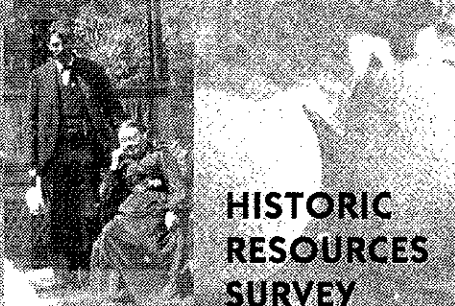
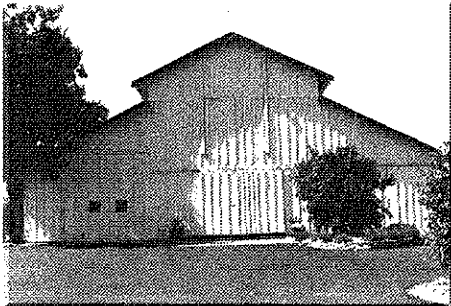


THE WESTERN

SANTA CLARA VALLEY

OF VENTURA COUNTY



HISTORIC RESOURCES SURVEY

VENTURA COUNTY CULTURAL HERITAGE SURVEY PHASE V



Ventura County Cultural Heritage Survey Phase V:
Western Santa Clara Valley

prepared for

Ventura County Cultural Heritage Board

General Services Agency
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Ventura CA 93009

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Dedication

This report is dedicated to the memory of Philip Hardison,
architect, preservationist, and Cultural Heritage Board
member from the First District.

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I. Overview

Preservation Activities in Ventura County

The Ventura County Cultural Heritage Ordinance was adopted in 1968 by the Board of Supervisors and re-enacted in 1973 (Ventura County Ordinance No. 2737). Changes and additions were made to strengthen the ordinance in 1991, when the Cultural Heritage Board was declared a certified Local Government by the California Office of Historic Preservation (OHP). The Cultural Heritage Board (CHB) was created by the ordinance and acts as the historic sites review body for several cities within the County and the County unincorporated areas under mutually-adopted joint powers agreements. Each participating city in the county has adopted the Cultural Heritage Board's Ordinance, or modifications thereof, to meet their particular needs.

The primary purpose of the ordinance is to "promote the economic and general welfare of the County of Ventura by preserving and protecting landmarks and points of interest... and having a specific historical or aesthetic character or interest." The CHB recommends landmark designation to the various city councils or to the Board of Supervisors, who have the final approval authority.

The Ventura County General Services Agency (GSA) serves as administrative staff to the CHB. [Note: the CHB and Ventura County historic resources management program has been transferred from GSA to the Resource Management Agency effective July 1996.] The Historical Survey Grant Program, offered by the OHP to all Certified Local Governments, has provided funding for the majority of the surveys conducted within Ventura County.

Events Leading up to the Survey

The Ventura County CHB authorized the preparation of an application to conduct a historical survey in the western Santa Clara Valley as part of an ongoing process of surveying the entire County. The Survey grant was prepared in April 1994, and the award made to the County in October 1994, with the contract executed on November 3, 1994. San Buenaventura Research Associates (Judy Triem, Historian; Mitch Stone, Preservation Planner) were selected to conduct the survey in November of that year.

II. Historical Context

The western Santa Clara Valley was originally part of two land grants, Rancho Santa Paula y Saticoy and Rancho Ex-Mission San Buenaventura. The portion of the valley running east and west, essentially all of the part located to the south of the present Foothill Road, was located in Rancho Santa Paula y Saticoy, granted to Manuel Jimeno Casarin in 1843. The rancho contained some 17,773 acres and was granted to Casarin as reward for his services to the Mexican government as Secretary of State under Governor Micheltorena. He apparently never lived on the rancho and died in Mexico in 1853 (Bancroft, 1884: Vol. 4, 692). Rancho Ex-Mission was owned by the San Buenaventura Mission and extended east from Ventura across the foothills of Sulphur Mountain to Santa Paula Creek, where the missionaries established a granary and cattle raising outpost, with labor supplied from the Chumash villages of Sisa and Mupu. This area included all of the north-south running canyons.

Thomas Wallace More and his brothers, Andrew and Henry, purchased the rancho during the 1850s. More had also acquired the neighboring Rancho Sespe in 1854 from the estate of Josefa Carrillo (Cleland, 1953: 84). The California Agriculture Census indicates that by 1860 More had become the largest single landowner in Santa Barbara County, which at the time included all of contemporary Ventura County. T.W. More raised sheep and cattle on the ranchos until the

disastrous droughts of the late 1850s and early 1860s forced the brothers to dissolve their partnership and subdivide the rancho lands (Cleland, 1953: 89).

George G. Briggs purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from More in 1861. Earlier that year Briggs, together with his nephew Jefferson Crane, had visited T.W. More at his adobe residence. All three men had known each other in Ohio where they had lived previously. After purchasing the land from More, Briggs used the two-story adobe built for More by W.D. Hobson as the center of his ranching operations. Briggs, formerly a horticulturist in Marysville, believed he could successfully raise fruit on the land, and planted a 160 acre orchard near the adobe. Discouraged by the continuing drought conditions, and disheartened by the death of his wife, Briggs in 1867 authorized land agent E.B. Higgins to begin subdividing the rancho into 150 acre parcels. These parcels were sold primarily to farmers emigrating from the Northern California gold fields, and the East and Midwest (Sheridan, 1955: 2-7). The survey was prepared by W.H. Norway in 1867.

In 1872 Nathan Weston Blanchard and his silent partner E.L. Bradley purchased 2,700 acres of Rancho Santa Paula y Saticoy from Higgins, and three years later recorded the townsite of Santa Paula on a portion of it. Blanchard, generally considered the founder of Santa Paula, was born in Madison, Maine in 1831. He arrived in northern California in 1854, during the Gold Rush. He gained financial success in the meat butchering business and the lumber trade in Dutch Flat, a Sierra Nevada gold mining boom-town. He married Ann Elizabeth Hobbs in 1864. Following the death of their first child Dean, they moved to Ventura County in 1872. The Santa Paula townsite, surveyed in 1873 and recorded by Blanchard and Bradley in 1875, was bounded on the north by Santa Paula Street, on the south by Ventura Street, on the east by Twelfth Street and on the west by Mill Street. Blanchard planted seedling orange trees in 1874, and during the late 1880s, constructed the first packing house, located adjacent to the railroad.

In addition to the development of agriculture, oil exploration was occurring in portions of the Santa Clara Valley as early as the 1860s. Some of the first oil explorations in the Santa Paula area occurred in Adams Canyon, where tunnels were drilled horizontally into the hillsides. Sulphur Mountain was also cited in early geology reports as being one of the major oil prospecting regions in California. Thomas Bard, representing Thomas Scott of the Pennsylvania Railroad, arrived in Ventura in 1867 with the intent of purchasing land for this purpose.

Santa Paula had by the early 1880s become the base of operations for Pennsylvania oil developers Wallace L. Hardison and Lyman Stewart. They established the Hardison and Stewart Oil Company offices on Mupu (Main) Street in 1886. In 1890 several small oil companies owned by Hardison, Stewart and Bard joined forces to become the Union Oil Company.

Despite these pioneering efforts, the growth of Santa Paula's agriculture and oil industries was restrained by transportation considerations, until the Southern Pacific railroad arrived in the Santa Clara Valley in 1887. Soon afterwards, citrus cooperatives were established to provide the ranchers with efficient methods of shipping and marketing. Agriculture as an industry (as differentiated from traditional family farming) began in 1893, with the founding of the Limoneira Company west of Santa Paula, and the Teague-McKevett Ranch east of the city. Both companies built their own packing houses and warehouses adjacent to the railroad. By 1890 several other large subdivisions had been added to the original 1875 Santa Paula townsite: the McKevett Tract in 1885, the Hardison-Irwin Tract in 1887 and the Barkla Tract in 1888 and the Orcutt-Moore Tract in 1892.

Rapid growth of the community followed the establishment of viable oil and agriculture industries, culminating in the incorporation of the city in 1902. The first two decades of the twentieth century were marked by both the maturation of the citrus industry and the opening of

the highly productive South Mountain Oil Fields. The growing profitability of these industries produced Santa Paula's third building wave, the expansive era of the 1920s. Numerous new schools, banks, offices and commercial buildings were built or remodeled. The development of new residential tracts for both the affluent and the working class rapidly transformed Santa Paula's previously rough appearance to one of modernity and respectability.

Agricultural Context

The Santa Clara Valley of Ventura County has undergone a continual social, physical and economic evolution resulting from experimentation with the cultivation and marketing of agricultural products, and each successive wave left a distinct mark on the land. As was the case throughout much of the West, the earliest American settlers in the Santa Clara Valley engaged primarily in dry farming, carrying on essentially in the tradition of the Californios. Lacking reliable sources of irrigation and transportation, this thinly populated frontier region supported primarily low-intensity cattle ranching, grain production and to a limited extent, the more drought-tolerant forms of fruit cultivation.

The first fruit-growing efforts in the western end of the valley were attempted by George G. Briggs in 1862, but his attempts to grow peaches and pears commercially apparently met with little success. Other crops commonly grown during these early decades were grains, such as wheat, barley, flax and corn, and lima beans.

The advent of greatly improved transportation and irrigation systems, including the construction of wharves at Hueneme (1871) and Ventura (1872), and the Southern Pacific Railroad line (1887), combined with the development of the Farmer's Canal and Water Company (1872) and Thermal Belt Water Company (1893), permitted valley property owners to realize the economic potential of the local soil and climate. Reliable water sources and transportation resulted in the gradual displacement of grain crops by walnuts, olives and apricots. But it was citrus ranching, in both myth and reality, that was to become thoroughly enmeshed with every aspect of the region's economy, culture and popular image.

The earliest planting of commercial citrus in the western Santa Clara Valley were accomplished by Nathan W. Blanchard in 1874, with the first profitable orange harvest arriving fourteen years later. This shift to citrus crops accelerated rapidly in the 1890s, culminating with the establishment of the agribusiness giant Limoneira Company in 1893. Citrus cultivation progressed in successive waves, from oranges, to lemons and later, avocados, with each of these tree crops wholly or partially replacing the previous one. The increasing sophistication of the citrus industry also led to the development of new tree varieties, and these improved types gradually superseded the earlier species.

During the period 1920-45, the citrus industry sustained an unprecedented era of expansion, increasing the total volume of production in California nearly 150 percent. This growth engendered the profound transformation of the entire economic, social and physical character of the Southern California region to an extent described by historian Carey McWilliams as "difficult to emphasize sufficiently." The establishment of the verdant "citrus belts" along the foothills helped to firmly establish an almost utopian image of Southern California in the national consciousness. This depiction, although it contrasted decidedly with the natural aridity of the area, became thoroughly integrated into the regional mystique, having been championed tirelessly by development interests and the citrus industry. It is virtually impossible to separate the economic, social and physical impacts of this industry from other influences present during this period, as virtually the entire urban and rural form taken on by the Southern California foothills region can reasonably be attributed directly or indirectly to citrus production.

Because citrus cultivation is a highly capital-intensive industry, it attracted well-established farmers and business people, frequently from other parts of the country. This factor, together with the ability of the cooperative associations to manage virtually all aspects of the growing, packing, shipping and marketing of the fruit, validated the Southern California citrus grower's "gentlemen farmer" reputation; a refined agriculturalist, whose hands needn't touch soil. At the same time, a variety of ethnic groups, including at various times large numbers of Chinese, Japanese and Mexican immigrants, characterized the labor force. A significant number of Dust Bowl refugees of the 1930s and 1940s, especially women, came to work in the packing houses, particularly after the labor turmoil of 1941, and the relocation of the Japanese-American population in 1942.

The rapid suburbanization of the Southern California region taking place during the two decades following the end of World War II placed heavy pressure on agriculture to turn land over to development interests. This trend was abetted by the "highest and best use" scheme of property taxation in effect prior to the implementation of the California Land Conservation (Williamson) Act of 1965. Further, the root-stock planted during the industry's peak years of expansion had by this time become less productive, and in particular had become widely infected with the citrus diseases. Balancing the imminent need to re-invest in new trees against increasing taxation and the new development value of their property, growers in large numbers chose to remove their land from cultivation.

These convergent events taking place during the mid-to-late 1950s led to a steady decline in the citrus industry in Los Angeles and Orange counties, and somewhat later in Riverside and San Bernardino counties. The Santa Clara Valley of Ventura County, by virtue of geography, largely escaped these events, however, and retained its citrus landscape largely intact until the 1970s, when strict planning guidelines for the protection of agricultural areas countywide were adopted. Accordingly, the Santa Clara Valley represents one of the best preserved examples of a mature Southern California citriculture landscape.

Architectural Context

The architectural styles present in the valley reflect both the changing tastes and the steadily increasing affluence of its residents, as well as technological innovations and transportation improvements. The oldest surviving building in the survey area, the two-story, Monterey-style More-Edwards Adobe constructed circa 1860, is a typical anglo interpretation of the still prevalent hispanic building traditions. Other buildings constructed during this pre-railroad era reflected the shortage of milled lumber and other contemporary building materials, and many thus demonstrate a rough, and stylistically indistinct quality. A few other remaining buildings of this period begin to reflect the trend towards Victorianism, particularly in the early Italianate mode.

The opening of the Southern Pacific Railroad line to the Santa Clara Valley in 1887 provided both an economic spark to the region, and access to modern building materials. During the last two decades of the Nineteenth Century, and the earliest years of the Twentieth Century, architectural styles evolved from the Italianate/Italian Villa picturesque modes of the Victorian, through the Stick-Eastlake to the Queen Anne Victorian subgroups. The first decade of the Twentieth Century was dominated by the Neocolonial/Colonial Revival style, a direct evolution of the Queen Anne Victorian style. These two styles are often difficult to clearly differentiate from from one another, particularly when they are treated in the vernacular, as they frequently were in the survey area.

All of these styles are represented within the survey area, and with a remarkably wide range of architectural sophistication. The stylistically less distinct buildings of this period are usually

classified broadly as Victorian Folk Houses, with subgroups defined by plan and roof shape (e.g. Pyramidal, Gable-Front and Wing, Gable Front and Massed Plan), though they may also, to a limited extent, exhibit stylistic surface treatments. The larger and more evolved examples usually show more deliberate stylistic intent. A characteristic of the survey area is the unusually large number of architect-designed homes, a reflection not only of the prosperity of the region but also of the desire to conspicuously display a level of style and urbanity not typically associated with farming.

By 1910 the classically-derived architectural styles had almost entirely given way to the California Bungalow style. This style persisted well into the 1930s, when it blended almost seamlessly into the ranch style. The bungalow form proved especially adaptable, and can be seen in buildings ranging from modest agricultural worker's cottages to costly, large-scale residences. During the 1920s and 1930s, a significant number of buildings in the survey area were designed in the period revival styles, particularly Spanish Colonial Revival and English Tudor Revival, though neither of these styles are as heavily represented in the survey area as they were in urban areas developed during the same time period. Experiments in the vocabulary of architecture occurring during the 1930s resulted in the development of the Ranch House style, a melding of modernism with traditional California design schemes.

Building Arrangement and Types

The exact locational determinants used for siting historic ranch buildings are uncertain, but building locations were probably affected by the sizes and shapes of parcels, crop types, and the building and farming traditions imported by settlers transplanted from elsewhere in the nation. Ranch houses and outbuildings tend to be clustered in complexes, often quite large, located 50 to 300 feet back from a public road. Often, the ranch house is situated in the most visually prominent position, with a showplace driveway between the house and road, and barns and outbuildings somewhat hidden to the rear.

Residential buildings in the Santa Clara Valley represent the breadth of the social and economic culture characterizing the citrus cultivation industry and its predecessors. Valley residents historically included pioneers of modest means, affluent farmers transplanted from the Northern California goldfields or elsewhere in the nation, and imported labor. Ranch houses are the principal dwellings of the property owners. The construction of a residence on a parcel reflects the family-owned character of large portions of the Santa Clara Valley ranching operations. The size, quality, style and method of construction of these ranch houses varied widely, and earlier pioneering homes were often superceded by more extravagant residences as a citrus-inspired prosperity took hold. When the children of ranching families reached adulthood and marriage, subdivisions of ranching lands and the construction of new residences often resulted.

Labor housing was provided on both the family farms and agribusiness ranches. Farm labor was of both the seasonal-itinerant variety, and year-round, and provided by a wide variety of ethnic groups. Bunkhouses were constructed for the use of single men. Labor camps, consisting of a large number of small dwellings housed families, and individual detached dwellings provided housing for ranch foremen and labor supervisors.

Packing houses were an essential feature of the citrus landscape. Only the largest agricultural concerns maintained private packing houses on their own properties. Smaller growers were dependant on the association packing houses within the nearby communities of Santa Paula and Saticoy. The specific procedures for preparing oranges, lemons and walnuts for market were reflected in the design and locations of these buildings. Barns were associated with all farming and ranching operations, and depending on the nature of the operation, were used for the

storage of farm equipment and feed, and the housing of farm animals, such as horses and mules.

A variety of purpose-built and generic outbuildings related to ranching operations were constructed throughout the agricultural areas of the Santa Clara Valley. Secondary processing buildings, such as walnut dehydrators remain as artifacts of this antecedent commercial crop which faded in importance in the Twentieth Century. Box sheds were often constructed for the storage of orchard heaters and field lug boxes used to transport citrus from the fields to the packing houses. Garages and sheds were constructed in large numbers for various purposes, such as the storage of equipment and vehicles.

The steadily increasing population of the rural Santa Clara Valley necessitated the construction of schools. The Briggs School District served the valley proper, while the smaller Eliseo School District was formed in Wheeler Canyon; both initially constructed one-room schoolhouses. A larger school was constructed during the 1920s in the Briggs district, and a separate school was constructed for the children of Mexican laborers in the Oliveland, north of Foothill Road.

Structures

Irrigation provided the essential ingredient required to realize the agricultural potential of the valley. Unlike many areas of Southern California, the Santa Clara Valley featured the relatively reliable, year-round surface water flows of the Santa Clara River and Santa Paula Creek. Property owners began in 1872 to construct the water delivery system known as the Farmer's Ditch, diverting runoff from near the juncture of the Santa Paula Creek and Santa Clara River, eventually extending the system beyond the western edge of the valley. A similarly ambitious project undertaken by the Thermal Belt Water Company in 1893 captured water further upstream in the Santa Paula Creek, distributing it to the agricultural lands owned by the Limoneira Company.

Open ditches and flumes were employed initially, but the system was eventually converted to buried pipes, although roadside ditches remain in use to collect rain and irrigation runoff. Some of these ditches were constructed with the abundant river rock available in the area. The irrigation system employed weirs, penstocks and reservoirs and pumphouses as integral elements. Water towers and cisterns were common features of the historic landscape, and were used primarily in connection with the storage and supply of domestic water.

Transportation systems in the valley are represented by roads and railroads. The layout of the road system in the valley was controlled mainly by the regular grid established by the 1867 W.H. Norway land survey. Examples include the primary east-west artery, Telegraph Road, and the north-south streets, including Cummings, Briggs and Wells roads. Telegraph Road appears to supersede the meandering route of an earlier road traversing the valley in a similar location, which in turn, appears to represent the route of the El Camino Real.

Preliminary surveys for the construction of a railroad line through the valley were undertaken by the early 1860s, but it was not until 1887 that the Southern Pacific Railroad completed its connection between Los Angeles and Ventura, spawning the towns of Fillmore and Piru in the eastern Santa Clara Valley, and assuring the survival of Santa Paula, Saticoy and Ventura in the west county. The railroad right-of-way imposed the logic of Southern Pacific's surveyors on the valley, cutting diagonally across the 1867 grid. Having split numerous earlier parcels of land, this new boundary came to gradually alter land ownership patterns. At least one railroad siding was developed to serve the Limoneira Company's packing operations.

Fences, walls and corrals were often constructed in connection with the development of the valley land for agriculture, particularly in the stock-raising areas in the canyons. Boulders were

occasionally used to construct walls along the northern foothills.

Sites

The most visually striking features defining the historic landscape of the Santa Clara Valley are direct products of the development of the land for agriculture, particularly tree crops. The orchards as they are seen today echo the historic techniques of citriculture: trees are planted in regularly spaced rows, with shallow irrigation ditches running between, a system designed to permit gravity flood irrigation and drainage. Wider rows are introduced on regular intervals to permit access to the orchards by picking and spraying equipment. The trees themselves have been subjected to a constant process of replacement, as improved varieties were developed, trees became unproductive due to age, or were damaged by infestations or in any one of the area's periodic freezes.

Property boundaries in the valley are mainly a product of the earliest land surveys and subdivisions of Rancho Santa Paula y Saticoy. Of primary importance is the W.H. Norway survey of 1867, which divided the rancho into roughly 150 acres squares, with a baseline bisecting the valley longitudinally. This grid, which runs at a roughly 45 degree angle to the Public Lands Surveys townships and ranges, clearly persists today and underlays the current organization of property boundaries and roads. Natural features were a relatively unimportant factor in this plat, except to the extent that the Santa Clara River formed the southern boundary. The locations of natural features, such as barrancas, became more important as demarkations of property boundaries in subsequent land divisions, and these boundaries also persist today. The northern edge of the Santa Clara Valley and canyon areas beyond were located on portions of Rancho Ex-Mission San Buenaventura. The precedent of the 1867 survey of Rancho Santa Paula y Saticoy to the south evidently resulted in the creation of parcels of similar dimensions along the northern foothills, probably in 1875. The steeply-graded canyon areas of Rancho Ex-Mission appear to have been subdivided in an ad hoc, metes and bounds fashion, generally dictated by land contours and water sources.

III. Statement of Purpose

The primary reason for undertaking this survey is to produce a comprehensive inventory of historical, architectural and cultural resources in Ventura County. The West Santa Clara Valley Survey is part of the systematic, comprehensive inventory of Ventura County historic resources begun by the County of Ventura in 1980. Previous phases of the survey conducted by the county covered the incorporated areas of Oxnard, Santa Paula, and Fillmore; the unincorporated sections of the Ojai Valley, the community of Piru and the eastern portion of the Santa Clara Valley. (An inventory of the City of Ventura was completed under a separate grant from the City of Ventura.)

The objectives of the survey were to identify and document all buildings, structures and objects at least fifty years of age within the survey boundaries (including photographing, researching and evaluation) and to determine their significance both at the National Register of Historic Places (NRHP) and local level, utilizing OHP and National Register guidelines, and local standards.

The western Santa Clara Valley is unified by the visual evidence of its historic agricultural land uses, and is regionally significant as perhaps the best remaining example of a Southern California "citrus belt" historic landscape. One objective was to determine how much citrus is still grown, and if a sufficient number of contributing elements (i.e. houses, barns, sheds, orchards, etc.) remain to constitute a rural historic landscape district.

