDING AND THE ROOFING are of materials typical of the period and geographical areas. The two stories are defined by different wood siding materials, painted the same green color. The area below the projecting water table is four inch shaped clapboard siding with no trim at the building corners. The first story is covered with the same siding, but the corners are trimmed with one-by-six corner boards, painted white. A white one-by-six belt course with a cornice shaped molding at the top separates the two stories around the entire perimeter of the building. The upper story to the roof is covered with plain sawn wood shingles applied in even rows about four inches to the weather. There is no corner trim at the upper level.

Asphalt shingles were put over the original wood shingles in November of 1979. The roof overhangs widely on all sides and the rafter tails are exposed. The roof overhang at the gables is not uniform, but widens from the bottom to the peak approximately one foot. This gives the roof an almost oriental appearance. The gable ends are trimmed with bargeboards of the same dimensions as the rafters, a central outlooker and two lateral outlookers per side.

**INTERIOR OF THE BUILDING**

The plans of both floors of the Shafter-Green Hotel are generally symmetrical. A central hall laterally bisects both floors from the front wall

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to the rearmost room on each floor. All rooms except the kitchen and its appendage storage room and laundry porch open to these central halls.

The first floor rooms are as follows (counterclockwise from the entry door): living room, dining room, kitchen with its adjacent single room projection from the main structure containing a storage room and a laundry porch, a bedroom, the stairwell which leads off the central hall approximately 13 feet from the entry door, another bedroom, and the central hallway. Adjacent to the entry door is the front porch with its office addition to one side. The living room is 24 feet deep and 12 feet 4 inches wide. The dining room is 20 feet deep and 12 feet 4 inches in width. The kitchen measures 10 feet 5 inches long and 16 feet 4 inches wide. The bedroom between the stairwell and the kitchen is 14 feet long and 12 feet 1 inch wide. The stairwell measures 7 feet 2 inches from front to back. The front bedroom measures 12 feet 3 inches long and 12 feet 1 inch wide. The central hallway is 47 inches wide and runs 31 feet 7 inches from the entry door to the kitchen wall. The enclosed room on the front porch is 9 feet wide and 7 feet 4 inches long.

The rooms of the second floor are as follows (counterclockwise from the head of the stairs): a bedroom with a separate closet which is 12 feet 3 inches wide and 12 feet 1 inch long, the central hall, a bedroom 12 feet 3 inches wide and 9 feet 11 inches long, a smaller bedroom 12 feet 3 inches wide and 10 feet 2 inches long, another small bedroom 12 feet 3 inches wide and 9 feet 6 inches long, a larger bedroom 11 feet 2 inches wide and 10 feet 5 inches long, the common bathroom at the end of the hallway, and a bedroom-sitting room suite. The bedroom is 10 feet 5 inches long and 11 feet 2 inches wide and the sitting room is 10 feet 2 inches long and 12 feet 3 inches wide.

The ceilings of all rooms on the first floor of the main structure are 9 feet 10 inches above the floor. The ceilings of the second floor are lower; they are only eight feet above the floor. The height of the room enclosed on the front porch varies from 87 inches at the front to 97 inches at the two-story wall of the main structure; the ceiling heights of the storage room and laundry porch are similar. All ceilings on both the first and second floors of the main structure are lath and plaster. Some have been covered with paper, some are only painted. The ceilings of both the enclosed and open areas of the front and rear porches are painted one-inch wide tongue-and-groove wood strips.

Hardwood strip flooring is found in all rooms except the kitchen, bath, the office on the front porch, storage room, and the laundry porch. The strips are narrow (about one-and-one half inches wide), laid linearly with no border or other pattern, and vary considerably in color and graining. Other floors have resilient flooring over a plank subfloor, or the planking is exposed.

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Walls of all rooms in the main structure are of lath and plaster. Some are papered, some painted. Some bedrooms have two or three layers of paper, or have had the original paper covered with paint. It appears that paper on the ceilings of some second floor bedrooms may have been applied as a method of concealing cracks in the plaster.

The doors and windows are notable for both their generous size and their uniformity. They are made of a clear vertical-grained soft wood. All interior doors have five horizontal raised panels with the exception of the doors to the dining room and the door to the kitchen from the dining room. The paired doors between the living room and the dining room have nine lights of textured glass set into the door frame. The door to the kitchen from the dining room is glazed with a single pane in place of the upper two panels. All original windows are double-hung; all are the same size, 3 feet 6 inches wide by 5 feet high, excepting the bathroom window, the window in the storage room, and the interior window from the central first floor hallway into the kitchen, which are smaller. The continuous windows in the office on the front porch are fixed. All doors and windows are trimmed with simple 1 by 6 boards on the sides, and a narrow cornice shaped molding with a 1 by 8 over across the top. The windows have plain 1 by 3 stools below the shaped sills.

The wood trim is very simple. A plain 1 by 8 base occurs in all rooms in the main structure. Some rooms have a simple picture mold, some show evidence of once having picture mold which has been removed, and some obviously have never been trimmed with picture mold. The kitchen has a plain 1 by 3 chair rail.

Most of the wood trim, the doors and the windows are painted a uniform shade of off-white; a few are painted very light pastel colors. Areas of the trim surface which have been uncovered by wearing or chipping of the paint appear to have originally been lightly stained and covered with a transparent finish.

The mechanical systems of the structure are original and very primitive. The few plumbing fixtures are functional, but in poor condition. The gas heater is located on the laundry porch.

Heating was provided by individual unvented gas furnaces in most rooms, and small gas furnaces in the living room and dining room which vented into a brick flue located in the dining room adjacent to the living room. Another brick flue, which is similar in size and construction, is located at the exterior wall of the kitchen. These flues extend from the first floor through the roof. Gas lines, which have been removed, ran along the sides of the building with penetrations through the walls to jets with handles in the individual rooms.