The County of Ventura adopted the Guidelines for Orderly Development, a framework for

managing urban growth, during the early 1970s. These guidelines consist of a set of policies which generally encourage new development to occur in or adjacent to existing urban areas. The product of the program has been the establishment and maintenance of voluntary greenbelt agreements between the cities.

The impacts of development pressures are now beginning to be felt in the Santa Clara Valley, with the western end of the valley, located between the cities of Santa Paula and Ventura, the most vulnerable to changing land uses. Another objective was to focus on this greenbelt area, with the intent of identifying historic resources which may be threatened by urbanization and to integrate the results into the county-wide planning process to assist in directing future planning efforts related to the greenbelts, and to the critical historic landscapes they represent.

A third objective was to identify and document remaining farm labor housing sites as a first step towards recognizing their important contributions to providing affordable housing stock, in addition to understanding the role they played in the development of the citrus industry.

IV. Methodology

Consultants

Judith Triem, Survey Coordinator, has been the Principal of San Buenaventura Research Associates for the past fifteen years. She holds a Master's Degree in History from the University of California, Santa Barbara. She has previous experience working as Survey Coordinator for five surveys conducted in Ventura County. Her firm has also conducted a Preliminary Survey for Altadena.

Mitchel R. Stone is a Preservation Planner with San Buenaventura Research Associates. He has his B.A. in Urban Planning from Cal Poly Pomona and is currently working on his M.A. in Geography from the University of California, Santa Barbara. His previous survey experience includes work in Pasadena, Fullerton and Fillmore. He has also practiced as a City Planner for ten years.

Boundary Selection and Criteria

The survey boundaries included all the unincorporated area between Ventura and Santa Paula. The rough boundaries are Foothill Road on the north, the Santa Clara River on the south, Peck Road on the east and Wells Road on the west. In addition, Wheeler Canyon, Aliso Canyon, O'Hara Canyon and Adams Canyon were also included in the survey (see Index Map in Appendix A). The criteria used for making the final selection of buildings is based on the National Register criteria. A list of the criteria is included in Appendix B.

Time and Organization of Survey

A total of ten months was spent on the survey project. In February 1995, two volunteer handbooks were prepared by the Survey Coordinator entitled *Architectural Guidelines, Ventura County Cultural Heritage Survey, Phase V-Santa Clara Valley* and *Instructions for Filling Out Research Worksheet*. An archival search was conducted to locate historical resources to be used in conducting research.

Publicity notices were sent to various Ventura County area newspapers and to the Ventura County Historical Society and Friends of the Library newsletters to recruit volunteers for the Survey. In addition, two training sessions were held for the volunteers at the Blanchard Community Library on February 22 and March 2. The sessions included an "Introduction to the

Historic Resources Survey" with a slide presentation on "Identifying Architectural Styles." The second meeting included a practice field session using the architectural field forms. Volunteers signed up for designated areas and were provided with architectural description forms to begin their assignment.

After the architectural description forms were completed, volunteers began work on collecting data for the DPR 523A Historic Resources Form. The volunteers contributed approximately 401 hours on the Survey.

A third training session on July 15 introduced the brochure *Instructions for Filling Out Research Worksheet*, accompanied by an introduction to the Blanchard Community Library California Room and the archival material to be used in the research. A total of twenty volunteers participated in the training sessions. Out of these twenty, eleven actually completed their assignments and remained with the project until its completion.

Survey and Research Techniques

Approximately 450 buildings were photographed and surveyed between the months of March and September. Since this was a rural agricultural area, and many of the buildings could not be photographed from the public rights of way, property owners were often contacted by telephone prior to the site visit. Usually working in pairs, the volunteers were given a list of names, addresses and phone numbers. They contacted the property owners and set up a time to visit each site. They prepared architectural worksheets and photographed the majority of buildings they identified as being fifty years of age or older. A research worksheet was filled out on the majority of structures with additional information gathered as buildings were selected by the Evaluation Committee.

Black and white, three-by-five glossy photographs were taken of the majority of buildings that were fifty years of age or older and that had maintained a sufficient degree of design integrity. Each ranch visited usually had several outbuildings (employee residences, barns, sheds, etc.), and most of these were photographed in addition to the main residence.

Properties of historical and cultural significance were discovered and researched using several methods. The parcel number, owner, legal description and date of construction (when available) were obtained from the Ventura County Assessor's database. Because this was a rural area, maps were relied upon quite extensively. The USGS quad maps, both recent and older, were used to pinpoint buildings. The *Ventura County Historical Atlas* provided owner's names and parcel size in 1912. Sanborn Maps were only available for the Limoneira Ranch. City Directories from 1875 through 1945 provided useful information on individuals and their occupations. Excellent biographical materials were available through a number of sources at the Blanchard Community Library. A select bibliography is located in Appendix C.

Some research was conducted at the Ventura County Museum of History and Art Library using assessment role books, available only for the years 1873 to 1885. In addition, ephemera files and the Ventura County Historical Society Quarterlies and Index were consulted to obtain information on individual properties and their owners. The architectural files at the museum were also reviewed, resulting in the identification of architects and builders for a some of the properties.

Much of the historical information used came from interviews with property owners, many of whom are descendants of original settlers. Early photographs of several ranches, provided by the owners, helped in the determination of alterations to buildings and dates of construction.

GIS Analysis Techniques

A special component of this survey was to determine if a rural landscape district could be established in the western Santa Clara Valley. Using the county Geographic Information Systems (GIS) data and ArcView 2.1 GIS software, each property was coded into a geographical database according to its ability to contribute to the formation of a district. Both land uses and buildings were classified in the database as belonging to either one of two categories: contributing or non-contributing. Land use classifications were maintained separately from buildings in order to determine if otherwise vacant agricultural parcels should be considered as potential contributors to a rural historic district. Further, parcels with contributing land uses, but with non-contributing improvements located on them (generally, contemporary homes), were treated as potential contributors to the formation of a rural historic district. As a rule of thumb, parcels smaller than three acres in area with non-contributing buildings located on them were regarded as non-contributing, regardless of land use.

The GIS techniques used provided an opportunity to gather, represent and evaluate historic resources scattered widely over a region roughly 40 square miles in area, and composed of over 1,000 parcels. Features documented and recorded included: ranch houses, barns, sheds, bunk houses, schools, ditches and flumes, weirs, penstocks, pumphouses, water towers and cisterns, roads and railroads, fences, walls and corrals, orchards, row crops, windrows, gardens and ornamental landscaping. The GIS approach provided a much-needed focus and organizational structure for this dispersed information, permitting the interactive representation of the critical data, including land uses, building locations, addresses, district boundaries, roads, and other historic features.

Evaluation Committee

The Evaluation Committee was comprised of members from the community at large, the Santa Paula Historical Society, the Ventura County Planning Department, and the survey coordinator. This committee met once a week for seven weeks. It reviewed the photographs, architectural field notes and research on the buildings and selected the final list of buildings to be documented on the State Historic Resources forms. Structures were evaluated using the State Historic Resources Guidelines section entitled "Evaluating Properties."

Mary Alice Orcutt Henderson, founder and president of the Santa Paula Historical Society, has authored several local history books including *Glancing through the Headlines, Santa Paula Chronicle, "H. McPhee & Co., Proprietors" 1916 - 1924* and *From Metates to Macadam*. She is also the docent coordinator for the Santa Paula Oil Museum. Mary Alice received her B.A. in history from U.S.C.

Kim Hocking has worked for the Ventura County Planning Department for the past 22 years. A resident of Oxnard, he also worked for that city for four years and served for ten years on the Board of Trustees of the Oxnard Library. Prior to his career as a planner, he worked for four years in the Geography and Map Division for the Library of Congress in Washington, D.C. He obtained his B.A. and M.A. from California State University at Northridge.

Mary Ann Krause is currently a Senior Administrative Analyst in the Ventura County Administrator's Office and has recently been providing assistance to the restoration of Rancho Camulos and the historic community of Piru. Mary Ann has spent the past twenty-one-and-a-half years in the field of planning, having received her M.S. in Urban and Regional Planning from the University of Arizona. Before joining the CAO's office in Ventura County, she worked in the cities of San Dimas, Oxnard, and most recently in Fillmore as their Community Development Director.

Elbert (Eb) Tate has lived in the western Santa Clara Valley for about fifty years, and during that time has worked as a civil engineer and surveyor in Ventura County. He is especially familiar with the land divisions within the survey area and provided expertise on land use and ownership. A native of Oakland, Eb received his B.S. degree in the College of Mining at the University of California, Berkeley. Following his graduation, Eb worked for the Bureau of Reclamation and the Army Corps of Engineers before receiving his commission in the Navy as a Civil Engineering officer during World War II. After the war, Eb obtained his state civil engineering license in 1946 and worked a brief stint for the County of Ventura before opening his own office in Santa Paula, which is still in operation.

Project Costs

Actual cash expenditures on this project were \$12,550.00. Volunteers contributed a total of 401 hours to the project. These hours plus other volunteer services and office space provided a non-cash expenditure match of \$8,724.79. Thus the total project costs came to \$21,274.79.

V. Results

Comprehensiveness of Survey

The Survey is a comprehensive inventory of all buildings constructed within the survey boundaries prior to 1945. In addition, some buildings designed by known architects were included, even if they were built after 1945. A total of approximately 450 buildings were photographed and surveyed. The final inventory contains 220 buildings, the majority of which are residences. The agricultural category includes barns, sheds, water related structures, and corrals. The industrial category includes packing houses, and the Edison Company Substation and a group of oil related tunnels. The cultural category includes three schools and a social hall. The number and category of buildings selected is as follows:

Residential	143
Agricultural	67
Industrial	6
Cultural	4
Total	220
Total number of ranches:	91

The entire survey area was found to be eligible for listing as a National Register of Historic Places rural historic district. Within this district are three smaller subdistricts: Billiwhack Dairy, Orchard Farm and Limoneira Ranch. These were also documented separately due to of the large number of buildings on each of these ranches, their associations with individually significant historic themes, and their ability to stand alone as NRHP historic districts. It should be noted that the number of buildings tabulated above is somewhat deceptive, because the table includes only documented historic buildings and structures. A great many smaller agricultural buildings on each ranch were not individually documented or photographed, but were usually mentioned in the text. Consequently, many more buildings exist than are reflected in the above table.

A Master List of the buildings selected for the inventory by street and address is included in Appendix E. It should be noted that this list can and should be amended as more information becomes available on historically significant buildings. New information can also be added to the forms and changes are encouraged to rectify errors.

Balance between Historically, Architecturally and Culturally Significant Buildings

The survey includes a larger number of historically and architecturally significant buildings when compared to culturally significant buildings. Most of the buildings fall into the residential category, along with a large number of agricultural buildings, including barns, sheds, etc. Only four buildings have cultural significance and these include the three schools and a social hall.

Contributions to the Understanding of Local History

The Survey has contributed to a broader understanding of the history of the area by providing, in written form, documentation of early settlers, when they arrived, the houses they built and biographical material on these individuals, when available. The local biographies combined with the 1912 Historical Atlas and interviews with property owners provided information on the original owner of the property, amount of acreage, date of purchase, types of crops, origin of owner's birth and involvement in organizations.

Through a review of the original tract maps that established the 150 acre parcel development of the area in 1867 and 1875, the consultants were able to trace further land division and to gain an understanding of the pattern of agricultural development within the western Santa Clara Valley.

New patterns of occupation surfaced providing information on how land was passed on to succeeding generations. Larger 150 acre parcels were often subdivided to provide separate parcels for descendants. When this option was not available, oftentimes parents acquired adjacent lands for their children, or the adult children themselves acquired the land in the vicinity and continued the farming tradition.

Information was also uncovered on the traditional arrangement of buildings on ranches. The term "ranch" has been generally accepted since the early 1900s as a description of fruit, nut, stock raising and citriculture operations. Prior to that time, agricultural landowners were often referred to as "farmers." Generally, the main ranch residence is oriented towards a public road, usually in the center of the parcel, surrounded by orchards, and is set back varying distances. In some cases, the house abuts the road, whereas in other cases, the house is at the end of a long tree-lined driveway. Adjacent and to the rear of the main residence are garages, barns and sheds. All residences had yards of varying size ranging from a simple lawn with a few shrubs to a more formally designed landscape with large gardens and mature ornamental trees. Employee housing was more common for most ranches than previously thought. Generally this type of housing would be some distance away from the main house, and in some cases may be located on an adjacent parcel. Often, these houses are located off the main road and along side roads or private roads.

Because several houses are hidden behind orchards, it was discovered that a fairly high number of pre-1900 residences exist and in fairly original condition. Many of these are Folk Victorian style residences, designed by local carpenters or by the owners themselves. The most notable exception is the George Washington Faulkner Residence, designed by local architects Franklin P. Ward and Herman Anlauf. After the turn-of-the-century, ranchers begin to employ prominent architects, some from outside the county. Among these are Albert C. Martin of Los Angeles, Keith Lockard and Roland Sauter of Santa Barbara, Hunt and Burns and Allison and Allison of Los Angeles, Alfred Priest of Glendale, Roy C. Wilson and Robert Raymond of Santa Paula and Austin Pierpont of Ojai.

VI. Recommendations

As a result of the Historic Resources Survey, the following implementation measures are recommended:

1. The Board of Supervisors should adopt the Historic Resources Survey and forward the original copy of the Survey to the Office Historic Preservation for inclusion in the California Historic Resources Inventory.
2. Preparation and adoption of an Historic Preservation Policy and Plan to include specific policies and procedures for landmark designation. This and the following measures should all become part of an Historic Preservation element to the Ventura County General Plan.
3. Pursue the development and adoption of an Historic Preservation District Ordinance, and once the ordinances have been adopted, review the proposed districts and proceed with the declaration of those districts.
4. Provide the County Planning Department with a database of significant properties for integration into the County's land use management system.
5. Promote and/or develop economic benefit programs for owners of historic buildings. Some of these programs are:
 - Federal Income Tax Credits for the rehabilitation of buildings potentially eligible or those already listed on the National Register.
 - The Mills Act permitting a reduction in property taxes for buildings listed as historically significant to the community.
 - Preservation Easements accepted by non-profit organizations for reduction of property taxes.
6. Recognition, use and promotion of the State Historic Building Code.
7. The Ventura County Cultural Heritage Board should review the list of potential County landmarks and districts identified in the Survey and proceed with declaration of these buildings.
8. The list of potential National Register buildings and districts identified in the Survey should be made available to the general public along with the economic incentives for preserving those buildings. Consider using the grant funds from the Office of Historic Preservation for the preparation of National Register applications.
9. Continue the countywide comprehensive survey by pursuing funding from the Office of Historic Preservation.
10. Investigate zoning practices with the County Planning Department to determine if current practices might be made more beneficial to the preservation of historic buildings and historic landscapes.
11. After the Survey has been approved by the Board of Supervisors, a press release announcing the publication of the document and the adoption of the Survey should be sent to all

newspapers throughout the county. A copy of the report should also be sent to the appropriate libraries and historical museums.

Potential National Register Properties and Districts

As part of the requirements for completing the State Historic Inventory Resources (DPR 523) forms, the selected properties must be ranked according to criteria established by the California Office of Historic Preservation, who sponsored the grant. The properties were also ranked according to the established criteria by the Evaluation Committee. The National Register Criteria used to evaluate buildings is found in Appendix B. An explanation of the National Register status codes applied to each survey form is included in Appendix D.

Potential Local Landmarks and Districts

The Evaluation Committee also recommended potential Ventura County Landmarks and districts. Some of the buildings in the survey have already received landmark recognition from the Ventura County Cultural Heritage Board. The master property list in Appendix E indicates the present or recommended Ventura County Landmark status for properties within the survey area.

VII. Conclusions

Successes and Shortcomings of the Survey

The most significant success of the Survey was the completion of a comprehensive inventory and photographic record of the majority of buildings in the survey area, a task made possible by the assistance of the survey volunteers. The majority of the historic properties in the survey area had not been previously documented, and several were essentially unknown prior to discovery through this survey process.

Agricultural land preservation has been a goal of county-wide planning efforts for two decades. The documentation of a National Register of Historic Places rural historic district in the western Santa Clara Valley may have implications for future planning efforts in Ventura County. Further, the County of Ventura and the cities of Fillmore and Santa Paula, have begun to actively promote heritage tourism in the Santa Clara Valley. During the period of time this survey was in preparation, the Southern Pacific Railroad right-of-way within the survey area was purchased by the cities and county, and a "heritage trails" concept developed for its use. This survey can help give form and substance to these heritage tourism efforts.

A major impediment to the completion of this survey was the complexity inherent in organizing a large quantity of survey data disbursed over a large area, and documenting the area as a potential rural historic district. A prime issue was the determination of district boundaries and contributing properties, and in particular, how to treat parcels without buildings, or with new buildings on agriculturally developed parcels. It was decided to regard the survey area as being composed of two layers: land use and buildings. It was therefore possible to include, as contributors to the formation of a district, parcels with agricultural land uses and either no buildings, new buildings, or altered buildings. Non-contributing buildings on otherwise contributing parcels could also be identified and mapped. The GIS mapping and analysis system employed on this project ultimately proved of immeasurable value in producing this analysis, and provided the basis for the final survey maps. However, the complexity of the GIS analysis resulted in a larger allocation of time than originally anticipated to the completion of the evaluation phase.

An opportunity presented by the use of the GIS method was the mapping and documentation of

linear resources, such as irrigation ditches, road, railroads, wind rows, fences and walls; and many smaller features, such as weirs, penstocks and water tanks. While the GIS system is an ideal tool for the collection of this data, regrettably, time constraints prohibited the documentation of these resources. Additional information can and should be added to the GIS database as it is collected.

The lack of records, specifically original Assessment Roll books, made it impossible to obtain a verifiable date of construction and to identify, in some cases, original owners.

Access to some ranches proved problematic. The majority of property owners had to be contacted for permission to enter their property, while some buildings could be photographed from the road, without permission. In a few cases, owners refused entrance to their property. Where it was known that potential historic resources existed on these parcels, the addresses are listed and a category assigned. The more difficult areas to gain access were in the canyons. The majority of Adams Canyon is located behind a locked gate. The Union Oil Company, the owners of most of this property, refused access to this area at the present time. They forwarded information on the oil tunnels and buildings built in the canyon for oil exploration during the 1890s. This information has been included on a DPR form, but without the photos.

In conclusion, the survey was complicated by scattered resources and difficulty in obtaining permission to conduct site visits. The project was held up for a time during the rainy season in early spring, when dealing with muddy rural roads became impractical. In the end, the short time frame for completion of this project proved the major factor in limiting the scope of the final product. In retrospect, a smaller survey area or less detailed research may have been a more realistic goal.

Future Surveys

The County Cultural Heritage Board approved a schedule for surveying the balance of the County using a rating system, prepared by Judy Triem, Historical Consultant. The areas are ranked by number of historic resources and which areas are most threatened by development. The western Santa Clara Valley was chosen because of the large number of historic resources present in this location, and the threat of future development. The next area to be surveyed should be the unincorporated area between Santa Paula and Hall Road, west of Fillmore, completing this inventory of the Santa Clara Valley.

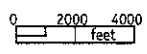
Appendices

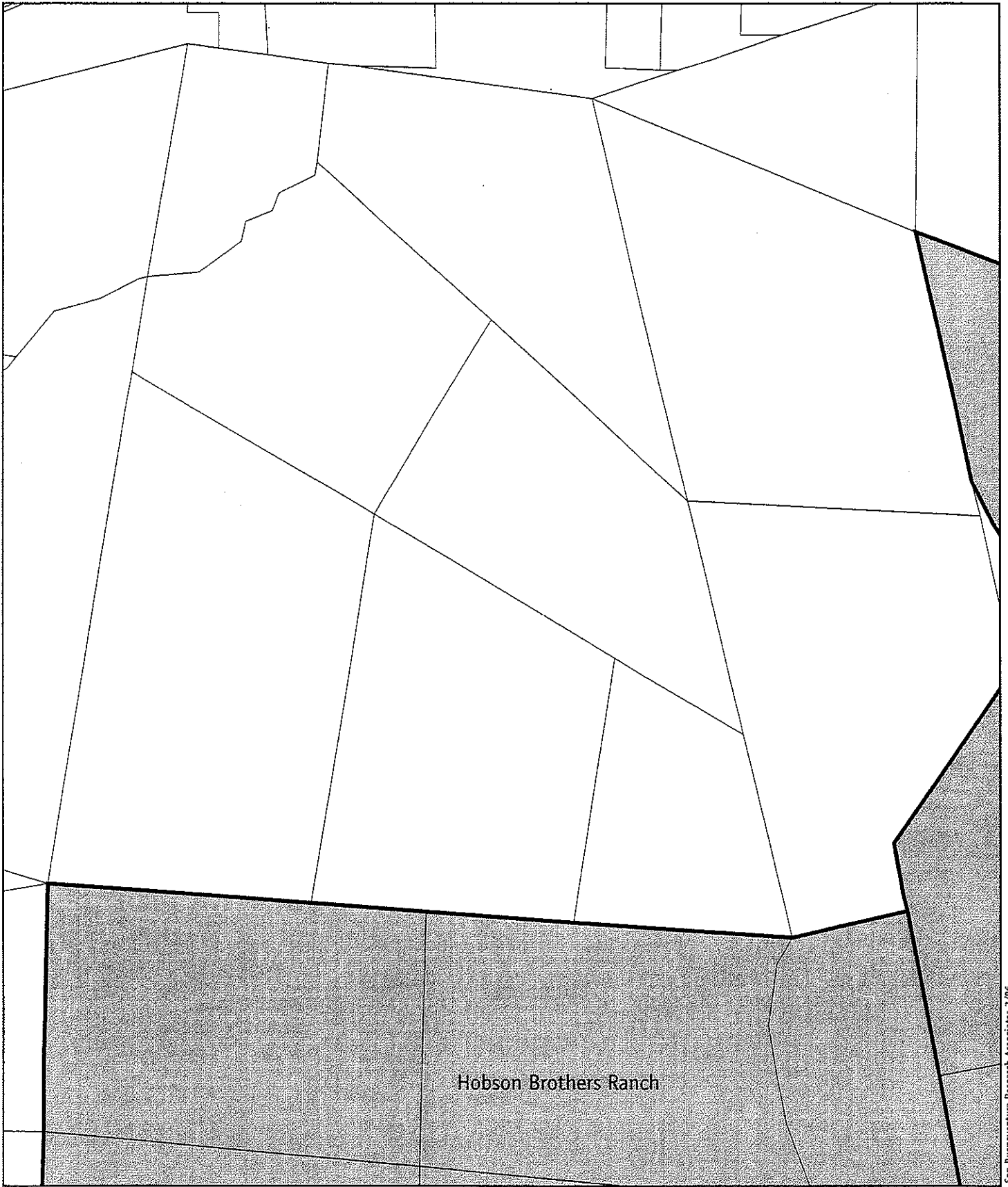






San Buenaventura Research Associates 7/96

- Survey Area and Boundary of National Register of Historic Places District
- Not in Survey Area

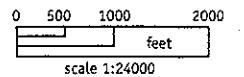
**Santa Clara Valley
of Ventura County**
 HISTORIC RESOURCES SURVEY

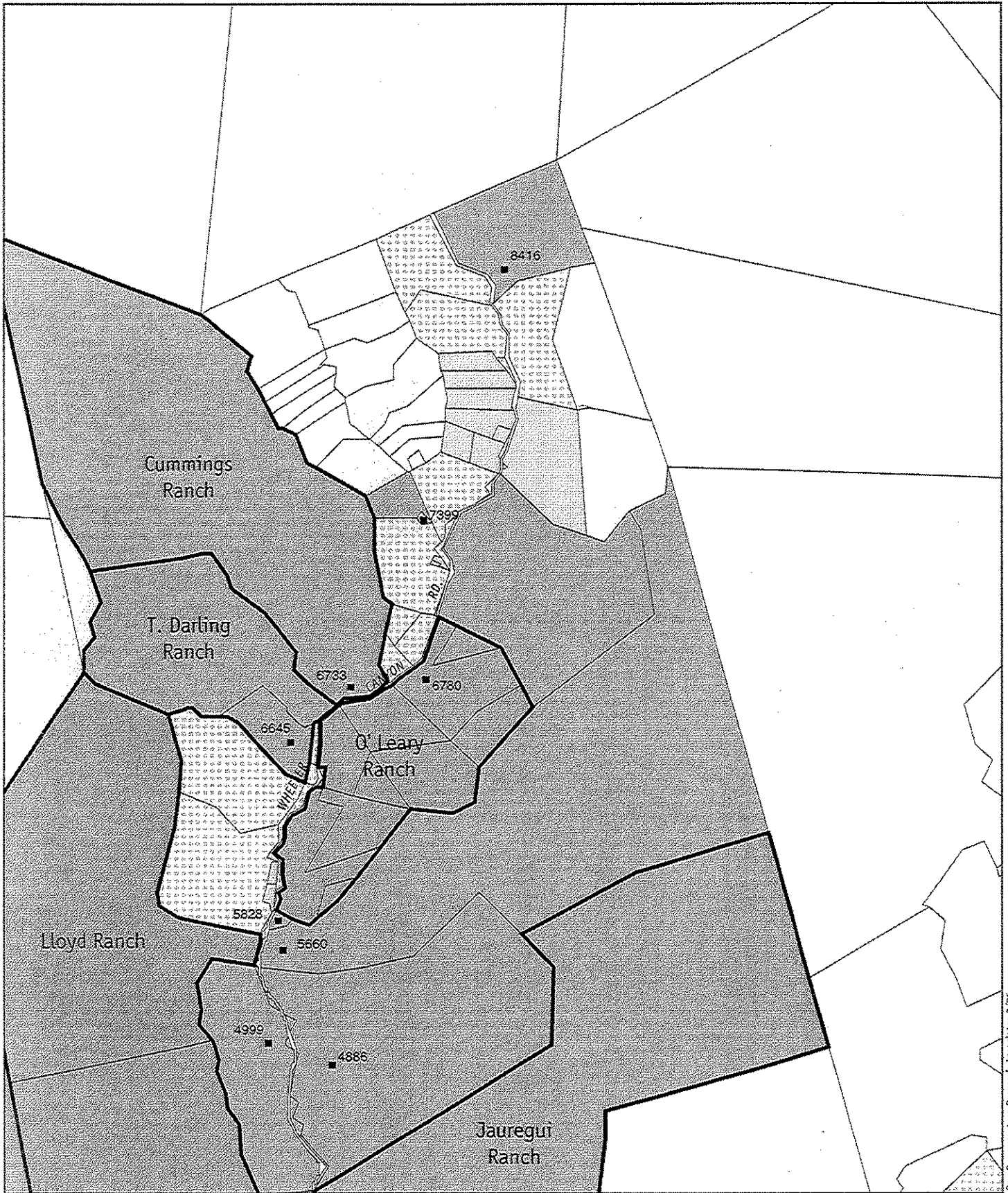




-  Contributing Agricultural Parcels, with contributing building(s)
-  Contributing Agricultural Parcels, unimproved or with non-contributing buildings
-  Non-contributing Parcels
-  Not in Survey Area

Santa Clara Valley
of Ventura County
HISTORIC RESOURCES SURVEY

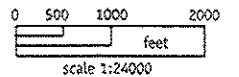


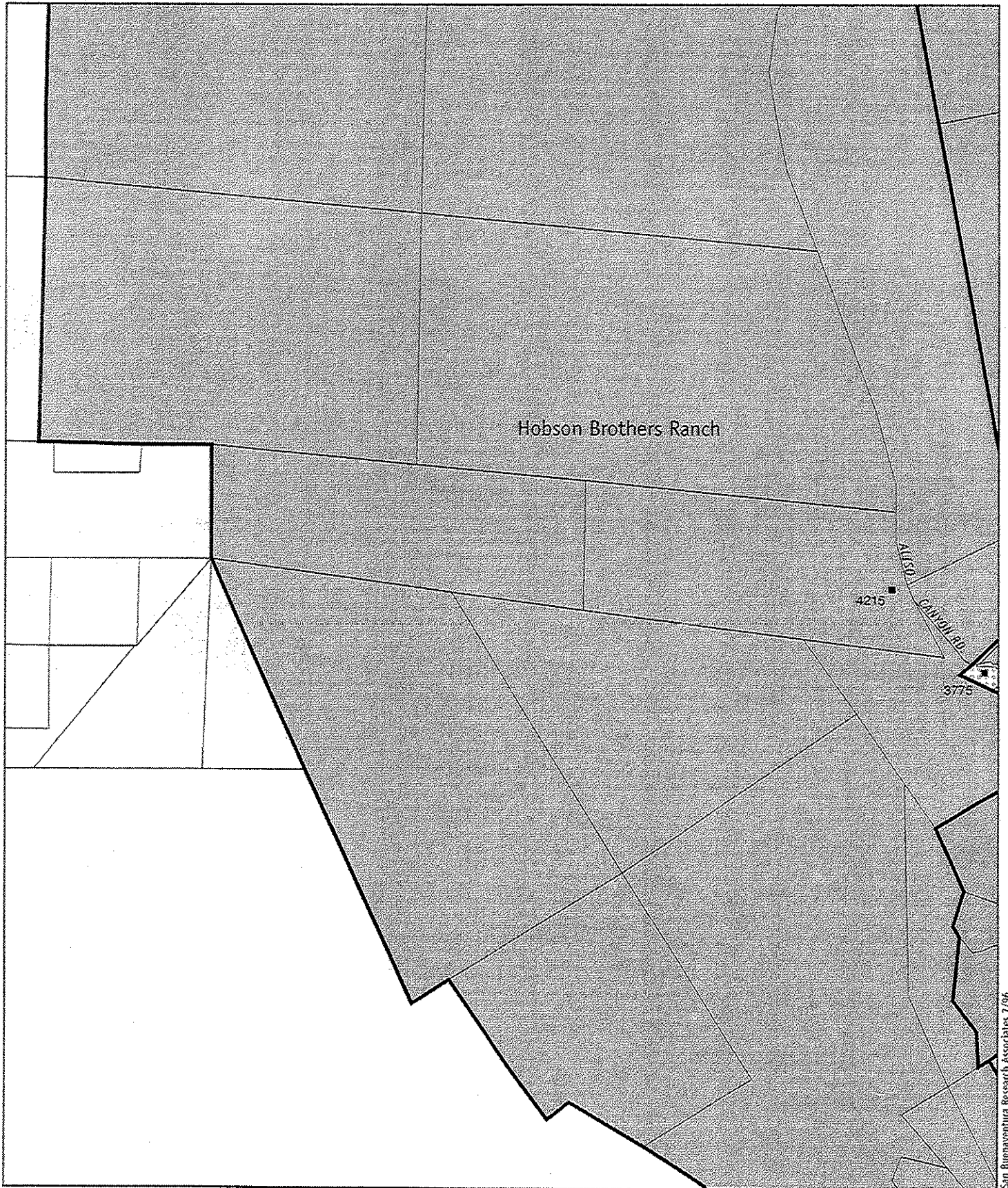


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- Contributing Agricultural Parcels, with contributing building(s)
- Contributing Agricultural Parcels, unimproved or with non-contributing buildings
- Non-contributing Parcels
- Not in Survey Area

**Santa Clara Valley
 of Ventura County**
 HISTORIC RESOURCES SURVEY

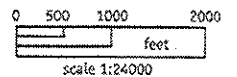


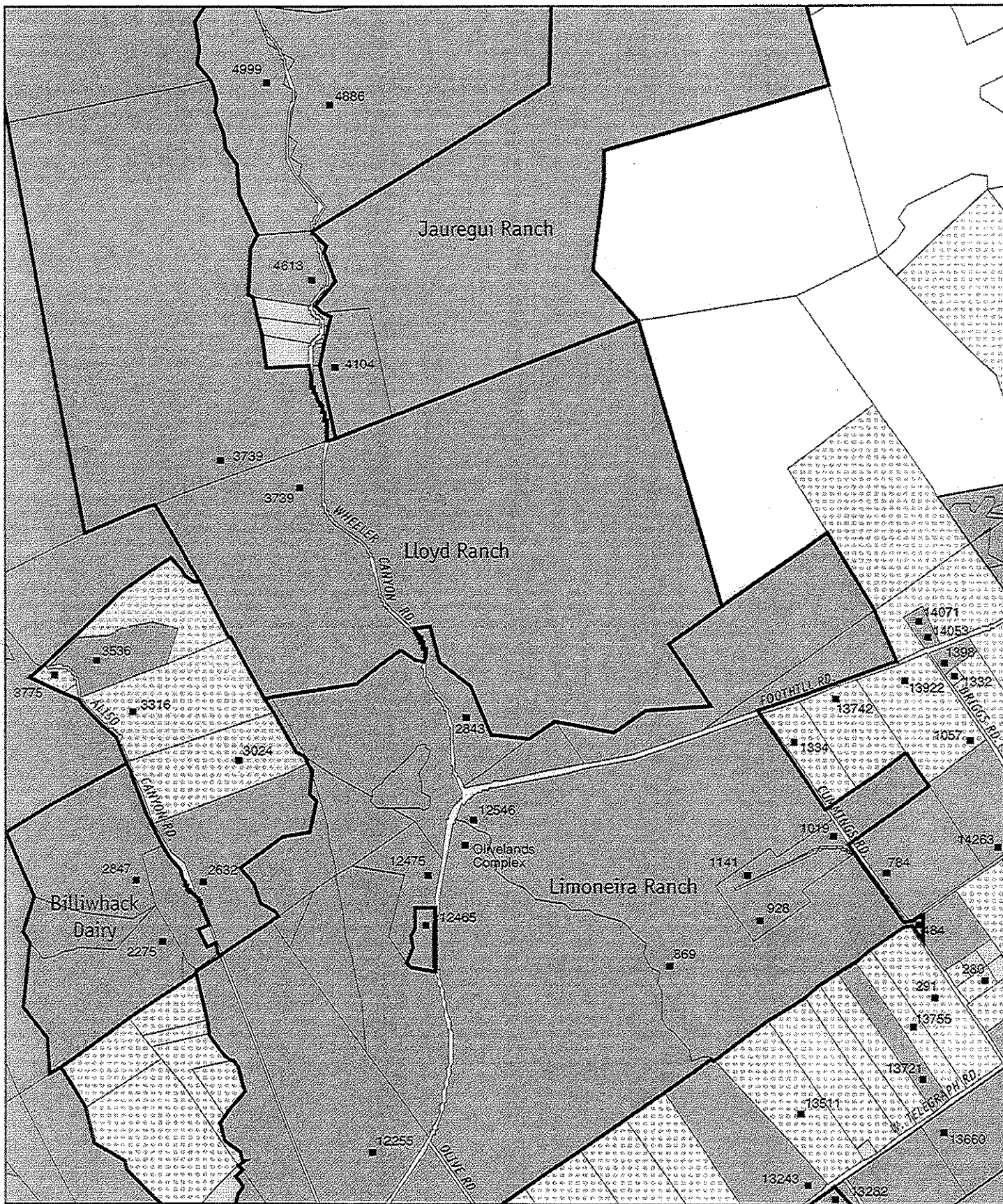


San Buenaventura Research Associates 7/96

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-  Contributing Agricultural Parcels, unimproved or with non-contributing buildings
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Santa Clara Valley
of Ventura County
HISTORIC RESOURCES SURVEY

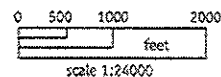


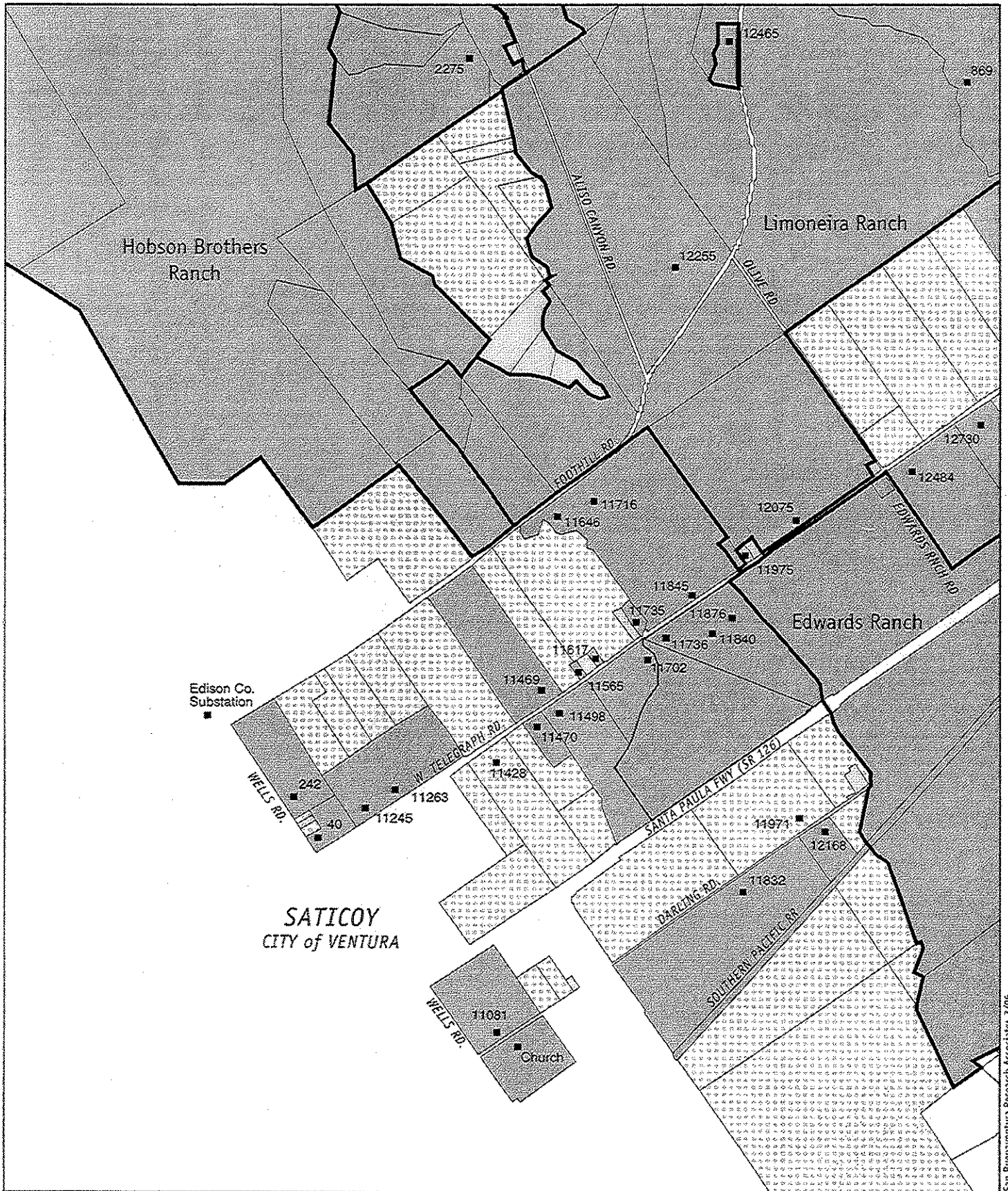


San Buenaventura Research Associates 7/96

- Contributing Agricultural Parcels, with contributing building(s)
- Contributing Agricultural Parcels, unimproved or with non-contributing buildings
- Non-contributing Parcels
- Not in Survey Area

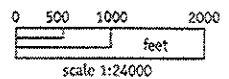
**Santa Clara Valley
of Ventura County**
 HISTORIC RESOURCES SURVEY





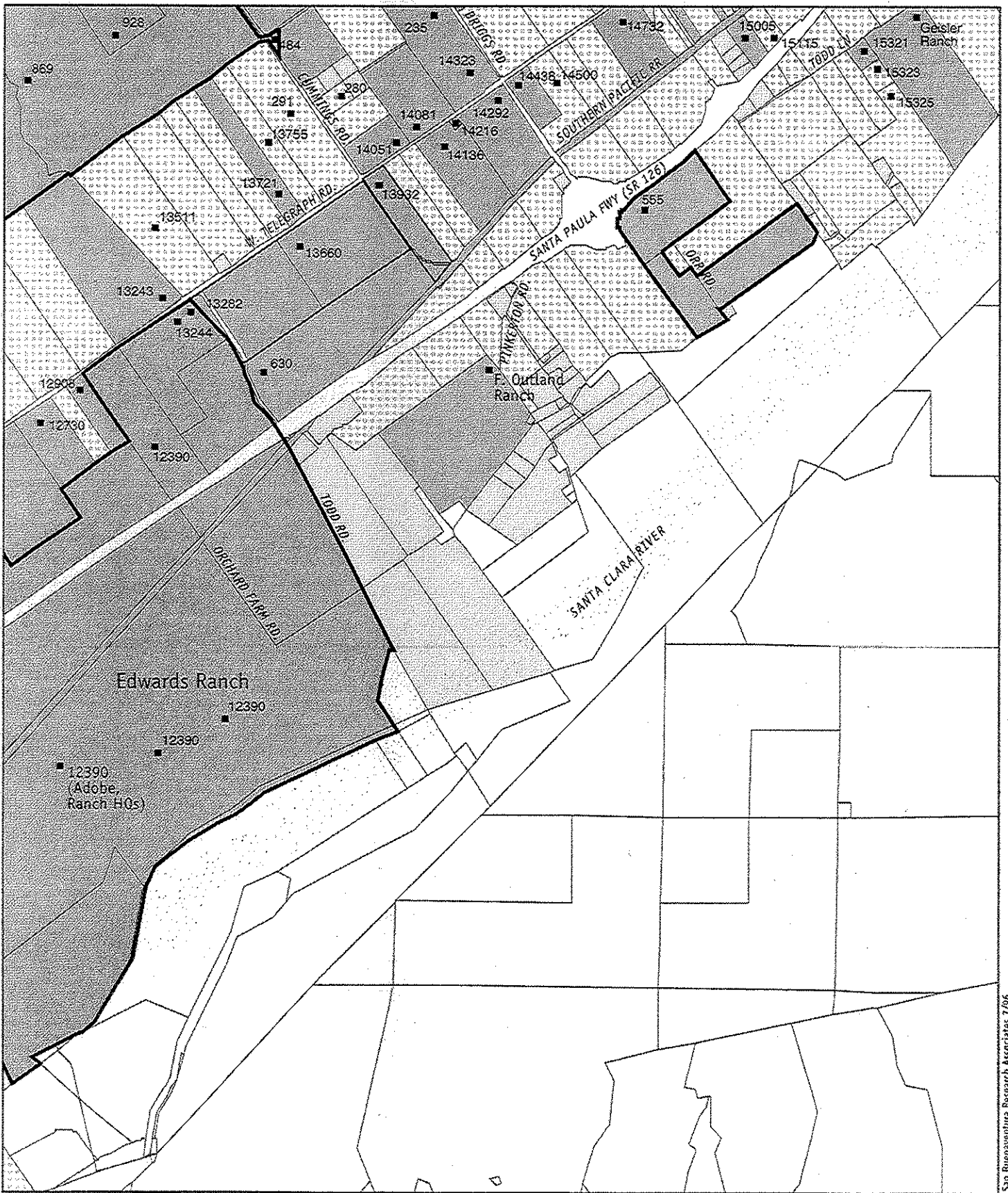
San Buenaventura Research Associates 7/96

- Contributing Agricultural Parcels, with contributing building(s)
- Contributing Agricultural Parcels, unimproved or with non-contributing buildings
- Non-contributing Parcels
- Not in Survey Area



**Santa Clara Valley
of Ventura County**
HISTORIC RESOURCES SURVEY

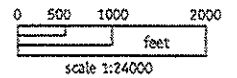




San Buenaventura Research Associates 7/96

- Contributing Agricultural Parcels, with contributing building(s)
- Contributing Agricultural Parcels, unimproved or with non-contributing buildings
- Non-contributing Parcels
- Not in Survey Area

Santa Clara Valley
of Ventura County
 HISTORIC RESOURCES SURVEY



APPENDIX B: National Register Criteria

A resource may qualify for listing on the National Register of Historic Places if, "the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history."

APPENDIX C: Selected Sources

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Government Documents

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"Defining Boundaries for National Register Properties." *National Register Bulletin 21*. U.S. Department of the Interior, National Park Service.

Auer, Michael J. "The Preservation of Historic Barns." *Preservation Briefs #20*. U.S. Department of the Interior, National Park Service.

Maps

USGS Maps: Santa Paula Quadrangle, 1901-02; 1947;1951.; Saticoy Quadrangle, 1903, 1951; Ojai Quadrangle, 1952.

Map of Town of Santa Paula, Blanchard and Bradley, surveyed 1873, recorded 1875.

Plat Map of the Rancho Santa Paula y Saticoy, 1860.

Plat Map of the Rancho Santa Paula y Saticoy, 1867, W.H. Norway

APPENDIX D: National Register Status Codes

This appendix explains the use of the codes that should be entered in the "NRHP Status Code" field in the header of the Primary Record when an evaluation of a historical resource is completed. The codes found here represent a short list of the most frequently used status determinations, selected from a more extensive list that is available from the OHP on request. Be sure to read the entire list before deciding which code to use. Take special care that evaluations for districts and their components fit together properly. Note that districts themselves are given "S" ratings, while contributors receive "D" ratings. Thus, a district judged eligible for the National Register is rated "3S," but the district's contributors are rated "3D."

The initial number in a code indicates the general status:

1. Listed in the National Register.
2. Determined eligible for the National Register in a formal process involving federal agencies.
3. Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form.
4. Might become eligible for listing.
5. Ineligible for the National Register but still of local interest.
6. None of the above.
7. Undetermined.