The electrical system is also quite primitive, though portions have been upgraded. The overhead service to the eave drops via conduit along the

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surface of the wall to a meter loop. A panel with circuit breakers has been installed in the recent past. The wiring is the original "knob and tube", and light fixture switches are "push button". Convenience outlets and light fixtures are few. Locations of all lighting fixtures, switches, and electrical outlets are indicated on the measured drawings of the existing conditions. The ceiling mounted light fixtures in the dining room and kitchen are small florescent fixtures with exposed tubes and decorative end panels, a type of fixture which was manufactured in the late 1930s. Other fixtures are more conventional, and probably original, surface mounted or pendant incandescent fixtures.

**ANALYSIS OF EXISTING CONDITIONS**

The CONDITION OF THE SITE of the Shafter-Green Hotel has not significantly changed. The site has not been paved, excavated, built upon, or in any other way, irreversibly altered. The site has no geological problems, the drainage appears to be adequate, and the surrounding properties present no hazard.

There are two large trees on the site which by their very presence create an atmosphere of a time at least 30 to 40 years in the past. The large date palm tree near the front of the hotel is not in the least aesthetically pleasing, but it is of symbolic value. There was a time in the southern San Joaquin Valley that any structure of significance was so designated by the placement of one or more palm trees in its vicinity. Prior to the coming of the present highway system, all roads appeared alike in this somewhat featureless landscape; it was very easy for a person to become disoriented. Palm trees are highly visible from long distances on the flat terrain and these trees functioned as beacons to the traveler. It is totally appropriate, perhaps even necessary, for the Shafter-Green Hotel to have a palm tree in its front yard.

The other significant tree on the property is a very large Valley Oak located in the rear yard. This oak shelters the entire rear of the property including the dining and kitchen areas of the Hotel. Various other small trees and mature shrubs are located on the property. There is no lawn or other ground cover.

The site is flat, but drainage appears to not be a problem. The only paving beyond the sidewalk is the walk from the sidewalk to the entry stairs. The electrical service is overhead from a pole at the rear of the property to an entrance at the rear of the structure. The telephone service is overhead from a pole at the side of the alley toward the front of the property to the side of the structure.

This site has not been damaged in any way -- simply neglected. Restoration and/or rehabilitation will be a relatively easy undertaking.



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The STRUCTURE of the Hotel is generally in very good condition. Minor subsidence of the concrete footings have been corrected. There is some uplift of the structure in the area of the oak tree, caused by the growth of roots, but this has caused no structural damage. Some piers supporting the first floor girders have shifted over time, but none are missing or totally nonbearing. The floor and wall structure is sound, with the exception of some of the front porch flooring and structure which have been exposed to the elements. Lacking only is any lateral bracing which is now recognized as necessary in a seismically active area such as Shafter. The roof structure is sound with the exception of a single brace to a purlin which has been fractured.

The EXTERIOR CONDITION of the Shafter-Green Hotel can be simply described as neglected. The paint is very old and flaking or powdering, but the clapboard siding, the shingle siding, the exposed rafters and the trim are sound and show only minor damage. Some dry rot can be seen in the siding below the water table and the evidence of hive building in the wall by honey bees can be seen. The shingle roofing has been in place far longer than such roofing can be expected to remain functional.

The INTERIOR CONDITION of the building superficially appears to be poor; but it is similar to that of the exterior, basically sound but neglected. The hardwood strip floors are worn and are stained in places. They have not been waxed or refinished in recent, and not-so-recent memory. The kitchen and bathroom flooring has totally deteriorated and is missing over large areas of the rooms, exposing the subfloor planking.

The walls and ceiling finishes display the most extensive damage. The plaster on the walls over, and the ceilings adjacent to, the two brick flues has rotted due to water seepage. In many areas, the plaster has cracked and even pulled away from the lath. The installation of wall paneling, which has been removed, badly damaged the plaster in the living room and dining room. The fire, which occurred in 1986 on the laundry porch, blistered and discolored the paint, but did no damage to the siding or ceiling paneling. In general, the original paint or paper has either been covered or has totally deteriorated. The doors and windows and most wood trim show very little damage, but in all cases the original natural finish has been covered with off-white paint.

All of the plumbing fixtures remain functional, but show the many years of hard use. The electrical system is intact and functional and many of the original light fixtures remain. Some light fixtures are obviously not original, however, they appear to have been installed at least 50 years ago.

While not technically a part of the structure, the many items of furniture, appliances, and other household items contained within the Shafter-Green Hotel

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deserve mention. This furniture was in the hotel when it became the property of the city. Much of it is of the type used at the time of the construction of the Hotel. The remainder dates from no later than the 1930s. Most of these items are in excellent condition, needing only cleaning and slight refurbishing to function again in their original roles.

**ORIGINAL AND PRESENT SETTING COMPARISONS**

The original site of the hotel building was at the corner of Central Avenue and James Street. The Hotel faced on Central Avenue in the commercial area of town. Both sides of the street were faced with commercial buildings, Central Avenue originally being the only commercial street in Shafter. Presently, as in the 1930s, there are other commercial streets in Shafter, including James Street.

At the time of the turning of the building in 1938, James Street was already a commercial area in the 500 block. It remains as such today. The present location of the building is on its original lot and parcel. It has simply been swung around to face another commercial street. The setting remained the same with the exception of the building facing James Street. The streetscape on James, though not identical to that of Central Avenue, was similar in nature with its commercial buildings and businesses.