Each general status is divided into more specific codes as follows:

1. Listed in the National Register:
 - 1S. Separately listed.
 - 1D. Contributor to a listed district.
 - 1B. Both 1S and 1D.
2. Determined eligible for listing in the National Register:
 - 2S1. Determined eligible for separate listing by the Keeper of the National Register.
 - 2S2. Determined eligible for separate listing through a consensus determination by a federal agency and the State Historic Preservation Officer.
 - 2S3. Determined eligible for separate listing by a unit of the National Park Service other than the Keeper of the National Register.
 - 2D1. Contributor to a district determined eligible by the Keeper.
 - 2D2. Contributor to a district determined eligible for listing through a consensus determination.
 - 2D3. Determined eligible for listing as a contributor to a district by a unit of the National Park Service other than the Keeper.
 - 2B5. Determined eligible by more than one method listed above.
3. Appears eligible for listing in the National Register:
 - 3S. Appears eligible for separate listing.
 - 3D. Contributor to a district that has been fully documented according to OHP instructions and appears eligible for listing.
 - 3B. Both 3S and 3D.

4. Might become eligible for listing:
 - 4R. Meets both of the following conditions: (1) Is located within the boundaries of a fully documented district that is listed in, determined eligible for, or appears eligible for the National Register; and (2) may become a contributor to the district when it is restored to its appearance during the district's period of significance.
 - 4S. May become eligible for separate listing in the National Register when one of the following occurs (use the code for the most important reason if more than one applies):
 - 4S1. The property becomes old enough to meet the Register's 50-year requirement.
 - 4S2. More historical or architectural research is performed on the property.
 - 4S7. The architectural integrity of the property is restored.
 - 4S8. Other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity.
 - 4D. Contributor to a fully documented district that may become eligible for listing when (use the code for the most important reason if more than one applies):
 - 4D1. The district becomes old enough to meet the Register's 50-year requirement.
 - 4D2. More historical or architectural research is performed on the district,
 - 4D7. The integrity of the district is restored.
 - 4D8. Other districts, which provide more significant examples of the historical or architectural associations connected to this district, are demolished or otherwise lose their architectural integrity.
 - 4X. May become eligible as a contributor to a district that has not been fully documented.
5. Not eligible for National Register but of local interest because the resource:
 - 5S1. Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.
 - 5S3. Is not eligible for separate listing or designation under an existing local ordinance but is eligible for special consideration in local planning.
 - 5D1. Is a contributor to a fully documented district that is designated or eligible for designation as a local historic district, overlay zone, or preservation area under an existing ordinance or procedure.
 - 5D3. Is a contributor to a fully documented district that is unlikely to be designated as a local historic district, overlay zone, or preservation area but is eligible for special consideration in local planning.
 - 5N. Needs special consideration for reasons other than the above.
6. None of the above:
 - 6W. Removed from listing by the Keeper of the National Register.
 - 6X. Determined ineligible for listing in the National Register by the Keeper of the National Register.
 - 6Y. Determined ineligible for listing in the National Register through a consensus determination of a federal agency and the State Historic Preservation Officer.
 - 6Z. Found ineligible for listing in the National Register through an evaluation process other than those mentioned in 6X and 6Y above.
7. Not evaluated.

No.	Dir.	Street	Resource Name	Other ID	NRHP Status Code	Landmark Status
			Santa Paula Oil Field		4S2	
2275		Aliso Canyon Road	Billiwhack Stock Farm & Dairy	Cow stables	3D	
2275		Aliso Canyon Road	Billiwhack Stock Farm & Dairy	Creamery building	3D	
2275		Aliso Canyon Road	Billiwhack Stock Farm & Dairy	Milk barn	3D	
2275		Aliso Canyon Road	Billiwhack Stock Farm & Dairy	Hammermill	3D	
2275		Aliso Canyon Road	Billiwhack Stock Farm & Dairy	Milker's Dormitory	3D	
2275		Aliso Canyon Road	Billiwhack Stock Farm & Dairy	Silos	3D	
2632		Aliso Canyon Road	Oliver T. Fitzpatrick Ranch	Paxton Ranch	3D	
2632		Aliso Canyon Road	Fitzpatrick Ranch	Paxton Ranch	3D	
2847		Aliso Canyon Road	Billiwhack Stock Farm & Dairy	Manager's Residence	3D	
3536		Aliso Canyon Road	Marriott Ranch		3D	eligible
4215		Aliso Canyon Road	Hobson Brothers Ranch		3D	
201		Anacapa Terrace	Leslie T. Sharp Ranch	Rancho Filoso	3D	eligible
1057		Briggs Road	E.E. Gerry Residence		3D	
1332		Briggs Road	Wilde Ranch		3D [land]	
1398		Briggs Road	Mary & Albert Thille Ranch		3D	
484		Cummings Road	Limoneira Ranch	Olivelands pump station	3D	
784		Cummings Road	Jefferson Crane Ranch	J.L. Crane Residence	3D	
869		Cummings Road	Limoneira Ranch	Camp 100 (farmworker's cottages #101-129)	3D	
928		Cummings Road	Limoneira Ranch	928 Cummings Rd. - P 1-10	3D	
1019		Cummings Road	Limoneira Ranch	1019 Cummings Road - C37 - employee's residence	3D	
1019		Cummings Road	Limoneira Ranch	Employee Residence Court	3B	
1141		Cummings Road	Limoneira Ranch	Residence #6, Limoneira Credit Union	3D	
1141		Cummings Road	Limoneira Ranch	Residence #5	3D	
1141		Cummings Road	Limoneira Ranch	Residence #4	3D	
1141		Cummings Road	Limoneira Ranch	Residence #3	3D	
1141		Cummings Road	Limoneira Ranch	Residence #2	3D	
1141		Cummings Road	Limoneira Ranch	Residence #1	3D	
1141		Cummings Road	Limoneira Ranch	Residence #24	3D	
1141		Cummings Road	Limoneira Ranch	Main office	3B	eligible

No.	Dir.	Street	Resource Name	Other ID	NRHP Status Code	Land-mark Status
1141		Cummings Road	Limoneira Ranch	Lemon Packing House	3B	
1141		Cummings Road	Limoneira Ranch	Residence #7	3D	
1141		Cummings Road	Limoneira Ranch	Residence #23	3D	
1141		Cummings Road	Limoneira Ranch	Residence #26	3D	
1141		Cummings Road	Limoneira Ranch	Residence east of park	3D	
1141		Cummings Road	Limoneira Ranch	Orange Packing House	3D	
1141		Cummings Road	Limoneira Ranch	storage sheds	3D	
1141		Cummings Road	Limoneira Ranch	Warehouse	3D	
1141		Cummings Road	Limoneira Ranch	Maintenance shop	3D	
1141		Cummings Road	Limoneira Ranch	General Store	3D	
1141		Cummings Road	Limoneira Ranch	Oil reservoir building and pumphouse	3D	
1334		Cummings Road	1334 Cummings Road		3D [land] 6z [bldg]	
		Darling Road	Sacred Heart Mission Church		3D	listed
11081		Darling Road	11081 Darling Road		3D	
11832		Darling Road	11832 Darling Road		3D	
11971		Darling Road	Pardee Ranch		3D [land] 6z [bldg]	
12168		Darling Road	Hubert Edwards Residence		3D	
		Edwards Ranch Road	Orchard Farm	Edwards Adobe	3B	listed
		Edwards Ranch Road	Orchard Farm	Edwards Ranch- row of connected buildings, school	3D	
		Edwards Ranch Road	Orchard Farm	Office building	3D	
		Edwards Ranch Road	Orchard Farm	Edward's Ranch residence #9	3D	
		Edwards Ranch Road	Orchard Farm	Edward's Ranch residence #10	3D	
		Edwards Ranch Road	Orchard Farm	Edward's Ranch residence #7, shed	3D	
		Edwards Ranch Road	Orchard Farm	Edward's Ranch residence #8	3D	
		Edwards Ranch Road	Orchard Farm	Edward's Ranch - barn	3D	
		Edwards Ranch Road	Orchard Farm	Edward's Ranch - implement shed	3D	
		Edwards Ranch Road	Orchard Farm	Edwards Ranch - barns	3D	
		Edwards Ranch Road	Orchard Farm	Edwards Ranch - barn	3D	

No.	Dir.	Street	Resource Name	Other ID	NRHP Status Code	Land-mark Status
		Foothill Road	Limoneira Ranch	Olivelands - utility building	3D	
		Foothill Road	Limoneira Ranch	Olivelands - blacksmith shop	3D	
		Foothill Road	Limoneira Ranch	Olivelands - office and fountain	3D	
		Foothill Road	Limoneira Ranch	Olivelands - mule barn	3D	
		Foothill Road	Limoneira Ranch	Olivelands - hay barn	3D	
		Foothill Road	Limoneira Ranch	Olivelands - barn	3D	
		Foothill Road	Limoneira Ranch	Olivelands - water - related buildings	3D	
		Foothill Road	Limoneira Ranch	Olivelands residence #25	3D	
		Foothill Road	Limoneira Ranch	Olivelands - equipment sheds	3D	
11646		Foothill Road	Milton Teague Ranch	Employee Residence	3D	
11716		Foothill Road	Milton Teague Ranch		3B	
12255		Foothill Road	Limoneira Ranch	Aliso Village - Camp 800	3D	
12255		Foothill Road	Limoneira Ranch	Aliso Village - Camp 800	3D	
12465		Foothill Road	Olivelands School	Olivelands School	3D	eligible
12475		Foothill Road	Limoneira Ranch	Olivelands residence #17	3D	
12475		Foothill Road	Limoneira Ranch	Olivelands residence #19	3D	
12475		Foothill Road	Limoneira Ranch	Olivelands residence #18	3D	
12485		Foothill Road	Limoneira Ranch	Olivelands residence #13	3D	
12485		Foothill Road	Limoneira Ranch	Olivelands residence #12	3D	
12548		Foothill Road	Limoneira Ranch	Olivelands residence #10	3D	
12548		Foothill Road	Limoneira Ranch	Olivelands residence #11	3D	
13742		Foothill Road	C.L. Hey Residence		3D [land]	
14053		Foothill Road	J. Nicholas and Elizabeth Thille House		3D	eligible
14071		Foothill Road	J. Nicholas and Elizabeth Thille House	Employee residence	3D	eligible
14614		Foothill Road	Shedenheim Residence		3D	
15487		Foothill Road	Elbert & Anita Tate Residence		3D	
15635		Foothill Road	Lafe T. Browne Residence		3D	
15711		Foothill Road	Ida and Robert Ryan Residence		3D	
		Foothill Road north west of Wells Road	Edison Company Substation		3D	

No.	Dir.	Street	Resource Name	Other ID	NRHP Status Code	Land-mark Status
1517		O'Hara Canyon Road	Harry Reddick Ranch		3D	
555		Orr Road	Orr Ranch		3D	
		Pinkerton Road	Fred Outland Residence		3D	
		Roger Road	Orchard Farm	Edward's Ranch - Roger G. Edwards residence	3D	
		Roger Road	Orchard Farm - Roger Road	Edward's Ranch Employee's residence & barn	3D	
14263	West	Santa Paula Street	Glen Good Ranch		3D	
14403	West	Santa Paula Street	Lincoln Hall Residence		3D	
14542	West	Santa Paula Street	Olmstead Ranch	employee housing	3D	
14542	West	Santa Paula Street	Olmstead Ranch	main residence	3D	eligible
14658	West	Santa Paula Street	Kelsey Ranch		3D	
14807	West	Santa Paula Street	Wallace W. Cummings Ranch		3D	eligible
14979	West	Santa Paula Street	Wallace W. Cummings Ranch	employee's residence	3D	
15341	West	Santa Paula Street	John Thille Ranch	Main Residence	3D	eligible
15341	West	Santa Paula Street	John Thille Ranch	Farmworker's Residence	3D	
15442	West	Santa Paula Street	Charles J. Cleveland Ranch		3D	eligible
15716	West	Santa Paula Street	Pinkerton Ranch		3D	eligible
15757	West	Santa Paula Street	Isaac P. Browne Ranch		3D	
15821	West	Santa Paula Street	Edward Atmore Ranch		3D	eligible
11245	West	Telegraph Road	Hubert Sharp Ranch	Employee's Residence	3B	eligible
11263	West	Telegraph Road	Hubert Sharp Ranch	Main Residence	3B	eligible
11428	West	Telegraph Road	Gill Ranch	Employee Residence	3D [land] 6Z [bldg]	
11469	West	Telegraph Road	Dickenson Ranch	Rancho Caron	3D	eligible
11470	West	Telegraph Road	Charles T. Wason Ranch		3D	
11498	West	Telegraph Road	Ernest Nichols Ranch		3D	
11565	West	Telegraph Road	Clarence Hawley Residence		3D	eligible
11617	West	Telegraph Road	Bertram Lee Hawley Residence		3D	eligible
11702	West	Telegraph Road	Tom Parker Ranch		3D	
11735	West	Telegraph Road	Lee Carroll Hawley Residence		3D	eligible
11736	West	Telegraph Road	Sharp-Thille Ranch	Hubert Sharp Residence	3B	listed
11840	West	Telegraph Road	Sharp-Thille Ranch	Main Residence	3B	listed
11845	West	Telegraph Road	Steele Ranch		3B	

No.	Dir.	Street	Resource Name	Other ID	NRHP Status Code	Land-mark Status
11876	West	Telegraph Road	Sharp-Thille Ranch	Employee residences	3B	listed
11975	West	Telegraph Road	Thomas W. Harwood Residence		3D	eligible
12075	West	Telegraph Road	Limoneira Ranch	Harwood Ranch	3D	
12390	West	Telegraph Road	Orchard Farm	Edwards Ranch- walnut dehydrator & residence #5	3D	
12484	West	Telegraph Road	Henry Flint Ranch		3D	eligible
12730	West	Telegraph Road	Edward Henderson Ranch	Buena Floral	3D	
12908	West	Telegraph Road	Haines T. Henderson Ranch		3D	
13243	West	Telegraph Road	California Ranch Company		3D	
13244	West	Telegraph Road	Orchard Farm	Charles F. Beckwith Ranch	3D	eligible
13282	West	Telegraph Road	Orchard Farm	Beckwith Ranch Employee Residence	3D	
13284	West	Telegraph Road	Orchard Farm	Beckwith Ranch Employee Residence	3D	
13660	West	Telegraph Road	M.D.L. Todd Ranch		3D	eligible
13721	West	Telegraph Road	J. F. Cummings Ranch		3D	
13932	West	Telegraph Road	Elmer Outland Ranch		3B	eligible
14051	West	Telegraph Road	Errett Norman Ranch		3D	
14081	West	Telegraph Road	Fenton Norman Ranch		3D	
14136	West	Telegraph Road	Farel Ayers Ranch		3B	eligible
14216	West	Telegraph Road	Farel Ayers Ranch	Ranch Employee Residence	3D	
14292	West	Telegraph Road	George W. Faulkner Ranch		1S	
14323	West	Telegraph Road	M.H. Anderson Ranch		3D	eligible
14438	West	Telegraph Road	Briggs School		3B	listed
14732	West	Telegraph Road	Abner Haines Ranch		3B	eligible
14834	West	Telegraph Road	14834 West Telegraph Road		3D	
14859	West	Telegraph Road	Jacob G. Nicely Ranch	Ranch Foreman's House	3D	
14914	West	Telegraph Road	Leonard Clow Ranch		3D	
14915	West	Telegraph Road	Jacob G. Nicely Ranch		3D	eligible
15081	West	Telegraph Road	Harpold Ranch		3D	
15090	West	Telegraph Road	Robert S. Colley Ranch		3D	eligible
15090	West	Telegraph Road	Weir Box in front of Colley Residence		3D	

No.	Dir.	Street	Resource Name	Other ID	NRHP Status Code	Landmark Status
15132	West	Telegraph Road	Linebarger Ranch		3D	eligible
15257	West	Telegraph Road	William A. Colley Ranch		3D	
15258	West	Telegraph Road	Richard Atmore Ranch	Employee residence	3D	eligible
15320	West	Telegraph Road	Richard Atmore Ranch		3D	eligible
		Todd Lane	William Geister Ranch		3D	
15321		Todd Lane	Agnes Graham Ranch		3D	
630		Todd Road	Fred Beckwith Ranch		3D	
40		Wells Road	Victor Cummings Ranch		3D	eligible
242		Wells Road	Bell-Culp Ranch		3D	eligible
2843		Wheeler Canyon Road	Limoneira Ranch	Social Hall	3D	
3739		Wheeler Canyon Road	Lloyd Ranch		3B	eligible
4104		Wheeler Canyon Road	Jauregui Ranch		3D	
4613		Wheeler Canyon Road	Swanson Ranch		3D	
4886		Wheeler Canyon Road	William Staben Ranch		3D	
4999		Wheeler Canyon Road	McCarthy-Garmon Ranch		3D	
5660		Wheeler Canyon Road	Pellissier-Staben Ranch		3D	
5828		Wheeler Canyon Road	Eliseo School	James D. Schwindt residence	3D	eligible
6645		Wheeler Canyon Road	Thomas Darling Ranch	Residence #1	3D	
6733		Wheeler Canyon Road	Cummings Ranch		3D	
6780		Wheeler Canyon Road	O'Leary Ranch		3D	eligible
7399		Wheeler Canyon Road	Botke Ranch and Studio		3B	eligible
8416		Wheeler Canyon Road	Hobson Brothers Ranch		3D	

Appendix F

DPR 523 Forms

Organization of Forms

An overall historic district encompasses the entire western Santa Clara Valley. Within this primary district are three distinct sub-districts: Billiwhack Stock Farm & Dairy, Orchard Farm and Limoneira Ranch. The District Record form and Continuation Sheets at the beginning of the series documents the overall district. They are followed by Primary, Building, Structure and Object records and Continuation Sheets for the individual elements of the district, arranged alphabetically by street and address.

The three sub-districts documented at the rear of this Appendix also begin with a District Record form for each sub-district, followed by Primary, Building, Structure and Object records and Continuation Sheets for the individual elements of the districts. These forms are also arranged alphabetically by street and address within each sub-district. As a result of this organization, documentation forms will be found *either* in the overall district section, or in the section for one of the three sub-districts, but not both. The Master Address List in Appendix E identifies where forms for individual properties will be located.

DISTRICT RECORD

Primary # _____

HRI # _____

Trinomial _____

Page 1 of 5

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) *Santa Clara Valley of Ventura County*

D1. Historic Name: *Santa Clara Valley*

D2. Common Name: *Santa Clara Valley*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Buildings

Residential buildings in the Santa Clara Valley represent the breadth of the social and economic culture characterizing the citrus cultivation industry and its predecessors. Valley residents historically included pioneers of modest means, affluent farmers transplanted from elsewhere in the nation, and imported labor. Ranch houses are the principal dwellings of the property owners. The construction of a residence on a parcel reflects the family-owned character of large portions of the Santa Clara Valley ranching operations. The size, quality, style and method of construction of these ranch houses varied widely, and earlier pioneering homes were often superceded by more extravagant residences as a citrus-inspired prosperity took hold. When the children of ranching families reached adulthood and marriage, subdivisions of ranching lands and the construction of new residences often resulted.

The exact locational determinants used for siting historic ranch buildings are uncertain, but building locations were probably affected by the sizes and shapes of parcels, crop types, and the building and farming traditions imported by settlers transplanted from elsewhere in the nation. Ranch houses and outbuildings tend to be clustered in complexes, often quite large, located 50 to 300 feet back from a public road. Often, the ranch house is sited in the most visually prominent position, with a showplace driveway between the house and road, and barns and outbuildings somewhat hidden to the rear.

Labor housing was provided on both the family farms and agribusiness ranches. Farm labor was of both the seasonal-itinerant variety, and year-round, and provided by a wide variety of ethnic groups. Bunkhouses were constructed for the use of single men. Labor camps consisting of large number of small dwellings housed families, and individual detached dwellings provided housing for ranch foremen and labor supervisors. [continued]

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is generally bounded on the south by the Santa Clara River, on the north by the Sulphur Mountain foothills, on the east by Peck Road and on the west by Wells Road. Also included are Aliso Canyon, Wheeler Canyon, O'Hara Canyon and Adams Canyon.

D5. Boundary Justification:

The district boundaries include the unincorporated areas whose historic landscape elements contain agricultural lands primarily devoted to citrus and dotted with ranch houses, barns, sheds and packing houses. In addition to citrus, avocados and stockraising (primarily in the canyon areas) are also prevalent. The boundaries also rely on the individual historic ranch boundaries, some of which have existed since the 1860s.

D6. Significance: Theme Agriculture

Area West Santa Clara Valley

Period of Significance 1860-1945

Applicable Criteria A, C

Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The western Santa Clara Valley is significant under NRHP Criterion A (events) for its reflection of the growth and development of agriculture during its period of significance (1860-1946). The district illustrates the historical development of agricultural products and farming techniques, and documents the progression of this land use from the dry farming of grains and row crops, to irrigated tree crops and citrus ranching. The district also illustrates the historic use of the land within the adjacent canyons for stock raising and tree crops. [continued]

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Alexander, W.E. *Historical Atlas of Ventura County*, 1912.

Clarke, Robert M.. *Narrative of a Native*. Los Angeles: Times-Mirror Company, 1936. [continued]

D8. Evaluator: Judy Triem

Date: 11/15/95

Affiliation and Address: 627 East Pleasant Street, Santa Paula CA 93060

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 5

Resource Name or #: (Assigned by recorder) Santa Clara Valley of Ventura County

Recorded by: Mitch Stone/San Buenaventura Research Assoc.

Date 11/15/95

Continuation Update

D3. Description [continued]

Packing houses were an essential feature of the citrus landscape. Only the largest agricultural concerns maintained private packing houses on their own properties. Smaller growers were dependant on the association packing houses within the nearby communities of Santa Paula and Saticoy. The specific procedures for preparing oranges, lemon and walnuts for market were reflected in the design and locations of these buildings. Barns were associated with all farming and ranching operations, and depending on the nature of the operation, were used for the storage of farm equipment and feed, and the housing of farm animals, such as horses and mules.

A variety of purpose-built and generic outbuildings related to ranching operations were constructed throughout the agricultural areas of the Santa Clara Valley. Secondary processing buildings, such as walnut dehydrators remain as artifacts of this antecedent commercial crop which faded in importance in the twentieth century. Box sheds were often constructed for the storage of orchard heaters and field lug boxes used to transport citrus from the fields to the packing houses. Garages and sheds were constructed in large numbers for various purposes, such as the storage of equipment and vehicles.

The steadily increasing population of the rural Santa Clara Valley necessitated the construction of schools. The Briggs School District served the valley proper, while the smaller Eliseo School District was formed in Wheeler Canyon; both initially constructed one-room schoolhouses. A larger school was constructed during the 1920s in the Briggs district, and a separate school was constructed for the children of Mexican laborers in the Olivelihoods, north of Foothill Road.

Structures

Irrigation provided the essential ingredient required to realize the agricultural potential of the valley. Unlike many areas of Southern California, the Santa Clara Valley featured the relatively reliable, year-round surface water flows of the Santa Clara River and Santa Paula Creeks. Property owners began in 1872 to construct the water delivery system known as the Farmer's Ditch, diverting runoff from near the juncture of the Santa Paula Creek and Santa Clara River, eventually extending the system beyond the western edge of the valley. A similarly ambitious project undertaken by the Thermal Belt Water Company in 1893 captured water further upstream in the Santa Paula Creek, distributing it to the agricultural lands owned by the Limoneira Company.

Open ditches and flumes were employed initially, but the system was eventually converted to buried pipes, although roadside ditches remain in use to collect rain and irrigation runoff. Some of these ditches were constructed with the abundant river rock available in the area. The irrigation system employed weirs, penstocks and reservoirs and pumphouses as integral elements. Water towers and cisterns were common features of the historic landscape, and were used primarily in connection with the storage and supply of domestic water.

Transportation systems in the valley are represented by roads and railroads. The layout of the road system in the valley was controlled mainly by the regular grid established by the 1867 W.H. Norway land survey. Examples include the primary east-west artery, Telegraph Road, and the north-south streets, including Cummings, Briggs and Wells roads. Telegraph Road appears to supersede the meandering route of an earlier road traversing the valley in a similar location, which in turn, appears to represent the route of the El Camino Real.

Preliminary surveys for the construction of a railroad line through the valley were undertaken by the early 1860s, but it was not until 1887 that the Southern Pacific Railroad completed its connection between Los Angeles and Ventura, spawning the towns of Fillmore and Piru in the eastern Santa Clara Valley, and assuring the survival of Santa Paula, Saticoy and Ventura in the west county. The railroad right-of-way imposed the logic of Southern Pacific's surveyors on the valley, cutting diagonally across the 1867 grid. Having split numerous earlier parcels of land, this new boundary came to gradually affect land ownership patterns. At least one railroad siding was developed to serve the Limoneira Company's packing operations.

Fences, walls and corrals were often constructed in connection with the development of the valley land for agriculture, particularly in the stock-raising areas in the canyons. Boulders were occasionally used to construct walls along the northern foothills.

Sites

The most visually striking features defining the historic landscape of the Santa Clara Valley are direct products of the development of the land for agriculture, particularly tree crops. The orchards as they are seen today echo the historic techniques of citriculture: trees are planted in regularly spaced rows, with shallow irrigation ditches running between, a system designed to permit gravity flood irrigation and drainage. Wider rows are introduced on regular intervals to permit access to the orchards by picking and spraying equipment. The trees themselves have been subjected to a constant process of replacement, as improved varieties were developed, trees became unproductive due to age, or were damaged by infestations or in any one of the area's periodic freezes. [continued]

CONTINUATION SHEET

Page 3 of 5 Resource Name or #: (Assigned by recorder) Santa Clara Valley of Ventura County
Recorded by: Mitch Stone/San Buenaventura Research Assoc. Date 11/15/95 Continuation Update

D3. Description [continued]

The microclimates present in the valley provided a major determinant for the location of various tree crops, both historically and currently. The less cold-tolerant citrus crops, particularly lemons, tend to be planted nearer to the foothills. Oranges can be more reliably grown in the lowlands, where the coldest air collects on winter nights. Avocados, as they were introduced during the 1920s and later, proved to be an ideal crop for the steeper and less frost-prone banks and hillsides above the valley. The relatively warmer winter nights of the western end of the valley permits the growing of lemons and avocados at lower elevations.

At first glance, the Santa Clara Valley appears to be a citrus monoculture. Although avocados, lemons and oranges predominate, and are the most visually striking, crop diversification was an historically common practice amongst growers. Diversification insulated growers from price variations, adverse weather and the uncertainties and costs associated with planting relatively untested citrus varieties. Thus, the cultivation of some of the earlier tree crops (such as walnuts and apricots) and row crops (lima beans and sugar beets) persisted, even as oranges and lemons became the dominant agricultural product. Often, row crops would be tended for several years between rows of young, unproductive citrus trees. These diversification practices remains a characteristic of the valley today.

The need to protect citrus crops from the damaging effects of wind has resulted in the planting of rows of large, fast-growing trees along north-south property lines. These windrows play a particularly important role in lemon production, reducing abrasion to the skin of the fruit. The most common plant material for windrows in the valley are Blue Gum Eucalyptus and Poplar.

Gardens and ornamental landscaping are common landscape features found in proximity to ranch houses. Family ranches typically reserved a small plot of land near the house for raising vegetables and fruit for home use. This artifact of the era when farming was essentially a subsistence occupation continues to the present day. Gardens planted near labor housing camps likewise reflect the preferences and traditions of the home countries of the employees. The planting of exotic specimen trees and gardens around the ranch homes and along residential driveways made unambiguous statements about the prosperity of the ranch owner, the abundance provided by the soil and climate, and otherwise served to validate the romantic aura of plenty which came to distinguish the image of the Southern California citrus belt communities.

Development Patterns

Property boundaries in the valley are mainly a product of the earliest land surveys and subdivisions of Rancho Santa Paula y Saticoy. Of primary importance is the W.H. Norway survey of 1867, which divided the rancho into roughly 150 acres squares, with a baseline bisecting the valley longitudinally. This grid, which runs at a roughly 45 degree angle to the Public Lands Surveys townships and ranges, clearly persists today and underlays the current organization of property boundaries and roads. Natural features were a relatively unimportant factor in this plat, except to the extent that the Santa Clara River formed the southern boundary. The locations of natural features, such as barrancas, became more important as demarkations of property boundaries in subsequent land divisions, and these boundaries also persist today. The northern edge of the Santa Clara Valley and canyon areas beyond were located on portions of Rancho Ex-Mission San Buenaventura. The precedent of the 1867 survey of Rancho Santa Paula y Saticoy to the south evidently resulted in the creation of parcels of similar size along the northern foothills, probably in 1875. The steeply-graded canyon areas of of Rancho Ex-Mission appear to have been subdivided in an ad hoc, metes and bounds fashion, generally dictated by land contours and water sources.

D6. Significance [continued]

The district is also significant under Criterion C (design) as one of the best preserved examples of a mature Southern California citriculture landscape. The district possesses a significant concentration of buildings, structures, objects and sites related to this land use. The district is important for its representation of the human designed landscape of agriculture in the specific historical form, pattern and arrangement of buildings, structures and objects. Together, these physical elements contribute to the interpretation of citriculture in California. A wide variety of architectural styles and building types from the period of significance also serve to illustrate the development of agriculture as both family farming and agribusiness enterprises.

The Santa Clara Valley of Ventura County has undergone a continual social, physical and economic evolution resulting from experimentation with the cultivation and marketing of agricultural products, and each successive wave left a distinct mark on the land. As was the case throughout much of the West, the earliest American settlers in the Santa Clara Valley engaged primarily in dry farming, carrying on essentially in the tradition of the Californios. Lacking reliable sources of irrigation and transportation, this thinly populated frontier region supported primarily low-intensity cattle ranching, grain production and to a limited extent, the more drought-tolerant forms of fruit cultivation. [continued]

CONTINUATION SHEET

Page 4 of 5 Resource Name or #: (Assigned by recorder) Santa Clara Valley of Ventura County
Recorded by: Mitch Stone/San Buenaventura Research Assoc. Date 11/15/95 Continuation Update

D6. Significance [continued]

The first fruit-growing efforts in the western end of the valley were attempted by George G. Briggs in 1862, but his attempts to grow peaches and pears commercially apparently met with little success. Other crops commonly grown during these early decades were grains, such as wheat, barley, flax and corn, and lima beans.

The advent of greatly improved transportation and irrigation systems, including the construction of wharves at Hueneme (1871) and Ventura (1872), and the Southern Pacific Railroad line (1887), combined with the development of the Farmer's Canal and Water Company (1872) and Thermal Belt Water Company (1893), permitted valley property owners to realize the economic potential of the local soil and climate. Reliable water sources and transportation resulted in the gradual displacement of grain crops by walnuts, olives and apricots. But it was citrus ranching, in both myth and reality, that was to become thoroughly enmeshed with every aspect of the regions's economy, culture and popular image.

The earliest planting of commercial citrus in the western Santa Clara Valley was accomplished by Nathan W. Blanchard in 1874, with the first profitable orange harvest arriving fourteen years later. This shift to citrus crops accelerated rapidly in the 1890s, culminating with the establishment of the agribusiness giant Limoneira Company in 1893. Citrus cultivation progressed in successive waves, from oranges, to lemons and later, avocados, with each of these tree crops wholly or partially replacing the previous one. The increasing sophistication of the citrus industry also lead to the development of new tree varieties, and these improved types gradually superseded the earlier species.

During the period 1920-45, the citrus industry sustained an unprecedented era of expansion, increasing the total volume of production in California nearly 150 percent. This growth engendered the profound transformation of the entire economic, social and physical character of the Southern California region to an extent described by Carey McWilliams as "difficult to emphasize sufficiently." The establishment of the verdant "citrus belts" along the foothills helped to firmly establish an almost utopian image of Southern California in the national consciousness. This depiction, although it contrasted decidedly with the natural aridity of the area, became thoroughly integrated into the regional mystique, having been championed tirelessly by development interests and the citrus industry. It is virtually impossible to separate the economic, social and physical impacts of this industry from other influences present during this period, as virtually the entire urban and rural form taken on by the Southern California foothills region can reasonably be attributed directly or indirectly to citrus production.

Because citrus cultivation is a highly capital-intensive industry, it attracted well established farmers and business people, frequently from other parts of the country. This factor, together with the ability of the cooperative associations to manage virtually all aspects of the growing, packing, shipping and marketing of the fruit, validated the Southern California citrus grower's "gentlemen farmer" reputation; a refined agriculturalist, whose hands needn't touch soil. At the same time, a variety of ethnic groups, including at various times large numbers of Chinese, Japanese and Mexican immigrants, characterized the labor force. A significant number of Dust Bowl refugees of the 1930s and 1940s, especially women, came to work in the packing houses, particularly after the labor turmoil of 1941, and the relocation of the Japanese-American population in 1942.

The rapid suburbanization of the Southern California region taking place during the two decades following the end of World War II placed heavy pressure on agriculture to turn land over to development interests. This trend was abetted by the "highest and best use" scheme of property taxation in effect prior to the implementation of the California Land Conservation (Williamson) Act of 1965. Further, the root-stock planted during the industry's peak years of expansion had by this time become less productive, and in particular had become widely infected with the citrus diseases. Balancing the imminent need to re-invest in new trees against increasing taxation and the new development value of their property, growers in large numbers chose to remove their land from cultivation.

These convergent events taking place during the mid-to-late 1950s lead to a steady decline in the citrus industry in Los Angeles and Orange counties, and somewhat later in Riverside and San Bernardino counties. The Santa Clara Valley of Ventura County, by virtue of geography, largely escaped these events, however, and retained its citrus landscape largely intact until the 1970s, when strict planning guidelines for the protection of agricultural areas countywide were adopted. Accordingly, the Santa Clara Valley represents one of the best preserved examples of a mature Southern California citriculture landscape.

CONTINUATION SHEET

Page 5 of 5 Resource Name or #: (Assigned by recorder) *Santa Clara Valley of Ventura County*
Recorded by: *Judy Triem* Date *11/15/95* Continuation Update

D7. References [Continued]

Gidney, C.M., Brooks, Benjamin and Sheridan, E.M. *History of Santa Barbara, San Luis Obispo and Ventura Counties, CA.* 2 vols. Chicago: Lewis Publishing Co., 1917.

Sharp, James Miekle. *Early Recollections.* Santa Paula: Sharp, 1931.

Sheridan, Sol N. *History of Ventura County, California.* 2 vols. Chicago: S.J. Clarke, 1926.

Storke, Ada. *A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, CA.* Chicago: Lewis Publishing Col, 1891.

Thille, Grace Sharp. *Day before Yesterday.* Santa Paula: Thille, 1952.

Thille, Grace Sharp. *Yesterday.* Santa Paula: Thille, 1958.

Thompson, Thomas H. & West, Albert A. *History of Santa Barbara and Ventura Counties.* Oakland, CA: Thompson & West, 1883.

Triem, Judith. *The Limoneira Company. One Hundred Years of Growing, 1898-1993.* Santa Paula: Limoneira Company, 1993.

Triem, Judith. *Ventura County: Land of Good Fortune.* Northridge: Windsor Publications, 1985.

Government Documents

"Guidelines for Evaluating and Documenting Rural Historic Landscapes." National Register Bulletin 30. U.S. Department of the Interior, National Park Service.

Maps

USGS Maps: Santa Paula Quadrangle, 1901-02; 1947;1951.; Saticoy Quadrangle, 1903, 1951; Ojai Quadrangle, 1952.

Plat Map of the Rancho Santa Paula y Saticoy, 1860.

Plat Map of the Rancho Santa Paula y Saticoy, 1867, W.H. Norway

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PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	452
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Santa Paula Oil Field*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula Peak*; Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No.

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Santa Paula Oil Field contains 2 1/2 miles of tunnels dug in a mostly northerly direction into the south face of Sulphur Mountain lying in a west to east strip 3,000 feet wide and 36,000 feet long. Eastern access to the field is through locked gates along State Highway 150 or from the south through locked gates at the northern terminus of Wheeler Canyon or Aliso Canyon roads. The narrow dirt roads cross steep terrain and are impassible in wet weather. The tunnels have a one percent gradient allowing fluids to flow to the tunnels entrance where it is collected, separated and shipped. The tunnels measure 6 1/2 feet tall, 5 1/2 feet wide at the base and 3 feet wide at the top. Each foot of tunnel had one 2" x 12" x 16' plank for posts and caps. A ditch measuring 8 inches deep by 18 inches wide was dug in the tunnel floor to carry out the water and oil. Cross boards were laid over the ditch and running boards and rail tracks were placed over them to carry dirt by mine carts to the dump and to allow for oil and water to flow through the ditch while the tunnel was being dug. Tongue and groove lumber lined the tunnel walls serving as well casings. Light was provided by a mirror at the mouth of the tunnel where the sun's rays were reflected up the shaft. Air was provided by a unique water blast system that purified the air of gas. The longest tunnel, the "Boarding House" tunnel in Adams Canyon, measures 1,940 feet. A brushfire in 1905 burned the timbers holding the tunnels open. Today only five of the original 54 tunnels remain open.

P3b. Resource Attributes: (List attributes and codes) *HP39 - Other*

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

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

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

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1865 through 1900-E

P7. Owner and Address

*Unocal Corporation
P.O. Box 7600
Los Angeles, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *12/6/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)

Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record

Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Santa Paula Oil Field*

B1. Historic Name: *Santa Paula Field*

B2. Common Name: *same*

B3. Original Use: *oil extraction*

B4. Present Use: *same*

B5. Architectural Style: *N/A*

B6. Construction History: (Construction date, alterations, and date of alterations)
1865 through 1900

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *N/A*

b. Builder: *N/A*

B10. Significance: Theme: *oil*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *tunnel*

Applicable Criteria: *A, C*

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

The Santa Paula Field has "the distinction of being the only field in North America where, for nearly 130 years, oil has been collected from tunnels that were dug to intercept a system of fractures, faults, and sandstone beds." Tunneling was undertaken because the terrain would not easily accomodate drilling rigs. The first to explore for oil using tunnels was Josiah Stanford, a miner and his brother. In 1865 the Stanford Brothers made the first ten barrel recorded shipment of crude from Ventura. Saltmarsh Canyon, adjacent to Adams Canyon, was named for the Stanford Brother's field superintendant, John Batchelder Saltmarsh. Because of declining prices due to imported eastern kerosene, the Stanfords abandoned their refining and production in 1867. Hardison and Stewart Oil Company eventually purchased the rights to drill oil in the area in 1883 after forming their company. Approximately 30 tunnels had been dug by the Stanford Brothers, with Hardison and Stewart (Union Oil after 1890) drilling the remaining 24. These tunnels were named after the men who helped dig them -- Stanford, Pinkerton, Moultrie, Orne, McGee, Kimball, Jefferson and Irwin.

B11. Additional Resource Attributes: (List attributes and codes) *HP39 - Other*

B12. References:

Pederson, Barbara L. *A Century of Spirit*. Los Angeles: Unocal Corp., 1990., p. 10.

Hutchison, W.H. *Oil, Land and Politics*. Oklahoma: U. of Oklahoma Press, 1965. 2 vols.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Santa Paula Oil Field*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *12/6/95* Continuation Update

P3. Description [Continued]

In addition to the tunnels, there are also oil wells and some buildings. It is uncertain how many of the original buildings exist today. Access to this site at the present time was not allowed by the Union Oil Company. Therefore, no photographs accompany this document. The locations of the tunnels are unknown. Unocal provided a recent report on the tunnels. Some of the information included in this report was taken from that source.

D7. References [Continued]

Watts, W.L. "Oil and Gas Yielding Formations of Los Angeles, Ventura, and Santa Barbara Counties., Part 1. *California State Mining Bureau*, Bulletin No. 11, Sacramento, 1896.

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DISTRICT RECORD

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 11

NRHP Status Code 3D

Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

D1. Historic Name: *Billiwhack Stock Farm & Dairy*

D2. Common Name: *Billiwhack Ranch*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The former stock farm/dairy complex is composed of silos, dairy barns, milking barns, creamery and employee houses. Two roads lead up the gently sloping hillside to a large terraced area containing the once-operating dairy buildings. Today these buildings function as offices and storage for the citrus operation on the surrounding 70 acre parcel. All of the buildings are built of reinforced concrete and are tile lined. Located in a long row, on the east side of the road, from south to north, are three dairy barns, a creamery building (milk processing), a milking barn, and second dairy barn. To the east of this barn is a milker's dormitory. West of the buildings, against the hillside, are three large hollow clay tile silos and a concrete building that housed a hammer mill. In the center of this large flat area originally stood a large number of open-sided livestock feeding sheds, measuring approximately 20 by 60 feet. A two-story dormitory for the employees has also been demolished and only the underground parking area remains. A small office building is located adjacent to the parking area.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The Billiwhack Ranch is bounded on the east by ranch property and Aliso Canyon Road and by agricultural lands on the north, west and south.

D5. Boundary Justification:

The boundary of the nominated property is the present 70 acres owned by the Held Family, and another parcel that includes the original dairy manager's residence. This site includes all of the original dairy buildings and structures and the acreage of the original Billiwhack property.

D6. Significance: Theme *agriculture*

Area *Santa Clara Valley*

Period of Significance *1925-1943*

Applicable Criteria *A & C*

Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Billiwhack Stock Farm & Dairy buildings are significant because of the role they played in the history of dairy farming and stock breeding in the Santa Clara Valley. This was the largest dairy farm in the county when it was built by August Rubel between 1925 and 1934. A number of smaller family dairies were established in the area between 1920 and 1950, including the Orr Family's Orange Grove Dairy and the Golden State Dairy operated by the Lindsey Family, and later by the Pinkerton family. However, no other dairy compared in size to the Billiwhack Stock Farm & Dairy and its "state of the art" buildings. [Continued]

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Sheridan, History of Ventura County, Vol.II, 1926, p. 484.

Interview with Craig Held, 11/10/95

Ventura County Star Free Press, 7/18/36; 6/17/76

Oxnard Daily Courier, 6/15/26; 6/14/34

D8. Evaluator: *Judy Triem*

Date: *11/15/95*

Affiliation and Address: *627 E. Pleasant Street, Santa Paula, CA 93060*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 11 Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/3/95* Continuation Update

D.6 (Significance)

A native of Zurich, Switzerland, August Rubel arrived in Ventura County in 1922, after graduation from Harvard at the age of twenty-three. He and his wife Mary Colgate McIsaac purchased approximately 240 acres of land in Aliso Canyon with the intent of establishing a dairy. Rubel hired Oxnard contractor Adolph Schroeder to construct the dairy buildings. The designer is unknown.

From the start, Rubel envisioned a "state of the art" dairy, including the most advanced buildings and techniques available, and had also purchased the finest holstein herd he could afford. The herd included "Prince Aggie," a prize bull from Thomas Bard's Berylwood Ranch near Port Hueneme. Prince Aggie was an undefeated California champion and "the highest yearly record butter bull in the world for his seven nearest dams."

In 1926 Prince Aggie died unexpectedly at the height of his career. The loss proved disastrous for Rubel, who sold the dairy in 1928 to Ben and Sam Fratkin, operators of the Valley Dairy Company of Los Angeles and El Monte, one of the largest dairy producing companies in the Los Angeles area. The unfinished buildings were not completed until 1934. Billiwhack operated as a dairy from 1934 until about 1943. In 1969 it was purchased by its present owners and is now a citrus ranch. The former dairy buildings are used for storage and various other agricultural related uses.