**9. Major Bibliographical References**

See attached bibliography.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property .12528

UTM References

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 Zone Easting Northing

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D 

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See continuation sheet

Verbal Boundary Description

The property occupies the south 75 feet of lots 12, 13, 14, 15, and 16 in the City of Shafter, California.

See continuation sheet

Boundary Justification

This boundaray reflects the property deeded with the hotel to the Shafter Historical Society by the sole survivor of the Hitchcock family in 1981.

See continuation sheet

**11. Form Prepared By**

name/title Gretchen Kirk, Director  
 organization Shafter Historical Society date 8-10-88  
 street & number 655 Sycamore Avenue telephone (805) 746-6084  
 city or town Shafter state CA zip code 93263

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production levels of potatoes. The Shafter Long White Potato is well known in the Western United States for its flavor and texture. Shafter is also one of the largest producers of garlic in the United States. The City of Shafter has grown and changed, though it remains an agricultural community with the spirit of resourcefulness and independence of its early days. The Shafter-Green Hotel, however, has changed little over the years. The Hotel is presently situated on James Street near Central Avenue. This intersection was, and remains, the geographical and cultural hub of the town. The building originally faced Central Avenue, but it was rotated 90 degrees from its original position in October of 1938 to allow the construction of a new service station on the corner without the destruction of the Hotel. Also at this time, a portion of the front porch was enclosed to create a small room which was used as an insurance sales office. This office space was used for five years. A tent village, which had been set up behind the Hotel building for travelers, was relocated with the Hotel. The tents are gone today, but a small storage building and the plumbing of a wash room remain as a reminder of the era. With the exception of the enclosed area of the front porch, the new foundation upon which the Hotel was placed at the present location, and some new kitchen cabinets, the building retains its original construction. Its architectural integrity has been retained by its owners past and present. The Shafter-Green Hotel is one of only a very few virtually unaltered buildings remaining from the era of the Kern County Land Company, the major force in the development of Kern County and the southern San Joaquin Valley. It is an "honest" structure which has survived years of neglect with only the most superficial damage. It exemplifies the spirit of the early settlers of the Shafter area.

Records indicate that the area that was to become the City of Shafter was sparsely settled until the arrival in 1909 of about 109 families of Adventists and Mennonites who exchanged property in Oklahoma and Colorado for land in California. They established a colony six miles east of the present townsite. This colony, called Martensdale after Henry J. Martens, was disbanded in 1910 due to financial difficulties. Martens sold the land for cash and left for Canada leaving the settlers stranded. Only one person remained, establishing squatter's rights, but many later returned to Shafter.

In 1911, Henry A. Jastro, the head of the Kern County Land Company, declared that the town that KCLC intended to develop was to be named "Shafter" in honor of his close friend General William Rufus Shafter.

WILLIAM RUFUS SHAFTER was born in Kalamazoo County, Michigan on October 16, 1835. After working on his father's farm and teaching school, he joined the Union Army as a volunteer with the Michigan Infantry to fight in the Civil War. Rising through the ranks as the war continued, he entered the regular Army as a Lieutenant-General in 1867.

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General Shafter was stationed in the Southwestern United States during the Indian uprisings. He acquired the name "Pecos Bill" for his exploits as an Indian fighter. At the outbreak of the Spanish-American War he was appointed Commanding General of the Army and was responsible for mobilizing the army for the invasion of Cuba. Among those serving under his command were future President Theodore Roosevelt and future General John Pershing, who were young officers. Captain William McKittrick, who raised the United States flag over Havana after its surrender, was Shafter's aide-de-camp. After service in Cuba, General Shafter served as commander of the Department of California and Columbia from 1899 to 1901. During his tenure in California he became familiar with the southern San Joaquin Valley.

Captain William McKittrick, General Shafter's former aide, married the General's daughter, Mary, and settled on a ranch in the area now known as McKittrick in Kern County. Shafter joined them after his retirement in 1901.

General Shafter died on November 12, 1906 and was buried with full military honors at the Presidio in San Francisco.

W. Herndon HITCHCOCK was born on June 28, 1889 in Armona, California. He spent his youth in the town of his birth and was educated in the local Kings County elementary and secondary schools. Hitchcock then attended Polytechnic Business College in Oakland.

Hitchcock arrived in Shafter in 1914 to become the manager of the King Lumber Company, a position he held until 1919. In 1917, he and his sister, Marion, established the Shafter Warehouse Company, which became the second business on Shafter's Central Avenue.

Hitchcock served on the first Richland School Board in 1914; he was Shafter's second postmaster from 1920 to 1937; a founding member of the Shafter Utility Board; Executive Director and President of the Kern County Chamber of Commerce 1936-39; and member of many other organizations and associations. (73)

Jessie C. Kattenhorn, an early settler, recalled that the Hotel was open when she arrived in Shafter in February of 1914: "On Elmer's return...we immediately decided that we wanted to come to Shafter and farm. We left Ontario with a new covered wagon and a young team of horses. The trip took eight days.... Elmer and I and our two-year-old son, Albert, arrived in Bakersfield on the 13th of February, 1914. That same day we came to Shafter on the train.... After looking over the land again, we spent the night in the Green Hotel in Shafter.... We went back to Bakersfield and bought the land. Then we got our wagon and team and drove out to Shafter, arriving about midnight.

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The only building in Shafter was the Green Hotel. Central Avenue was a dirt road with trees on each side. There were also the Santa Fe tracks and the town water well near where the high school is now. There was a train going through to Bakersfield each night. We had to flag down the train in order to get it to stop....

By April 1st, Mr. Shumate had opened his store. We made our first purchase on April 8. Mr. Shumate was also responsible for starting the Post Office. This was connected to his store and may have opened by April 1 also. Until the Post Office opened, we got our mail in Wasco. The King Lumber Company opened about the 1st of April also.

Shafter grew very fast those first few years. Everyone knew each other and all of the people worked together and worked hard to establish our colony. Most of us were young couples or middle-aged couples with families. By 1920 Shafter was an active little town with several businesses and a doctor."

Another early resident, Oscar E. Wiedmann, described his coming to Shafter in March of 1915 in a narrative written for his grandchildren in 1980 as follows (72): "We left the Los Angeles railway yards in the afternoon, crossed the Tehachapis during the night, and arrived on the side track in Shafter shortly after daylight the next day, probably 160 miles in all. There was no formal depot, only two freight cars on the siding which functioned in this capacity....The second man to greet us was Herndon Hitchcock who introduced himself as the manager of the King Lumber Company, which was situated back of a cattle pen which stood where King Lumber now has its business. I told him I hadn't known that Shafter had a lumber yard and that I had a carload of lumber coming from L.A. the following day. But he didn't seem put out and said if there was anything they could furnish, to call on them, which I did over the years....Several years later he quit the lumber yard and opened a general store with his sister, Marion, across from Shumate's initial store, selling mostly hardware and feed. Later Marion also ran the Post Office in the same building....As I crossed the tracks, I had my first real look at the town Hazel and I were to call home for more than sixty-five years. A square, squat building on the corner where Western Auto now stands was the "General Store" and post office of Charles Shumate. Ellis and I stopped here long enough to meet him and buy a few groceries. The only other building in the street was the two-story hotel of the Land Company which looks pretty much the same today as it did then--except the location has been changed."

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CHRONOLOGY

Notes:

The Shafter-Green Hotel is also referred to in the text as the "Hitchcock Hotel", the "Green Hotel", the "Shafter Hotel", or the "Hotel".

W. Herndon Hitchcock is also referred to as "Hitchcock."

The Kern County Land Company is abbreviated as KCLC.

The Shafter Historical Society is abbreviated as SHS.

Numbers in parentheses, e.g. (1), refer to Notes and References.

1870 James Haggin, Lloyd Tevis and W. B. Carr amass land through acquisition of railroad lands, homesteads and land eligible for the Desert Land Act and for KCLC. (1)

1875 KCLC commences work on Calloway Canal two miles east of Shafter to carry water to land acquired under the Desert Land Act. (2)

1898 Santa Fe Railroad completes track from Fresno to Bakersfield. (3)

Santa Fe Railroad builds loading platform next to tracks at what is now Central Avenue, Shafter. (4)

1907 N. E. Vandem becomes first settler in the immediate vicinity of the Shafter townsite; builds home at southwest corner of what is now Burbank and Scaroni, 1 mile west and 2 miles south of Shafter. (5)

Vandem raises fruit, grain, long staple cotton, and spearheads organization of first co-op gin. (6)

December 1909 through January 1910

Adventists and Mennonites colonize Martensdale. (65 to 109 Adventist and Mennonite families exchanged property in Oklahoma and Colorado for land near Shafter, and established a colony six miles east of present town at what is now Lerdo Highway. The colony was called Martensdale after Henry J. Martens, promoter.)

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February 1910

Martensdale colony disbands. Martens absconds with money leaving colonists stranded. Only one person remains, establishing squatter's rights. (7)

Other colonists later return to Shafter. Among them are P. J. Buller, C. C. Duerksen, J. C. Duerksen, P. Toews and Abraham Peters whose descendants remain residents of Shafter. (8)

1911 Henry A. Jastro, head of KCLC chooses the new townsite and names it "Shafter" in honor of his close friend General William R. Shafter. (9)

December 1912 through January 1913

Hugh Allen of KCLC surveys Shafter townsite.

Allen lives in railroad house, the only building in Shafter, while conducting his survey. (11)

1912 Frederick E. Mannel settles and farms orchards and vineyards. (12)

1913 KCLC lays out Shafter townsite with Central Avenue, Shafter Avenue and Santa Fe as main thoroughfares. (13)

KCLC builds Shafter Hotel facing Central Avenue to accommodate prospective buyers and provide a center for its colonization. (14)  
(15)

KCLC advertises hotel open. (16)

"Dad" Waugh, KCLC representative, lives at Hotel and supervises sub-division of the town. (17)

Waugh spends considerable time helping develop early Shafter. (18)

KCLC drills 20 foot water well and erects tower and tank. (19)

November 29, 1913

"...Shafter...latest colony in Southern Kern County to feel substantial boom". (20)

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Early 1914

Charles Shumate buys land and builds store selling dry goods, groceries, etc., becoming the first merchant in Shafter. He establishes a post office in the corner of his store and serves as its first postmaster. (21)

February 13, 1914

E. V. Kattenhorn family arrives. (22)

April 1914

W. Herndon Hitchcock arrives to become first manager of King Lumber Company. He sets up a hardware store in Company warehouse. (23)

Early Summer 1914

KCLC aggressively promotes its Shafter land sales and holds public auction, eventually selling 27,000 acres at \$60 to \$90 per acre. (24)

Among first buyers were C. C. Duerksen, J. C. Duerksen, Pete Toews from Martensdale colony. (25)

KCLC brings first school to Shafter. The one-room school with eight pupils and Hazel Burns as the first teacher was part of the Richland School District. (26)

W. Herndon Hitchcock serves on first Richland School Board. (27)

"Dad" Waugh plants Balm of Gilead trees along both sides of Central Avenue. Some are located in front of Hotel. (28)

March 1915

Oscar Wiedmann family arrives. (29)

First baby born; family name was Knight. (A descendant of the Knights has stated that the child was conceived at the Hotel. (30)