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

P1. Other Identifier: *Cow stables*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2275 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-130-12/14*

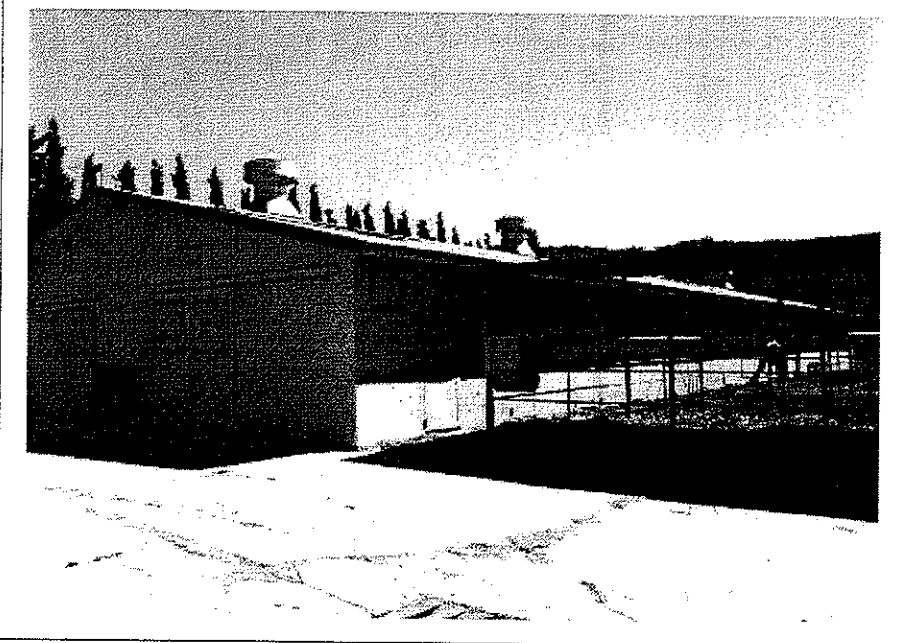
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Four identical buildings were used to house the dairy herd. These long narrow buildings, constructed of concrete, have low gable roofs with overhanging eaves. The low concrete ceilings are supported with metal trusses. The floors have a patterned tile with drains. Each animal had its own stall with a small window and door leading to the corrals. The corrals have been removed, except for one at the north end between the milking barn and the feed shed. Two sets of double doors on tracks are located at each end of the building. Three of the sheds remain fairly unaltered, but in the process of converting one shed to an office, some doors and windows were enclosed.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Cow stable, southwest elevation, 7/07/95 #1020

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1924-1934-E

P7. Owner and Address

*Held Family Trust
2275 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

P1. Other Identifier: *Creamery building*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *2275 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-130-12/14*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is the most elaborately designed of the dairy buildings due to the use of tile and stenciling. The poured-in-place concrete building has an irregular plan with a series of interconnecting wings of both one and two stories. A small hipped roof tower topped with a pole is located in the center of the two-story portion of the building. The flat roofs on each section have raised parapets with decorative raised stepped parapets along some of the elevations, especially the eastern elevation, adjacent to the original access road. Tilework set in geometric patterns are located at either side of the two entrances. Decorative classical designs are found above the pilasters on either side of the door. Above the door are three small transom windows. The building has numerous steel multi-paned windows with concrete sills varying in size from four to sixteen panes. The walls at the western end of the building have been damaged from water leakage. Several windows have been broken and some openings are boarded up. This building is in poor condition. The interior is unique because of the stenciled ceiling, skylights and the heavy use of tile both on walls and floors. The second floor is a mezzanine.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Creamery, east elevation, 7/07/95#1018



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

1925-1934-E

P7. Owner and Address

*Held Family Trust
2275 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/3/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

P1. Other Identifier: *Milk barn*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2275 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-130-12/14*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The milk barn has a two-story center section with a low pitched gable roof and overhanging eaves. Rows of multi-paned windows run along the entire length and width of the concrete building. A long, sloping shed roof extends from each side creating the one story section. Several multi-paned doors on tracks are located across the west end of the building. Groups of windows are also found on the one story portion of of the building. The building has retained its design integrity, but is in only fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Milk barn, southwest elevation, 7/07/95, #1021

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

1925-1934-E

P7. Owner and Address

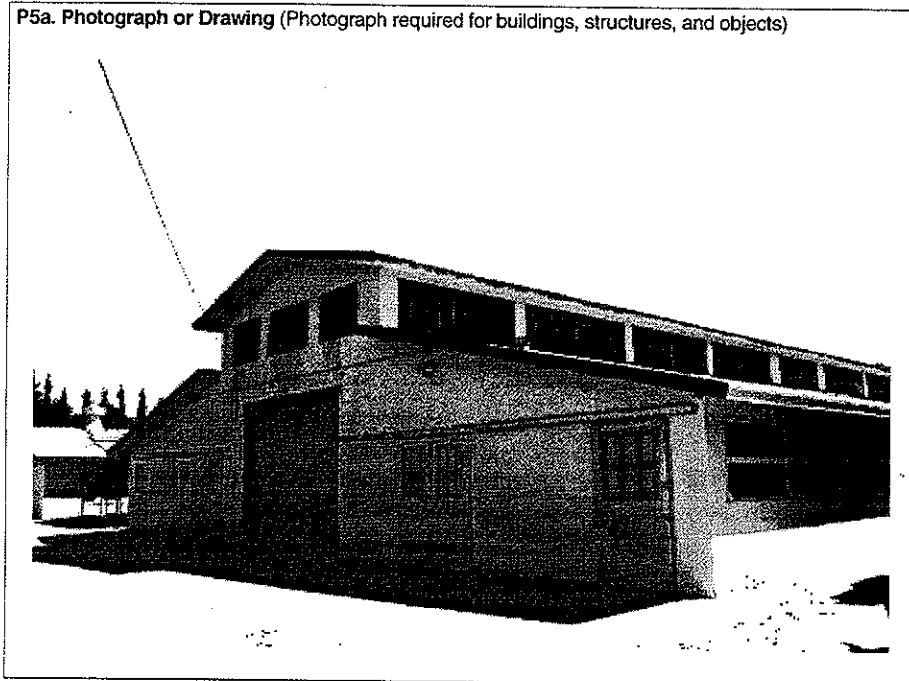
*Held Family Trust
2275 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/3/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 7 of 11

Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

P1. Other Identifier: *Hammermill*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2275 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-130-12/14*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

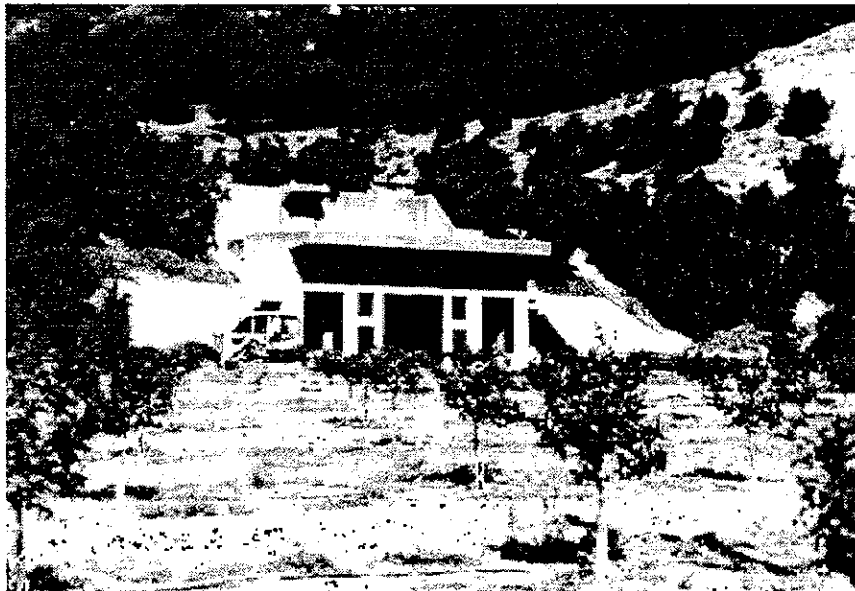
This unusual building is constructed of concrete and built into the hillside, virtually in the manner of a bunker. The front or eastern elevation is divided into three bays with large multi-paned windows divided by concrete posts that have two windows in the center forming an H-shape. Concrete steps ascend on either side of the building and the top has a flat projecting roof. This building housed the hammermill, a special type of mill that separated silage from grain. This silage was then stored in the adjacent silos.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Hammermill, east elevation, 7/07/95, #1010



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-1934-E

P7. Owner and Address

*Held Family Trust
2275 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 8 of 11

Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

P1. Other Identifier: *Milker's Dormitory*

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2275 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-130-12/14*

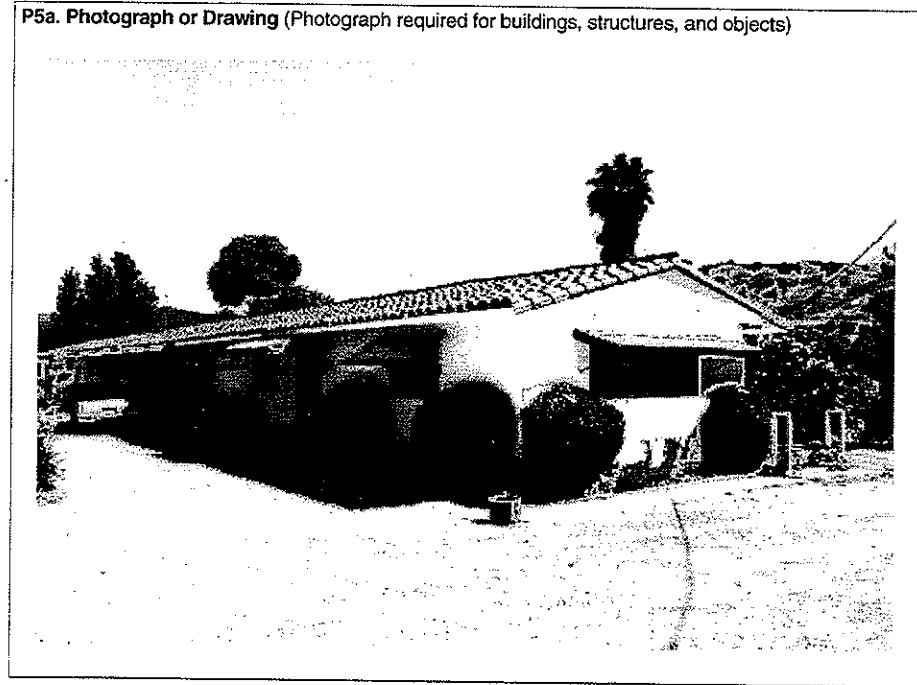
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This long, narrow building is one-story in height with a low-pitched gable roof covered with clay tile. The wide eaves are open. The wide windows have wood sashes and wood casings. The building is covered with smooth stucco finish. A shed roof extends from the west side of the building to form a carport. This building once served as a dormitory for the milkers who worked at the dairy. It now serves as a single family residence.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Milker's dormitory, southwest elevation, 7/07/97, #1019

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

1925-1934-E

P7. Owner and Address

*Held Family Trust
2275 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 9 of 11

Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

P1. Other Identifier: *Silos*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2275 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-130-12/14*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Three identical silos are located immediately to the south of the hammermill building. The silos are round in plan, are built of hollow clay tile blocks, and are between thirty to forty feet in height. They were used to store the silage produced by the hammermill. The silage was then transferred to the feed sheds that once stood in the large open area just east of the silos. This area is now planted in citrus.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Silos, east elevation, 7/07/95, #1009

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

1925-1934-E

P7. Owner and Address

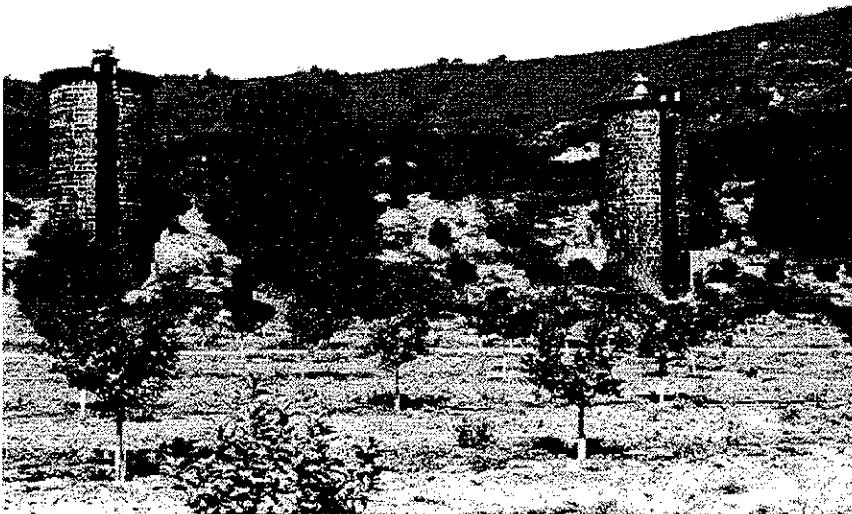
*Held Family Trust
2275 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 10 of 11

Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

P1. Other Identifier: *Manager's Residence*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2847 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-130-13*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This English Tudor style residence with an irregular plan has a main one and one-half story portion with a wing extending on the northeast side. Covered with slate, the steep pitched hip roof is broken by a hipped dormer window centered over the front porch and a tall corbelled brick chimney to the north. The eaves are open and very shallow with exposed rafter tails. A pergola with a turned balustrade extends across the front of the porch. The front door has two windows in the upper portion with two panels in the lower half. Multi-paned wood casement and fixed windows are located throughout the house except for the front wing whose windows are fixed. This wing was originally the garage. The upstairs dormer was also added later. The house is covered with stucco siding and wide shiplap and rests on a concrete perimeter foundation. It is in excellent condition.

The house is located at the end of a long dirt road that curves to the north at the top of the low hill and enters the formally landscaped setting with a large yard area with many shrubs and ornamental trees. A stucco wall with decorative tile and wrought iron inserts extends across the edge of the hill adjacent to the driveway. The lot is narrow with the hillside closing near the rear of the house. At the rear is a small one-story building, known as the "poker room" built into the hillside during the 1940s. A new garage has been added at the end of the driveway. The 90 acre ranch is planted in citrus trees.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 7/07/95; #1024



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

1926-E

P7. Owner and Address

*Jim Williams
2847 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/5/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 11 of 11

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) *Billiwhack Stock Farm & Dairy*

B1. Historic Name: *Billiwhack Dairy-manager's residence*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *same*

B5. Architectural Style: *English tudor*

B6. Construction History: (Construction date, alterations, and date of alterations)
1926 - main house; game room- 1940s

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *garage, small game room*

B9a. Architect: *Roy Wilson*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1925-1943*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is significant for its association with the Billiwhack Dairy. It was built by August Rubel to house the manager of the dairy. It was designed by local architect Roy Wilson. The Billiwhack Stock Farm and Dairy buildings are significant because of the role they played in the history of dairy farming and stock breeding in the Santa Clara Valley. This was the largest dairy farm in the county when it was built between 1925 and 1934 by August Rubel. The house and grounds have retained a great deal of their original integrity of design and setting.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

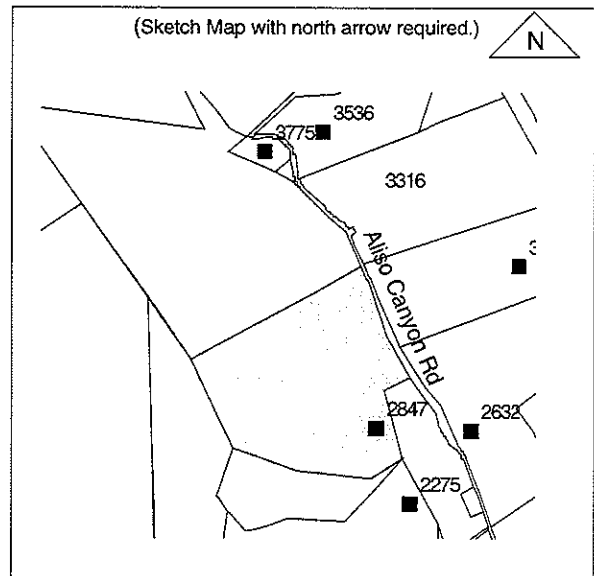
Interview with Jim Williams, 4/21/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) *Oliver T. Fitzpatrick Ranch*

P1. Other Identifier: *Paxton Ranch*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2632 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-140-03*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Designed with a modified H-plan, this one story residence exhibits characteristics of the Minimal Traditional style. The long central portion of the house has a low pitched side gable roof, covered with composition shingles, with the porch recessed across the entire front and supported by narrow double columns tied together with criss-cross wood inserts. Eaves are shallow. A brick chimney punctuates the roofline above the front entrance. The vertical plank door is located on the right side with double hung multi-paned wood windows located along the front, sides and rear of the house and flanked by louvered shutters. The house rests on a concrete perimeter foundation and is covered with wide horizontal beveled siding. A partial basement is located under the house. The house is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Main residence, north elevation, 9/01/95, 1801



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

1935-E

P7. Owner and Address

*Harold V./Diane S. Paxton
2632 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/16/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Oliver T. Fitzpatrick Ranch*

B1. Historic Name: *Oliver T. Fitzpatrick Ranch*

B2. Common Name: *Paxton Ranch*

B3. Original Use: *citrus and apricot ranch*

B4. Present Use: *citrus ranch*

B5. Architectural Style: *Minimal Traditional*

B6. Construction History: (Construction date, alterations, and date of alterations)
1935-E

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

B8. Related Features: *second residence, two garages, barn, water tanks*

B9a. Architect: *Robert Raymond*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is architecturally significant because of its association with Robert Raymond, local Santa Paula architect, who designed several important buildings in Santa Paula including the Masonic Lodge (1930), City Hall (1954) and Baptist Church (1949) among others.

The ranch is important for the role it played in the development of agriculture in the western Santa Clara Valley in general, and Aliso Canyon in particular. The ranch was originally established by Oliver T. Fitzpatrick circa 1910. He and his wife Phoebe raised both citrus and apricots. During the apricot harvests, the workers camped in tents on the ranch. All of the buildings except the main house were built by the Fitzpatrick family. The present main house was built on the same site as the original Fitzpatrick house. The buildings and original setting of the ranch have retained a good deal of their integrity.

Allegedly, Fitzpatrick met August Rubel overseas during World War I and encouraged Rubel to settle in Aliso Canyon. Rubel built the Billwhack Stock Farm across the road from Fitzpatrick during the mid-1920s.

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

HP33 - Farm/ranch

HP3 - Multiple Family Property

B12. References:

Robert Raymond architectural records

City Directories, 1910-1921

Interview with Harold Paxton, 9/1/95

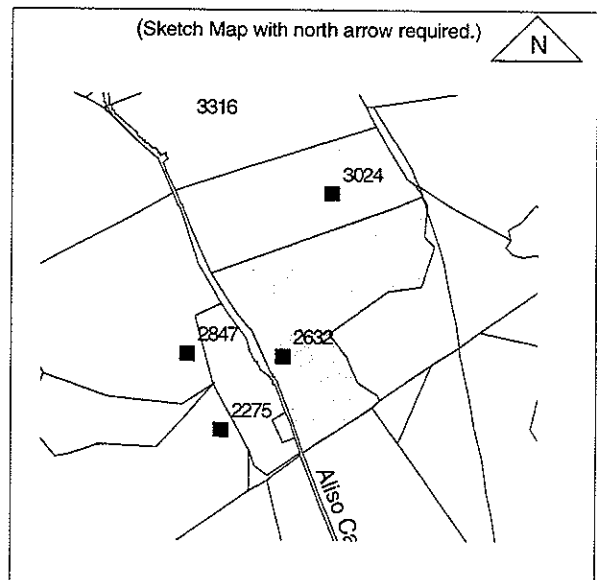
W.E. Alexander. Historical Atlas of Ventura County, 1912

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Fitzpatrick Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date

Continuation Update

East of the Aliso Canyon Road, a driveway leads across the creek to the ranch complex. On the north side of the driveway is a second house (2666 Aliso Canyon Road), built circa 1925 in a modest California Bungalow style, with a low pitched side-facing gable roof and a centered projecting front porch. The porch gable is supported by two square posts and a slatted wood railing. Flanking the front door are sidelights. Windows are fixed or double hung wood frame with flat wood casings. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation. Adjacent to the house is a two car detached garage built in the same style as the house.

To the east of the small bungalow is a three car garage serving the main house. The garage has a gable roof and is covered with board and batten siding. Behind the garage to the east is the old hay barn, built circa 1910. It is typical of many hay barns with a two-story gable roofed center section, flanked by a lower shed roof section on either side. The barn is covered with board and batten siding.

The ranch contains approximately 70 acres, with oak trees and palms surrounding the residences and 40 of the acres planted in orange trees.

Supplemental Photograph or Drawing

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

Residence, south elevation, 9/01/95, #1803



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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Marriott Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: *3536 Aliso Canyon Road* City *Santa Paula* Zip *93060*
d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-062-004*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Irregular in plan, this one-story hipped roof residence features a wrap-around porch extending across the front and side of the house. The medium pitched hip roof is covered with wood shingles. Eaves are closed. The porch is supported by chamfered wood posts and a spindle balustrade. The paneled single front door has a transom window. At the corner of the house is a slanted bay window. Windows are medium double-hung with wood mouldings and are in pairs or single. Multi-paned wood windows are found at the rear of the house. The house is sheathed in wide horizontal shiplap siding. A brick chimney punctuates the roofline. The house rests on a raised wood foundation covered by a decorative wood skirt. The house is in excellent condition.

A drive leads up from the main road to the residence, office and garage. In addition, three horse barns are located on this 30 acre citrus and avocado ranch.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, 4/21/95, north elevation, #0716



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

*1900-E
Ruth Lunquist*

P7. Owner and Address

*Lunquist Ranches et. al.
3536 Aliso Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/6/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Marriott Ranch*

- B1. Historic Name: *Marriott Ranch*
- B2. Common Name: *none*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Folk Victorian*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1900-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *outbuildings, garage, office*

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is significant for its contribution to the development of agriculture in the western Santa Clara Valley. It was purchased in the 1890s by Walter H. Marriott, an English minister who had come to California in 1886 from Trinity College, Dublin, Ireland. He first preached in the Antelope Valley before moving to Santa Paula in the 1890s. He purchased the ranch in Aliso Canyon sometime during the 1890s and presumably built the house during this time. The Rev. Marriott built the first St. Paul's Episcopal Church in Santa Paula in 1892 and served as the minister for ten years until his death in 1902. After his death, the ranch was divided between his two sons, Harvey and Charles W. Marriott.

The house is one of the oldest remaining in Aliso Canyon and has retained a good deal of its integrity.

- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

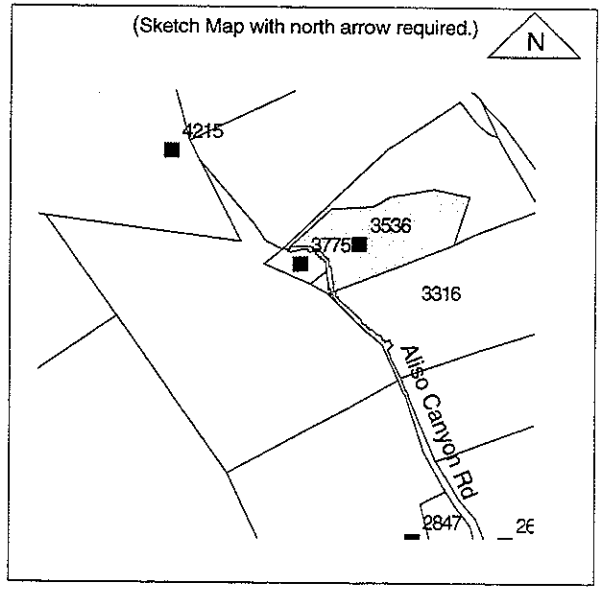
HP2 - Single Family Property

- B12. References:
Arnold, D. "Historical Notes on Trinity Church, Fillmore." Ventura County Historical Society Quarterly, Vol. XXIX, No.1, 1983, pp. 2-5.
Alexander, W.A. Historical Atlas of Ventura County, 1912
Interview with Walter Marriott, 11/16/95

- B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Hobson Brothers Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *4215 Aliso Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-050-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-and-a-half-story Folk Victorian style residence has a rectangular plan and a side-facing, medium-pitched, gable roof and attached shed roof covered with composition shingles. The eaves are shallow and closed. Enclosed porches run across the front and rear of the house. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. It has small louvered vents under the gable ends. A brick chimney is located on the north side of the house. The house has both narrow and medium, one-over-one, wood sash windows with plain wood casings. A gable roofed wing has been attached to the main portion of the house at the northeast corner.