Winter 1915

Farm Bureau Center organizes. (31)

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1917 Marion Hitchcock, sister of Herndon, arrives in Shafter. She and her brother take over newly built Helm Building for hardware business. (32)

W. B. Camp of the U. S. Department of Agriculture arrives to assist in expansion of cotton farming required for war effort. (33)

Ebenezer Reformed followers leave over-farmed grape land of Lodi and settle in Shafter. (34)

Adventists erect church west of town on Lerdo Highway. (35)

December 13, 1917

Hitchcock buys Hotel from KCLC. (36)

1920 Herndon Hitchcock becomes postmaster. (37)

Farmers plant potatoes. (38)

KCLC prepares to sell water system (originally water was free). Shafter Businessmens Association, of which Hitchcock was a member, organizes and takes over system. This becomes the Shafter Public Utility District which is still in operation. (39)

1921 The first newspaper in town, the Shafter Progress, is published. (40)

1925 Shafter potatoes become one of County's most profitable crops. (41)

1917 through 1929

Town designs downtown Shafter and constructs continuous sidewalks on each side of Central Avenue. (42)

May 2, 1935

First issue of Shafter Press newspaper. (43)

1936 Hotel uses tent village to provide additional accommodations. (44)

First of top years for Shafter Long White Potatoes. (45)

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November 4, 1936

North Shafter Labor Camp opens providing adequate facilities for 240 transient farm laborers and their families. (46)

1938 Hitchcock turns Hotel to face James Street making way for new service station. (47)

"Miss Hitchcock, a Shafterite since 1917 said the movement was, indeed, a bumpy one at that." (48)

Hitchcock enclosed a portion of the front porch of the Hotel for an insurance business. (49)

Shafter incorporates. (50)

1940 USDA Cotton Research Station develops glandless cotton.

1941 Minter Air Field constructed.

June 2, 1942

Official dedication of Minter Air Field. (51)

1941 through 1945

Minter Field becomes site for basic pilot training during World War II. Over 11,000 cadets graduate during this period. (52)

Shafter has two German Prisoner of War camps. (53)

1951 Death of Hitchcock. Marion Hitchcock lets Hotel as private residence. Mr. and Mrs. James C. Jones become first residents. Marion moves to Grass Valley, California. (55)

1952 Earthquake. Hotel suffers no damage. "Even in its dignified age, the Hotel withstood the earthquake last summer where younger buildings suffered." (56)

1961 Marion Hitchcock offers to donate Hotel to City for a historical museum.

1974 Ben Grundy corresponds with Jim McCown, attorney representing Marion Hitchcock, regarding gift of Hotel to a Historical Committee.

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July 25, 1979

Ben Grundy requests City Council accept Hotel as gift.

Kern County Building Inspection Department reports to Council that the building is basically sound.

July 1979

Shafter Historical Society formed.

August 9, 1979

SHS states willingness to accept Hotel under conditions of Marion Hitchcock's will. (57)

November 1979

Hotel re-roofed. Asphalt shingles are put over original sawn wood shingles.

January 16, 1980

Rick Lawler, News Editor of the Shafter Press, becomes caretaker resident of the Hotel. (58)

March 21, 1980

Dedication of Hotel as a Historic Site. SHS places sign in front of building. (59)

October 22, 1981

Death of Marion Hitchcock in Grass Valley. Her Will bequeaths the Hotel to the City of Shafter with provision that the city accept it as an historic monument.

April 22, 1982

Al Mortimore, City Attorney, strongly recommends City Council accept gift of Hotel.

April 26, 1982

City Council accept the Hotel building as an historic monument for the City of Shafter. (60)

August 22, 1982

City Council adopts resolution declaring Hotel an historic landmark and adopts ordinance declaring site an historic zone.

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September 18, 1982

Hotel holds Open House. (62)

February 1984

Members of Shafter Rotary Club plant trees on Hotel grounds. (63)

January 28, 1985

City Council forms Hotel Committee to study future of Hotel

June 8, July 9, September 15, and October 19, 1985

Hotel Committee raises \$2,500 for Hotel restoration through fund raisers.

November 21, 1985

Hotel Committee presents recommendations to City Council for disposition of Hotel.

December 1985

SHS Board votes to express interest to City Council to take Title to Hotel.

February 12, 1986

Bricks laid parallel to front of Hotel around four square sections used as planters. (64)

May 12, 1986

City grant-deeds Hotel property to the SHS. (65)

July 9, 1986

Hotel suffers \$3000 damage in fire to back porch and kitchen areas. (66)

September 10, 1986

Hotel Committee receives approval from Kern County Board of Supervisors to apply to California State Preservation Office for nomination of Hotel as a Point of Historical Interest in Kern County. (67)

September 22, 1986

City Council approves application for Historic Preservation Grant Assistance for Hotel rehabilitation.

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September 30, 1986

Hotel Committee and City file application to Department of Parks and Recreation for grant under the California Park and Recreational Facilities Act of 1984.

October 16, 1986

SHS amends By-laws and creates the Hotel Restoration Committee. Initial members are Gretchen Kirk, Pat Wilson, Stanley D. Wilson. (68)

November 7, 1986

State Historical Resources Commission approves application for Hotel to be registered as a Point of Historical Interest in Kern County. Registration No. KER.009 Green Hotel/Shafter Hotel.

December 6, 1986

Hotel Committee receives \$1,500 grant from Fritts Foundation of Bakersfield for fencing.

May 1987

Hotel holds Open House and Art Show during May Festival.

May 28, 1987

Hotel holds Open House and Tour for sixth graders. (69)

July 1, 1987

City of Shafter received \$50,000 grant for Hotel from California Department of Parks and Recreation under the California Parks and Recreational Facilities Act of 1984.

October 12, 1987

City Council adopts resolution to approve variance eliminating the off-street parking requirements associated with the Hotel. (70)

February 8, 1988

Hotel Committee and City retain Gail Craig, AIA, as Hotel Architect.

February 1988

Hotel fenced.

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16. \_\_\_\_\_; Bakersfield Californian; Bakersfield, Ca.; November 12, 1913; p. 1.  
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47. \_\_\_\_\_; Shafter Press; Shafter, Ca.; December 3, 1980; refers to Shafter Press; December 8, 1938.
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1. Green Hotel  
Shafter, California  
Photographer Unknown  
1914  
Shafter Historical Society  
Original Site - Hotel facing W      Direction of camera - NE
  
2. Green Hotel  
Shafter, California  
Photographer Unknown  
Circa 1938  
Shafter Historical Society  
Hotel facing S      Direction of camera - NW
  
3. Green Hotel  
Shafter, California  
Ione Lollar, Photographer  
May 1986  
Shafter Historical Society  
Hotel Front      Direction of camera - N

This information is the same for photographs #4 through #11 with the exception of the description of view and the direction of the camera as follows:

4. Front and Side      Direction of camera - NW
  
5. Side      Direction of camera - SW
  
6. Back      Direction of camera - S
  
7. Back - Attic Window      Direction of camera - SE
  
8. Back and Side      Direction of camera - SE
  
9. Side      Direction of camera - SE
  
10. Side and Front      Direction of camera - NE
  
11. Front Door      Direction of camera - NE



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Photos Page 2

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12. Green Hotel  
Shafter, California  
Ione Lollar, Photographer  
July 1988  
Shafter Historical Society  
Living Room      Direction of camera - S

This information is the same for photographs #13 through #24 with the exception of the date, the description of the view and the direction of the camera as follows:

13. May 1986  
Living Room Light Fixture      Direction of camera - toward ceiling
14. July 1988  
Living Room      Direction of camera - SE
15. June 1988  
Living/Dining Room Doors (showing original fir-stained framing)  
Direction of camera - S
16. July 1988  
Living Room      Direction of camera - SW
17. May 1986  
Dining Room      Direction of camera - N
18. May 1986  
Dining Room Light Fixture      Direction of camera - toward ceiling and W
19. July 1988  
Dining Room - Original Wallpaper      Direction of camera - W
20. July 1988  
Dining Room (showing original window trim)      Direction of camera - NE
21. May 1986  
Stairwell      Direction of camera - W