A driveway leaves the main road on the west and leads into the large working area of the ranch, where a number of barns, sheds and corrals are located. The large two-story barn has a gable roof and is covered with wood siding. Also located here are a large number of long sheds. The house is located to the north of the working area. A newer stucco clad residence is located further north against the hillside. This cattle ranch is several thousand acres in size and located at the upper end of Aliso Canyon on a private road. Several large gable roofed open-sided hay storage sheds are located north of the main ranch headquarters.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 4/21/95, #0714

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1900-E

P7. Owner and Address

*R.H. Smith Family Partnership
P.O. Box 25010
Ventura, CA 93002*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/14/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) *Hobson Brothers Ranch*

B1. Historic Name: *Hobson Brothers Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1900-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *barn, sheds, corrals*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

Known originally as the Willoughby Ranch, the large cattle ranch was purchased in 1908 by A.L. and W.A. Hobson, founders of the Hobson Brothers Packing Company in Ventura in 1905. The company grew into the foremost retail and wholesale meat packing operation in the county. The brothers were among the largest livestock dealers in the state with large real estate holdings as well. This building is located on a 312 acre parcel, just a fraction of the thousands of acres of ranching lands in Aliso Canyon owned by the Hobson Brothers. The land is still owned by descendants of the Hobson Family. The house was built for the ranch foreman who tended the herds of cattle, sheep and horses on the ranch.

The ranch is historically significant as the longest continuously operating livestock ranch in Aliso Canyon. It is associated with the pioneer Hobson family, having settled in Ventura during the 1850s. Abram and William were sons of W. D. Hobson, known as the "Father of Ventura County" for his efforts at separating Ventura County from Santa Barbara County in 1873. The Hobson family built a meat packing plant and office building at 259 West Santa Clara Street in Ventura. The building still stands today and is owned by Patagonia Inc.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

HP33 - Farm/ranch

B12. References:

Sheridan, Sol. *History of Ventura County*, Vol.II, 1926, p. 22 & 305.

Percy, R.G. "The Hobson Family of Ventura." *Ventura County Historical Society Quarterly*. 13 (February 1968) 10-29.

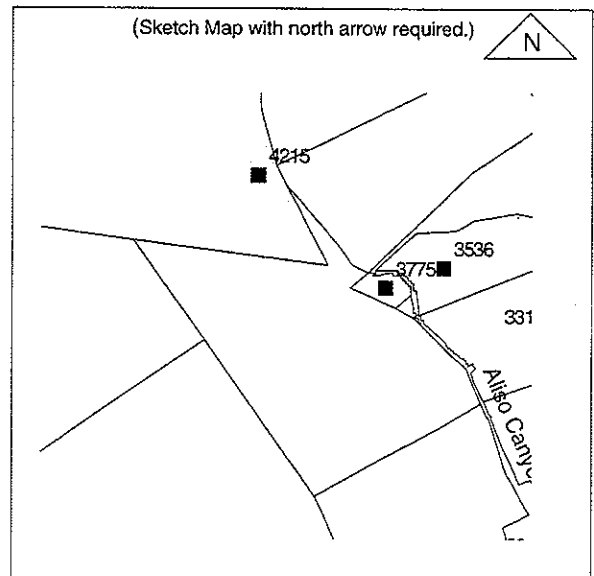
Interview with Martha Cole, former employee of A.L. Hobson, 3/4/96

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Leslie T. Sharp Ranch*

P1. Other Identifier: *Rancho Filoso*

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *201 Anacapa Terrace* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *38-090-06/13/14*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large, one, two and three-story Mediterranean style residence built against a hillside has an irregular plan and a complex arrangement of medium-pitched, gable and shed roof shapes covered with Spanish tiles. The shallow, open eaves are supported by decorative corbels, and tile vents are located under the gable ends. The house is covered with stucco siding and rests on a concrete perimeter foundation. A Monterey-style balcony with a vertical wood spindle baluster projects from the third story, on the southern (primary) elevation of the house. A balcony/deck with a solid, stucco rail is positioned over the second story at the rear (northern elevation). Three, stucco-clad chimneys are located in various locations. The house has an assortment of narrow, medium and wide, one-over-one, wood sash and fixed windows, most without exterior casings.

The house is surrounded by a terraced lawn, and heavily landscaped setting composed of a wide variety of trees and shrubs. The balance of the 85-acre property site is a citrus ranch.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 9/09/95, 1820



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1928-F

P7. Owner and Address

*Eb and Anita Tate
201 Anacapa Terrace
Santa Paula CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/5/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Leslie T. Sharp Ranch*

B1. Historic Name: *Leslie T. Sharp Ranch/Rancho del Vivero*

B2. Common Name: *Rancho Filoso*

B3. Original Use: *Ranch House*

B4. Present Use: *Ranch House*

B5. Architectural Style: *Mediterranean*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1928; later minor alterations.

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *Ornamental landscaping, citrus trees.*

B9a. Architect: *Roland F. Sauter*

b. Builder: *Harry Wesley*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This 85 acre ranch is historically important for the contributions it made to the development of agriculture, specifically citrus, in the Santa Clara Valley. The ranch was purchased about 1926 and the house was built in 1928 for rancher Leslie T. Sharp and his family. Son of pioneer rancher James M. Sharp, Leslie studied agriculture at U.C. Berkeley and became a professor there for a short time before returning to Santa Paula. He established the Fruit Grower's Lab, a co-op to serve farmers, where analysis was conducted on soil, water and fertilizer. He served as director of the Briggs Lemon Association and on both the Briggs and Santa Paula High School boards.

The house and grounds are architecturally significant for their distinctive Spanish Colonial design and formally landscaped lawn with numerous ornamental trees. The house was designed by architect Roland F. Sauter of Santa Barbara, most frequently cited for his work in partnership with Keith E. Lockard. Sauter and Lockard designed Santa Barbara City Hall in 1923.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Interview with Anita Tate, 9/13/95.

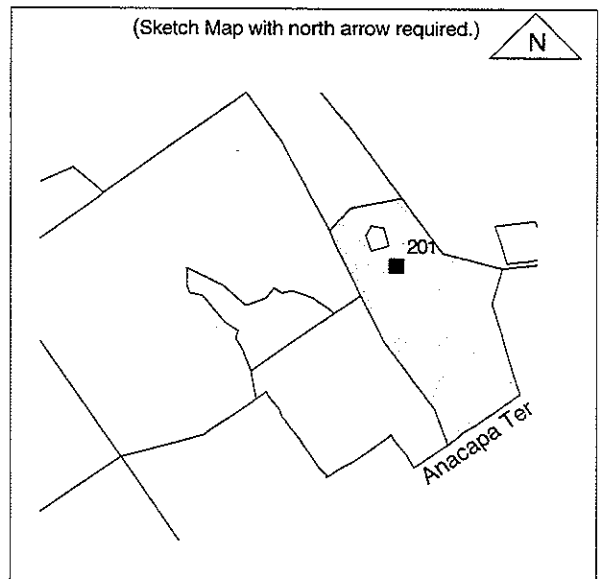
Conard and Nelson. *Santa Barbara: A Guide to El Pueblo Viejo*. Santa Barbara: Capra Press, 1986.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *E.E. Gerry Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: *1057 Briggs Road* City *Santa Paula* Zip *93060*
d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-210-03*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This modest folk Victorian cottage has maintained its original appearance since its 1892 construction. It is one story in height with a rectangular plan and medium hipped gable roof with closed eaves. A small louvered vent is located under the gable peak. The symmetrical facade contains a centered projecting porch flanked by a single narrow double hung window. The porch has a hipped roof supported by two square posts and a spindlework frieze. The house is covered with wide horizontal siding. The tall narrow windows are one-over-one sash with wood casings. The house rests on a concrete perimeter foundation and is in excellent condition.

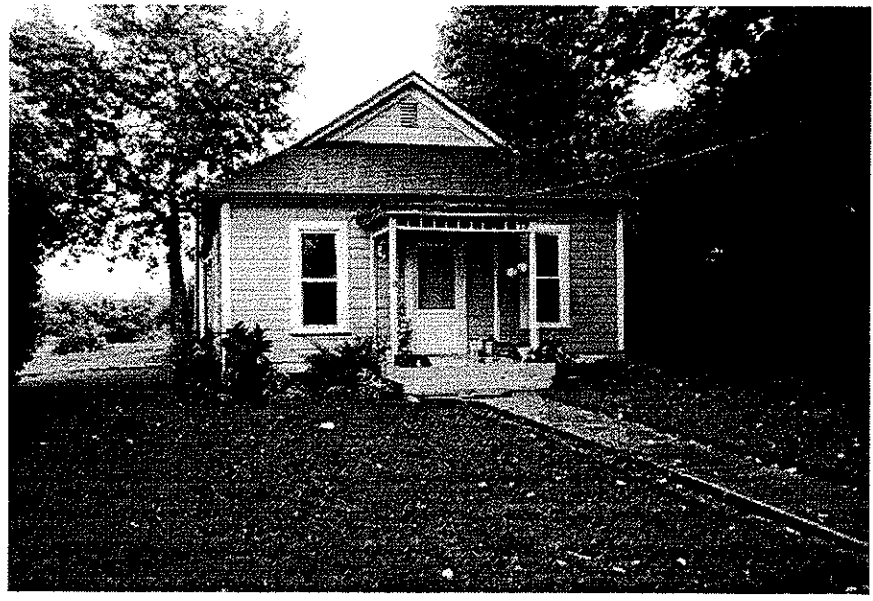
The house faces onto Briggs Road, with a concrete sidewalk leading up to the front door from the road. Several mature trees surround the property, in addition to the 44 acres of citrus trees. [continued]

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 6/16/95, #1103



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

1892-E
Triem, J. The Mason Family, 1995

P7. Owner and Address
*Bob & Carol Kennedy
13922 Foothill Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/24/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *E.E. Gerry Residence*

B1. Historic Name: *E.E. Gerry Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1892-F

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn, sheds*

B9a. Architect: *Selwyn Shaw*

b. Builder: *same*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The E.E. Gerry residence and ranch are historically important for the role they played in the development of agriculture in the Santa Clara Valley. Ellsworth Gerry, trained as a teacher, purchased this land and had the house built for his new family in 1892. The family raised apricots, walnuts, olives, lemons and oranges on their 44 acre ranch.

The house is also architecturally significant because it was designed by well known Ventura carpenter builder/architect, Selwyn Shaw, who designed and built the Dudley ranch house, Methodist Episcopal Church and the Bard Hospital, among others. This house is a rare surviving example of a modest ranch house built for a young family. It has retained its original integrity, although the original barn is gone.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

Triem, Judith. The Mason Family, 1995, p. 2.

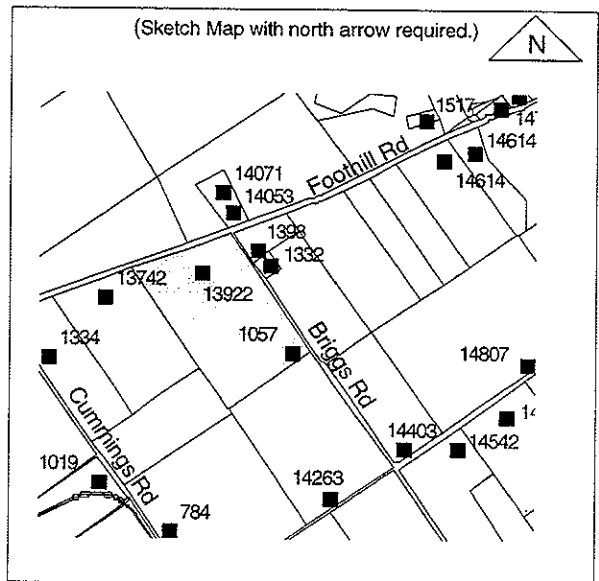
Alexander, W.C. Historical Atlas of Ventura County. 1912

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *E.E. Gerry Residence*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

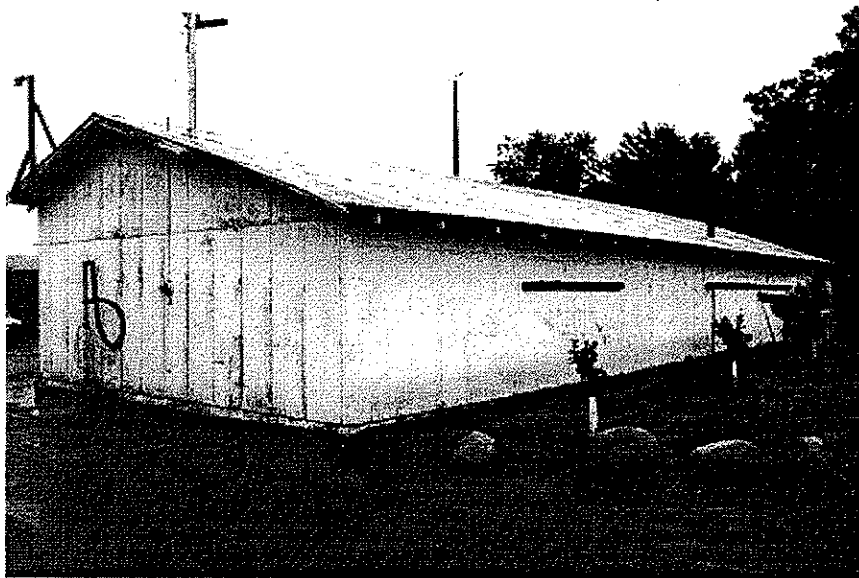
Date *8/24/95*

Continuation Update

P3. Description [continued]

To the rear and to the south of the residence is a long corrugated metal shed. Exposed rafters are located under the asymmetrical gable roof. In addition there is a small gable roofed board-and-batten building with a corrugated metal roof and single door. West of the residence is an open-sided storage shed with corrugated metal roof and wood siding.

Supplemental Photograph or Drawing



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

*Metal shed, southeast elevation, 6/16/95,
#1104*

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D [land]

Other Listings

Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Wilde Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1332 Briggs Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-010-013;015*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Modern in design, this one-story residence has a long rectangular section with the eastern end turned to form a modified I-shape. The very low pitched side gable roof is covered with pea gravel and beams extend from the open eaves. The front entrance is inset with an open porch and large single front door flanked by opaque windows on each side. West of the front door is an ornamental open wood screen. Roy Wilson designed a special "fractured" glass window in the living room. Windows are wide sliding aluminum with some fixed aluminum frames. The house is built of concrete block and stucco and has a concrete foundation. A concrete block chimney is located on the west side of the house. The house and grounds are in excellent condition. No alterations have been made to the house.

The driveway enters from Briggs Road and runs along the north side of the house into the parking area. To the north of the house is a small guesthouse, originally intended as the garage. It is similar in style to the main house and built the year before the main house, in 1961, to house the Wilde family while the main house was being constructed. The house and grounds were designed by landscape architect Robert Fleckenstein. (continued)

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 9/09/95, #1825

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

1963-F; George Wilde

P7. Owner and Address

*George I. Wilde Trust
1332 Briggs Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/3/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments**
- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE | <input checked="" type="checkbox"/> Continuation Sheet | <input checked="" type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Wilde Ranch*

B1. Historic Name: *George and Delphine Wilde Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1961-guest house; 1962-main house

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *guest house, pool*

B9a. Architect: *Roy C. Wilson*

b. Builder:

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is important architecturally as a late example of Roy Wilson's designs. The stained glass window was also designed by Roy, who liked to add artistic features to his houses. The house was built in 1962 for George "Irv" and Delphine Wilde who raised their family on the ranch. Irv became manager of the United Water District and Delphine taught school.

The property's agricultural land use contributes to the National Register eligibility of the district, although the building itself is presently a non-contributor to the district. However, the building may also become eligible when it is fifty years old.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

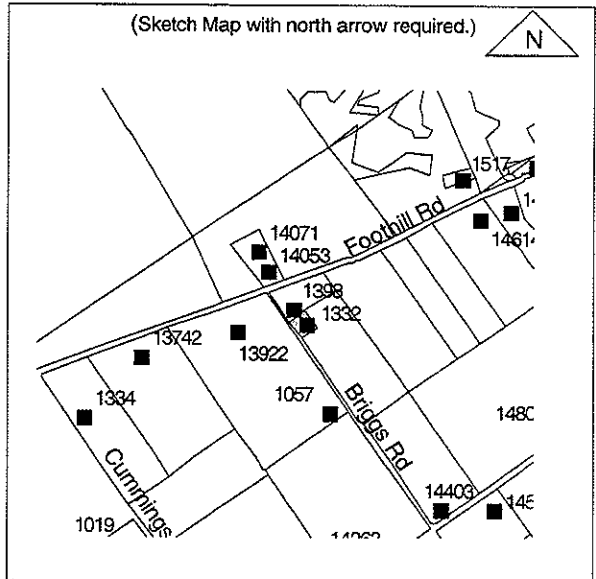
Interview with Irv Wilde, 9/14/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Mary & Albert Thille Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *1398 Briggs Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Craftsman Bungalow style residence with an I-shaped plan and a side-facing medium-pitched, gable roof covered with composition shingles. A curved brick walk leads up to the open brick patio and front entrance. The front door contains recessed panels with sidelights and a stained glass window to the east. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The eaves have exposed rafter tails and knee brackets with lattice vents under the gable ends. A brick chimney is located on the north side of the house with a second chimney on the south side. The house has medium steel casement windows with plain wood casings. The house was remodeled in 1932 with changes to windows and entry. In 1957 a rear addition was made.

A two-car garage and combination office is designed in the same style as the house with a pergola on the south side. A more recent three-car garage is located north of the garage/office building. Lemon trees surround the 4.43 acre site whose driveway leaves Briggs Road and leads into a paved parking area adjacent to the house and garage. Surrounding the house are a number of low plantings combined with mature trees.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 10/15/95, #2016

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

*Louise Thille Kennedy
768 Via Somonte
Palos Verdes Estates, CA 90274*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/14/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Mary & Albert Thille Ranch*

B1. Historic Name: *unknown*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Craftsman*

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

1915-E; remodeled in 1932 by architect Roy Wilson; addition to rear in 1957 by Roy Wilson

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *garage/office; three-car garage*

B9a. Architect: *Roy Wilson(1932/1957)*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is significant as part of the agricultural development of the Santa Clara Valley. It is uncertain when the Albert and Mary Thille purchased the 20 acre parcel, but it was owned by members of the pioneer Thille family by 1932. Mary and Albert Thille, brother and sister, lived in this house, just north of their family home on Santa Paula Street. They raised avocados on their property.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

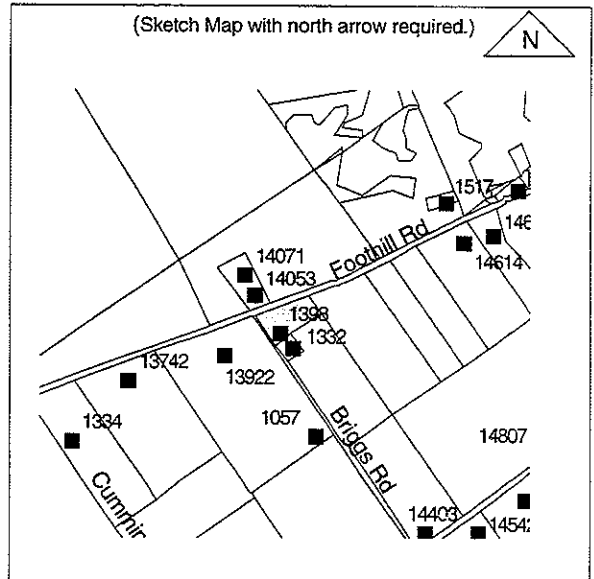
Interview with Pat Thille Kennedy, 10/17/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Jefferson Crane Ranch*

P1. Other Identifier: *J.L. Crane Residence*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *784 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-210-10*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story residence with a modified I-shaped plan and a medium-pitched, hip roof covered with composition shingles. A projecting porch runs across the front of the house, and is supported by square posts. The house is covered with board-and-batten siding and rests on a concrete block foundation. The open eaves have exposed rafter tails. A brick chimney is located on the west side of the house. The house has medium, one-over-one, sash windows with plain wood casings. The house is in good condition with only slight alterations. The porch and porch posts may have been later additions.

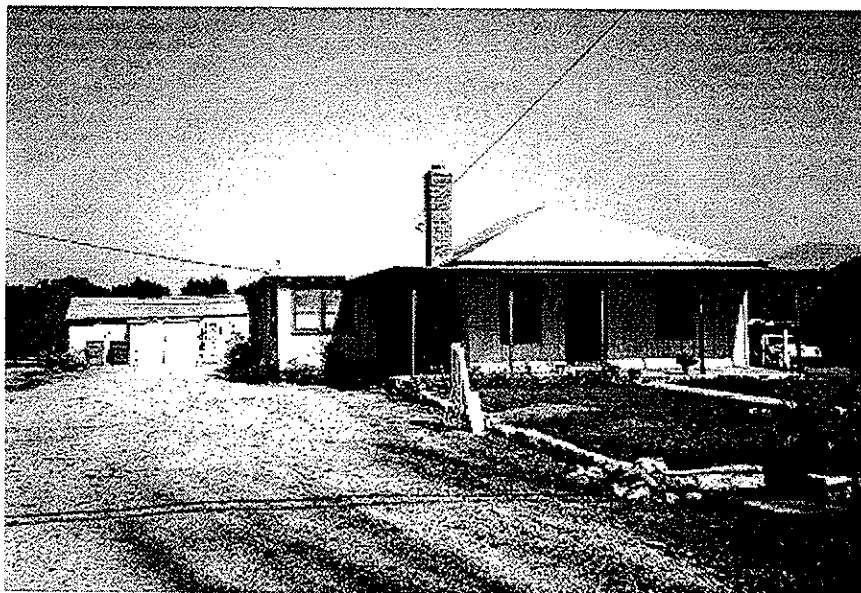
A dirt driveway leads into the 29 acre citrus ranch along the north side of the house. The front lawn is delineated by a stone and brick border. An iron hitching post is located near the road. At the rear of the drive is a rectangular shaped shed with a corrugated metal roof.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Fam/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 9/22/95, #2015



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

1910-E

P7. Owner and Address

*Edward & Virginia Orr Trust
11246 Foothill Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/4/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Jefferson Crane Ranch*

- B1. Historic Name: *Jefferson Crane Ranch*
- B2. Common Name: *none*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Vernacular cottage*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1910-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features:

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is significant because of its association with Jefferson Lincoln Crane, one of the earliest settlers in the Santa Clara Valley. The ranch is also important for the role it has played in the development of agriculture in the Santa Clara Valley. A native of Ohio, Crane came to California shortly after his marriage in 1861. He helped convince his uncle, George G. Briggs of Marysville, to purchase the Santa Paula y Saticoy Ranch from Thomas More in 1862, and farmed the ranch, living in the adobe, following his uncle's purchase. Eventually Briggs subdivided the land in 1867, and Jefferson Crane moved to Carpinteria to teach school and farm for a few years until returning to the Santa Clara Valley in 1864. It is uncertain when he purchased the present acreage. He lived in Ventura and Saticoy for awhile and by at least the 1890s, he probably owned the land in question. He built a two-story house for his family of five children, who by this time, had left home. About 1910 he built the present smaller house for himself and his wife Janette, while the larger house was occupied by one of his children, possibly Chauncey Crane, who returned to Santa Paula to manage the family ranch in 1909. Crane experimented with a number of crops including potatoes, barley and lima beans. Eventually he was successful with walnuts on his property and became president of the Saticoy Walnut Growers Association. Crane died in 1922 and his wife a few years later. The property still is owned by the Crane Family and has been devoted to lemons for a number of years. The original two-story residence and walnut dehydrator building were torn down a number of years ago.