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

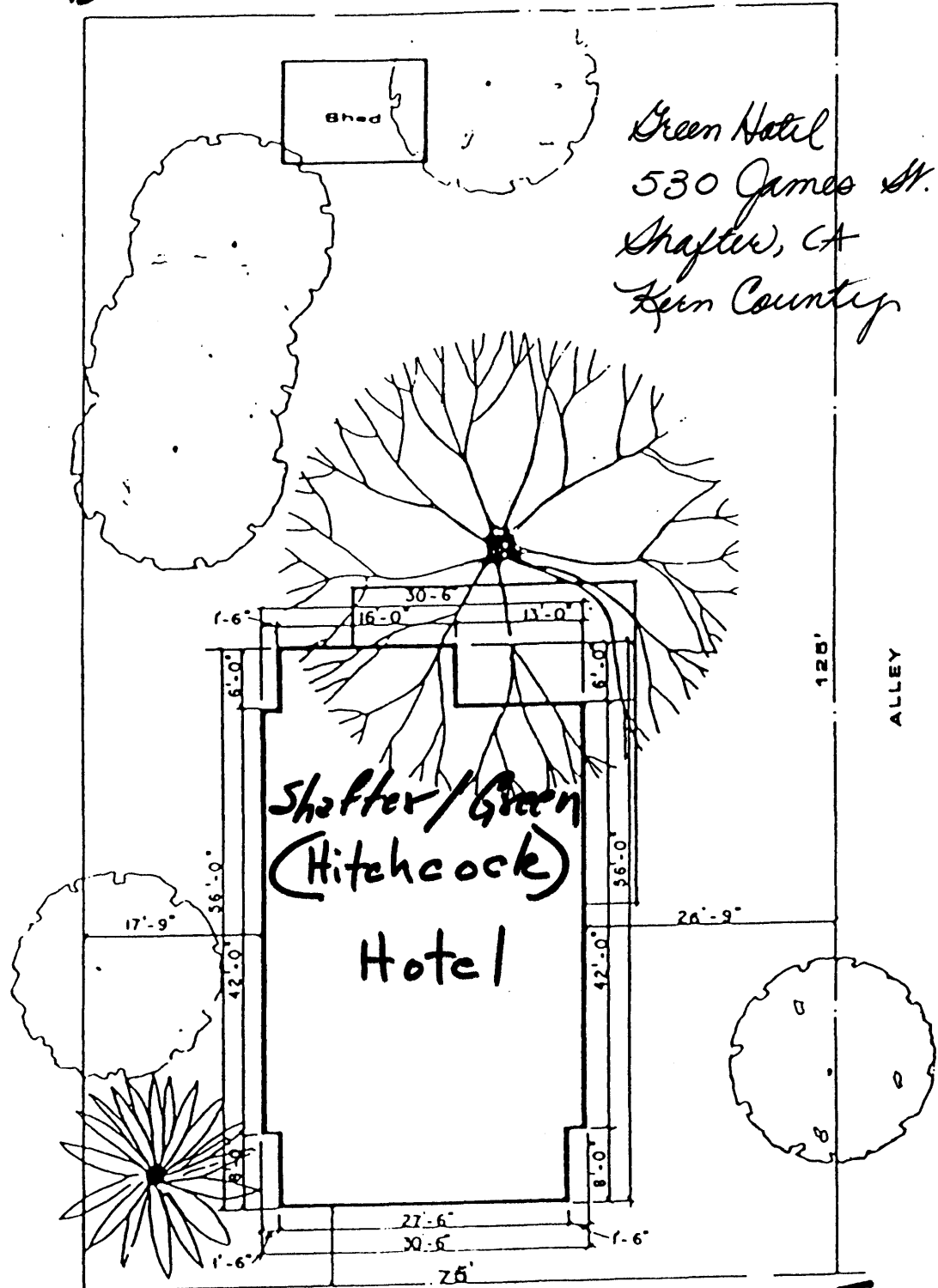
Section number Photos Page 3

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22. May 1986  
Front Bedroom      Direction of camera - SW
23. May 1986  
Bedroom - Original Wallpaper      Direction of camera - W
24. May 1986  
Second Floor      Direction of camera - N

B

C



Green Hotel  
 530 James St.  
 Shafter, CA  
 Kern County

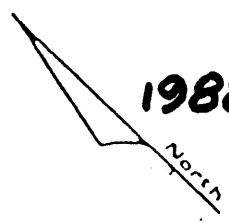
Shafter/Green  
 (Hitchcock)  
 Hotel

125'  
 ALLEY

E

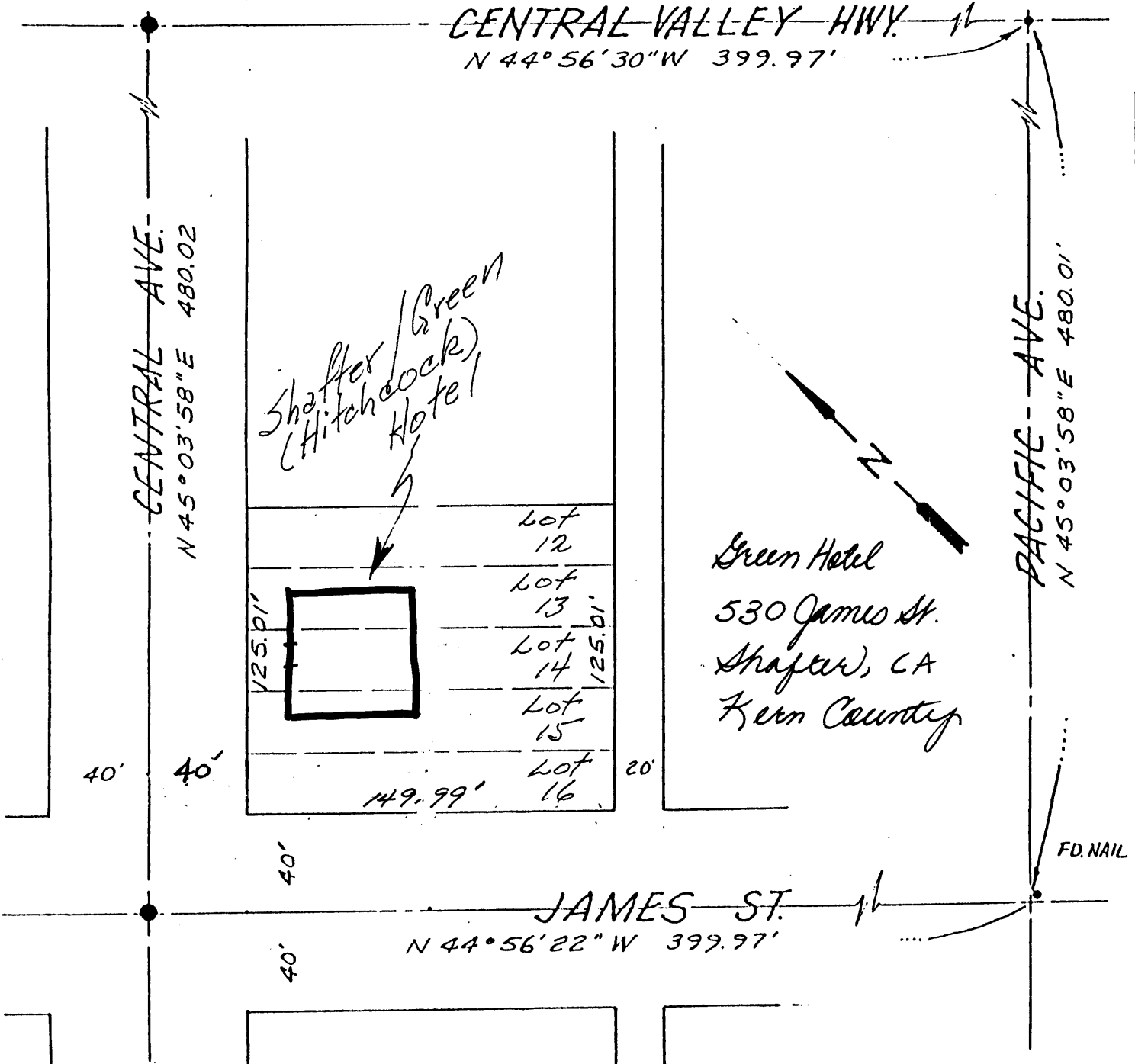
F

JAMES DT.



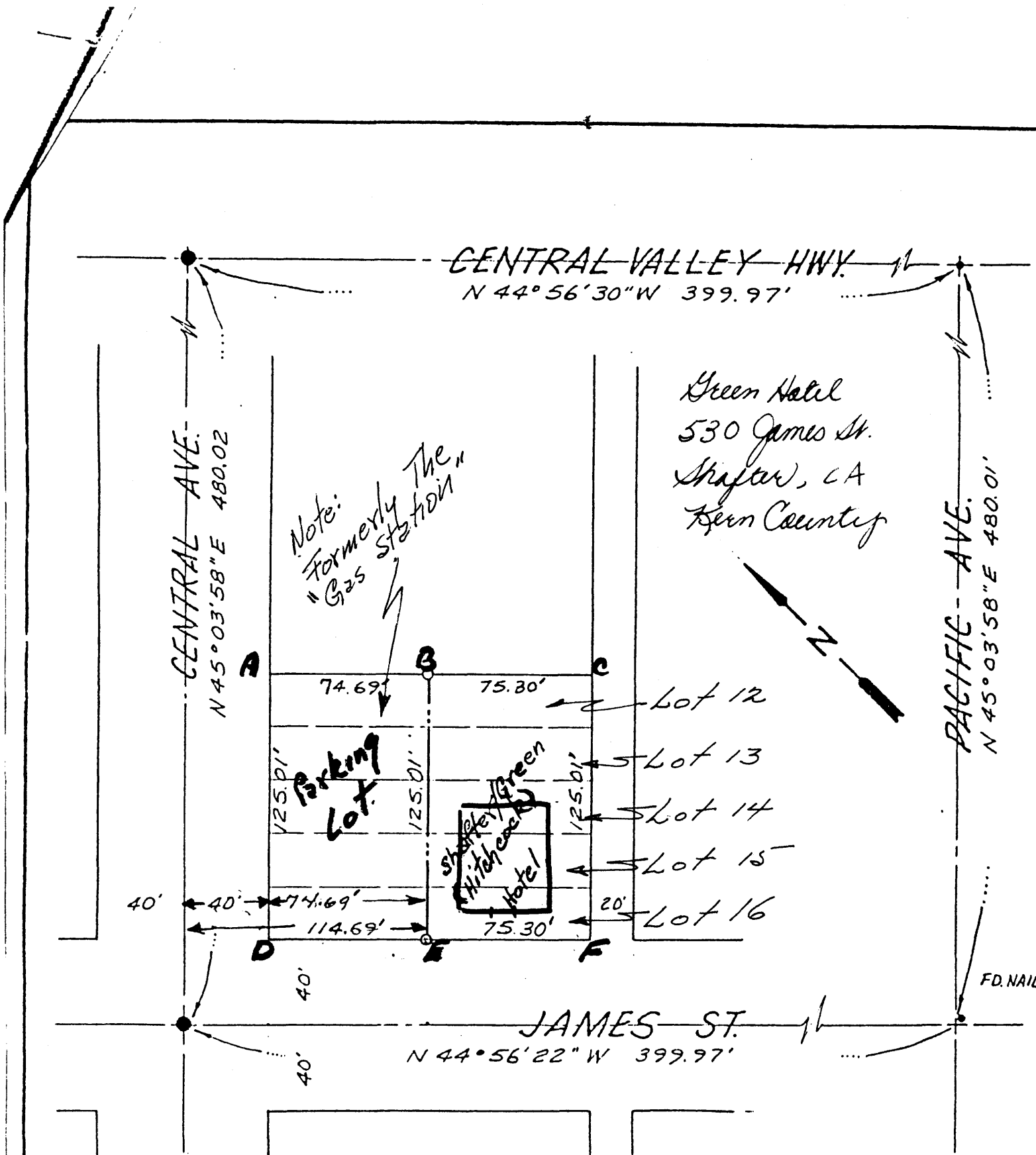
1988 SITE PLAN - Shafter/Green  
 (Hitchcock) Hotel And  
 Property

Scale: None



TITLE 1913 Site Plan - Shaffer/Green (Hitchcock) Hotel And Property

REVISION	DATE	MASON wachob &	CIVIL ENGINEERING SURVEYING	DRAWN BY M.L.B.	JOB NO 5H-82-2
				Scale: None	SHEET



TITLE **1988 Site Plan - Shafter / Green (Hitchcock) Hotel And Property**

REVISION	DATE

**MASON WACHOB & CIVIL ENGINEERING SURVEYING**

DRAWN BY <b>M.L.B.</b>	JOB NO <b>SH-82-2</b>
SCALE: <b>NONE</b>	SHEET

LEGAL DESCRIPTION OF HITCHCOCK HOTEL<sup>1</sup> PROPERTY (B,C,E,F)

Lots 12, 13, 14, 15, and 16 in Block 23 in the City of Shafter, County of Kern, State of California, according to the Sales Map of Lands of Kern County Land Company in Shafter Townsite, recorded June 12, 1913, in Book 2, Page 66 of Maps in the office of the County Recorder of said County;  
EXCEPTING THEREFROM the Northwesterly 114.69 feet of said Lots.

LEGAL DESCRIPTION OF PARKING LOT<sup>2</sup>

IMMEDIATELY ADJACENT TO HITCHCOCK HOTEL PROPERTY (A,B,D,E)

Lots 12, 13, 14, 15, and 16 in Block 23 in the City of Shafter, County of Kern, State of California according to the Sales Map of Lands of Kern County Land Company in Shafter Townsite, recorded June 12, 1913, in Book 2, Page 66 of Maps in the office of the County Recorder of said County;  
EXCEPTING THEREFROM the ~~Northwesterly~~ <sup>Southeasterly</sup> 75.30 feet of said Lots.

- 1. AKA SHAFTER/GREEN HOTEL ... SEE CHRONOLOGY
- 2. FORMERLY THE GAS STATION ... SEE CHRONOLOGY