- B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

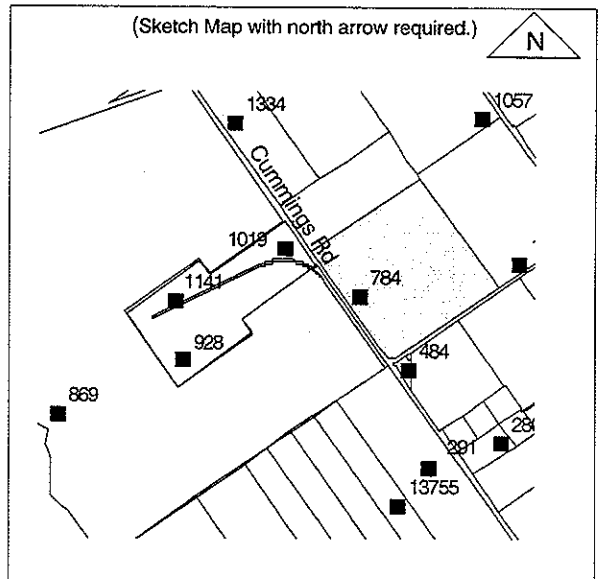
- B12. References:
Sheridan, E.M. "The Narrative of Jefferson Crane" Ventura County Historical Society Quarterly, Vol. I, Nov. 1955, pp 2-8.

Clark, Robert M. Narrative of a Native. L.A. : Times-Mirror Co., 1936.

- B13. Remarks:

- B14. Evaluator: *Judy Triem*
 Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



Primary # _____
HRI # _____
Trinomial _____

CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Jefferson Crane Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/4/95*

Continuation Update

B 12. References [continued]

Sheridan, Sol N. *History of Ventura County, California*. Chicago: S.J. Clark, 1926.

Interview with Janette Hardison Romney, granddaughter of Jefferson Crane, 7/5/96.

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *3D [land] 6z [building]*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) *1334 Cummings Road*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *1334 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-200-03*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story residence with a square plan and a front-facing medium-pitched, gable roof covered with composition shingles. A projecting porch with corrugated metal roof runs across the front of the house, and is supported by square posts. The house is covered with plywood siding and rests on a concrete perimeter foundation. The open eaves and have exposed rafter tails. The house has medium, one-over-one, double-hung and fixed windows with plain wood casings. The house is in fair condition. The house has been altered with a change from the original wood siding to plywood siding. It is surrounded by citrus trees and a wire fence and is part of a 16.43 acre ranch owned by Glen Good and now his daughter Dixie Good Wigton. It is uncertain who built the house.

The property's agricultural land use contributes to the National Register eligibility of the district, although the building itself is presently a non-contributor to the district because it has lost its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, west elevation, 6/05/95, #0511



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

1925-E

P7. Owner and Address

*Dixie Wigton
911 Sorrel Ln., Box 831
Bryn Mawr, PA 19010*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/4/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

Blank Page

DISTRICT RECORD

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 58

NRHP Status Code

3B

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

D1. Historic Name: *Limoneira Ranch*

D2. Common Name: *Limoneira Ranch*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Limoneira Ranch is a visually coherent district comprised of approximately 1,600 acres of citrus and avocado orchards divided by windrows of eucalyptus and poplar trees and natural barrancas. Located in the western Santa Clara Valley, the ranch is surrounded by a rural agricultural district of smaller farms of approximately 20 to 150 acres in size. The **main headquarters**, located west of Cummings Road, contains two packing houses, office, employee residences, warehouses, oil reservoir, sheds, garages and a Southern Pacific railroad siding. A variety of employee housing types include larger houses for foremen and supervisors, clustered housing and courtyard housing for migrant workers. Landscape features include a small park and barbecue area, grassy play areas for children, numerous mature ornamental trees and small vegetable gardens maintained by individual workers.

Located along Foothill Road near Wheeler Canyon Road, is the area known as **Olivelands** where a second grouping of buildings are located. South of Foothill Road is a cluster of barns, sheds, an office and water related buildings and structures. North of Foothill Road are several employee residences and the Olivelands School.

Aliso Village is located north of Foothill Road and immediately east of Aliso Canyon Road. Rows of identical farmworker housing are located along the barranca and along private roads.

At the southeast corner of Cummings and Santa Paula Street is a residence and water related buildings and structures owned by Limoneira.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the south by ranches that face Telegraph Road, on the east by Cummings Road, on the west by Aliso Canyon Road and barranca and on the north by the ridge of the hills just above Foothill Road.

D5. Boundary Justification:

The boundaries included contain the original ranch headquarter boundaries when it was established in 1893 and the boundaries of the Olivelands property when it was acquired in 1907, and the Harwood property in 1922.

D6. Significance: Theme *Agriculture*

Area *West Santa Clara Valley*

Period of Significance *1893 to 1945* **Applicable Criteria** *A, B, C* Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Limoneira Ranch is significant for the major role it played in the development of citrus not just in the Santa Clara Valley but in California and the nation. Touted as the world's largest lemon ranch by the *Santa Paula Chronicle* in 1911, Limoneira was a major leader in the citrus industry due in part to the efforts of its long time manager, Charles C. Teague. Teague not only managed Limoneira for fifty years, but also served as president of the California Fruit Grower's Exchange (later Sunkist) from 1920 to 1944 and the Ventura County Fruit Growers Exchange from 1901 to 1944. [continued]

D7. References (Give full citations including the names and addresses of any informants, where possible.):

McBane, Margo. "The Role of Gender in Citrus Employment." *California History*. (Spring, 1995) 68-81. Triem, Judith, *The Limoneira Company, One Hundred Years of Growing, 1893-1993*. 1993. Lillard, Richard G. "Agricultural Statesman: Charles C. Teague of Santa Paula." *California History* (March, 1986) 3-16.

D8. Evaluator: *Judy Triem*

Date: *11/15/95*

Affiliation and Address: *San Buenaventura Research Associates, 627 E. Pleasant Street, Santa Paula CA 93060*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

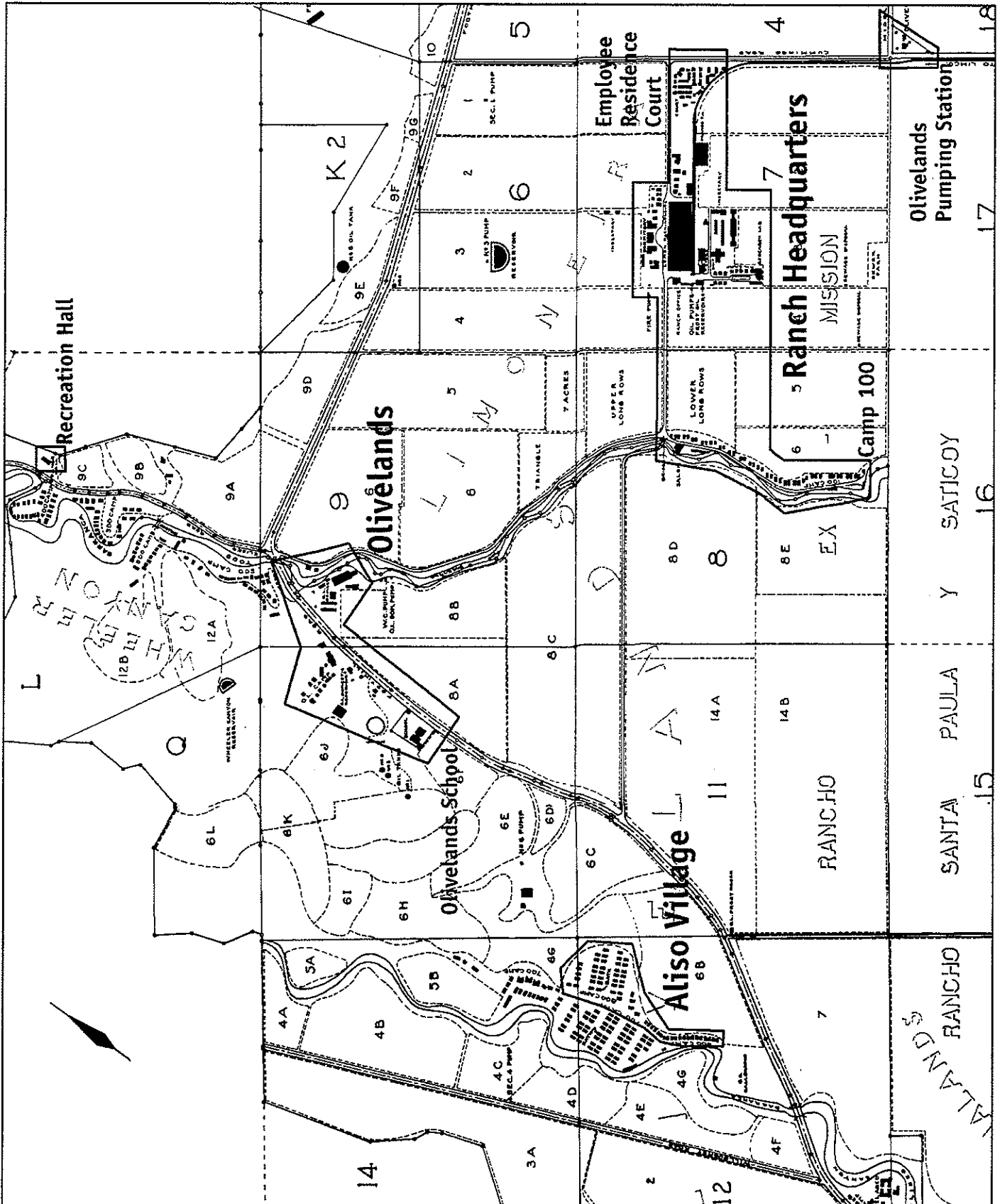
Date *11/28/95*

Continuation Update

D6. Significance [continued]

Teague carried over many of his ideas and management philosophy at Limoneira to his presidency of the exchange and became an important force in shaping the organization. He believed the future of the citrus industry in California lay in cooperative marketing and the growth of superior quality lemons and oranges. In 1929 C.C. Teague received the honor of a request from President Herbert Hoover to serve on the new Federal Farm Board, calling Teague ... "the most outstanding representative of the western cooperative movement" (Triem, 1993: 14).

The Limoneira Ranch is a rare surviving example of a citrus "company town". All of the important functional elements remain, including employee housing constructed between 1896 to 1936, the company store, orange and lemon packing houses, bunk houses, offices and accessory buildings. The majority of the remaining buildings today reflect the period 1910-1940, the era representing the Southern California citrus industry's period of greatest social and economic influence and productivity. All of the buildings have maintained a high degree of architectural integrity. The original bunkhouses for single white males and Japanese workers have been removed as have a few early residences and barns, otherwise the integrity of the site is remarkably complete.



PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	3B
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 4 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Main office*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
Santa Paula USGS Quad, 1951

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

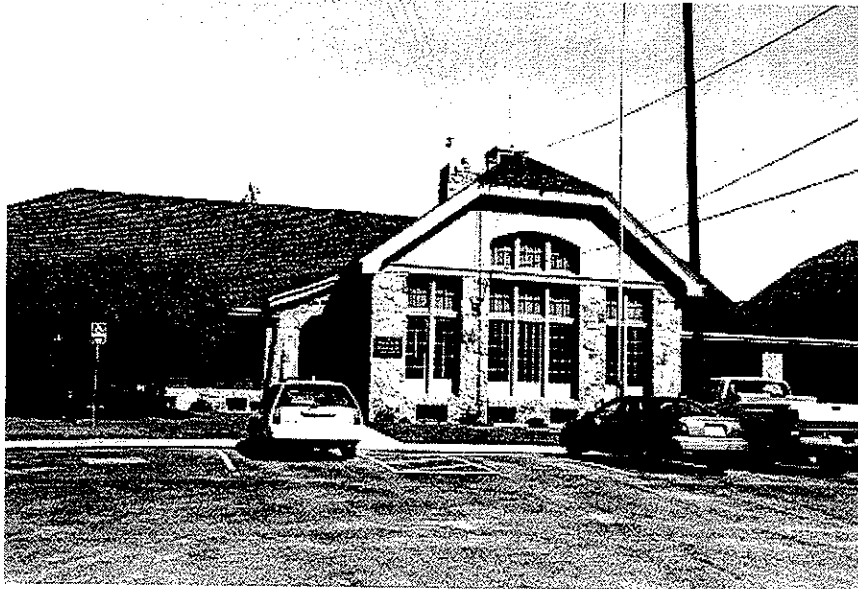
These three separate buildings, the present office headquarters, are connected by long open porches, forming an I-plan. The center building has a medium high sidefacing clipped gable wood shingle roof, punctuated by a massive stone chimney and is 1 1/2 stories in height. A large front gabled portion extends from the center of the building featuring characteristic elements of the English Tudor and Craftsman styles. These features include the half timbering seen under the gable ends of all three buildings. In addition the use of massive native sandstone columns form the main divisions between the tall bank of French doors and windows. Divided into three parts, the middle section contains a row of three French doors with three smaller multi-paned windows above, capped at the top with a row of three segmented arched multi-paned windows. On each side of the central section are double French doors with multi-paned windows above. A small shed roof on the west side of the building contains a stone arched entry into the main office. A recessed porch extends the length of the building on both sides of the front gable and is supported by distressed heavy wood posts. At each corner is a massive stone post. The remaining windows throughout the building are a combination of French doors and wood sash double hung windows with multi-panes in the upper sash. The building is covered with dark stained wood shingles and has a raised stone foundation with recessed windows to let light into the basement. The buildings are in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP3 - Multiple Family Property*

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

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

P5b. Description of Photo: (View, date, accession #)
Main Office, south elevation, 3/24/95, 0107-09



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

1922-F

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/28/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments
- | | | | | |
|--|--|---|--|--|
| <input type="checkbox"/> NONE | <input checked="" type="checkbox"/> Continuation Sheet | <input checked="" type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input checked="" type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 58

NRHP Status Code

3B

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

B1. Historic Name: *Limoneira Ranch bunkhouses and clubhouse*

B2. Common Name: *Limoneira Main Office*

B3. Original Use: *bunkhouse/clubhouse*

B4. Present Use: *office*

B5. Architectural Style: *English Tudor with Craftsman influences*

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

1922-F; porch enclosed on east bunkhouse, swimming pool removed, dates unknown

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *Redwood trees*

B9a. Architect: *Roy C. Wilson, Edwin Thorne*

b. Builder: *Wm. A. Hudson*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The ranch office is important as part of the nucleus of buildings that constitute the Limoneira Ranch, established in 1893 by Nathan Blanchard, founder of Santa Paula, and Wallace Hardison, founder of Union Oil. Limoneira, under the expert direction of Blanchard, Hardison and Charles Collins Teague grew quickly to increase its original 413 acres to 2,713 acres of land by 1907. Numerous new bunkhouses, residences, a packing house and a railroad spur were built by 1912. Employees increased from 20 in 1897 to 250 by 1910, and the 46,985 citrus trees (lemons, oranges and grapefruits) were joined by walnuts, olives and row crops. By 1920 the company was enjoying the rising prosperity from its participation with Sunkist and its aggressive advertising campaigns in the Midwest. This prosperity led to many new improvements on the ranch and in Santa Paula between 1919 and 1924. A new packing house was designed by the Los Angeles architectural firm of Allison & Allison in 1919 and built that year, winning an architectural certificate of honor for the project from the Southern California Chapter of the American Institute of Architects. The firm also designed a courtyard housing project for employees, built in 1920, and a new two-story office building on Tenth Street in Santa Paula. [continued]

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

B12. References:

*Triem, Judy. The Limoneira Company, One Hundred Years of Growing. Santa Paula, 1993.
Architectural plans, 1922*

(Sketch Map with north arrow required.)



B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/28/95* Continuation Update

B.10 Significance (continued)

The bunkhouses and clubhouse/kitchen were designed by Santa Paula architect, Roy C. Wilson and his associate, Edwin Thorne of Pasadena, in 1923 and completed in 1924. They are architecturally significant under Criterion C because of their distinctive English Tudor and Craftsman design and the quality of construction. William Hudson, local Santa Paula builder, constructed numerous other prominent Santa Paula buildings including the Ebell Club, currently listed on the National Register. These building are also important under Criterion A (events) for their associations with the rise of Limoneira's prominence as the foremost producer and shipper of lemons in California and its reputation as the world's largest lemon producer.

P-3 Description (continued)

The central building is connected to the wings on the east and west by a open porches covered with a wood shingle gable roof supported by heavy wood posts with stone columns at the corners and low stone and wrought iron railings.

The buildings to the east and west of the central building are mirror images of each other. They are long two-story rectangular plan buildings with medium pitched front facing clipped gable roofs covered with wood shingles. Half-timbering and three vertical louvered vents are found under the gable ends. The shallow eaves are open. Recessed into the corners of each building are porches supported by heavy stone and wood columns. Stone railings lead up to the entrances. Rows of windows are arranged symmetrically on both the first and second floors. The windows are wood double hung with multi-panes in the upper sash. The buildings are all clad in dark stained brown shingles.

Very few alterations have been made to the exterior of the buildings. The major change has been the enclosure of the porch on the building to the east. Another change occurred when the roof was replaced. The original roof was laid with every sixth course supported by a 1 by 4 strip under a double course, producing horizontal shadow lines on the roof.

Landscape features include a manicured lawn with foundation plantings and several mature Redwood trees in the eastern section of the lawn. At one time the porch connecting the main building to the building on the east had a raised curved wooden bridge that spanned a small swimming pool. The pool and bridge have been removed and a concrete walkway connects the two buildings today.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Bunkhouse, western wing, southeastern elevation.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 7 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Lemon Packing House*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Saticoy USGS Quadrangle, 1951

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This long rectangular plan, one and two-story packing house is divided across the front into four sections. The center section is two stories in height with a flat roof and raised parapet. A one-story arcade extends across the front of this section of the building with round arched openings. A row of paired windows extends across the front of the second floor. Windows are recessed and are of the multi-paned pivoted type. Distinctive Spanish style features include the cast stone medallions, twisted columns, urns and detail on the raised pediments found at the corners of the central building. The name "Limoneira" is found above the entrance in cast concrete slab recessed letters. Concrete steps lead up to the entrance under the arcade. Several wood doors and windows are located at this entrance. The building has a basement and is constructed of reinforced concrete, clay tile and wood with a smooth stucco finish.

The east and west one-story gable roofed sections, adjacent to the center section, contain raised parapets at each end of the building supported by buttresses dividing the major openings. Small closed openings are located at the base of the building.

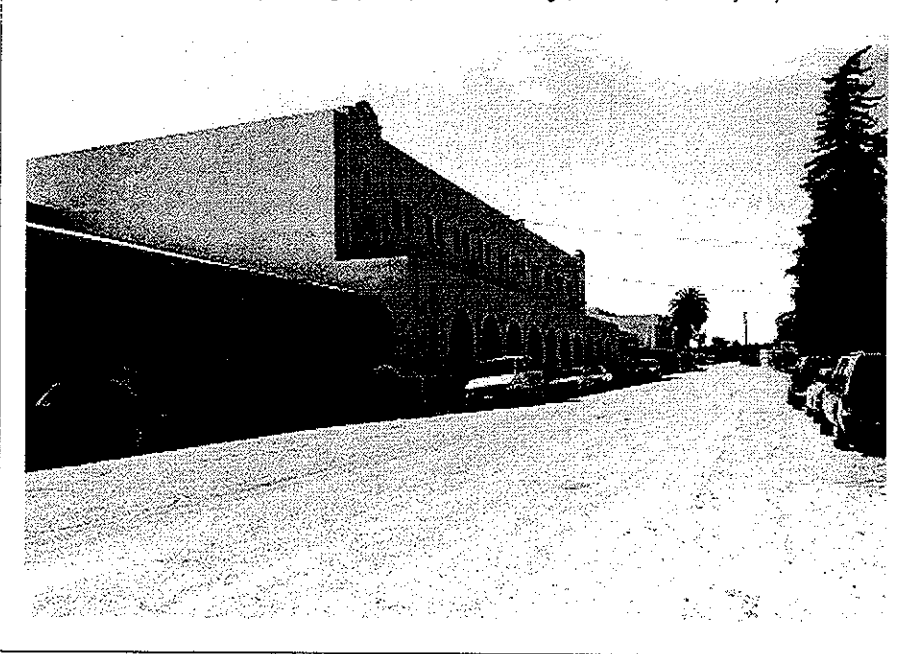
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP8 - Industrial Building

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

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

P5b. Description of Photo: (View, date, accession #)
Packing house, north elevation, 3/24/95, #0117-18



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

1919 - F

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/27/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

B1. Historic Name: *Limoneira Lemon Packing House*

B2. Common Name: *Lemon House*

B3. Original Use: *packing house*

B4. Present Use: *same*

B5. Architectural Style: *Spanish Colonial*

B6. Construction History: (Construction date, alterations, and date of alterations)
1919-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Allison & Allison*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The packing house is important as part of a nucleus of buildings that constitute the original Limoneira Ranch, established in 1893 by Nathan Blanchard, founder of Santa Paula, and Wallace Hardison, founder of Union Oil. Limoneira, under the expert hands of Blanchard, Hardison and Charles Collins Teague grew quickly to increase its original 413 acres to 2,713 acres of land by 1907. Numerous new bunkhouses, residences, a packing house and a railroad spur were built by 1910. Employees increased from 20 in 1897 to 250 by 1910, and the 46,985 citrus trees (lemons, oranges and grapefruits) were joined by walnuts, olives and row crops. By 1920 the company was enjoying the rising prosperity from its participation with Sunkist and its aggressive advertising campaigns in the Midwest. This prosperity led to many new improvements on the ranch and in Santa Paula. A new packing house was designed by the Los Angeles architectural firm of Allison & Allison in 1919 and built that year, winning an architectural certificate of honor for the project from the Southern California Chapter of the American Institute of Architects. The firm also designed a courtyard housing project for employees that was built in the early 1920s.

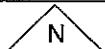
B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP8 - Industrial Building

B12. References:

*Triem, Judy. The Limoneira Company, One Hundred Years of Growing, Santa Paula, 1993.
Architectural plans, 1919*

(Sketch Map with north arrow required.)



B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

Primary # _____
HRI # _____
Trinomial _____

CONTINUATION SHEET

Page 9 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *4/27/95* Continuation Update

P3. Description [continued]

At the far west end of the building is a two-story wing that has a flat roof and both square and arched openings. At the very west end is an open area where the fruit is delivered. From there it is carried along in boxes to the center section of the building on a conveyor belt that runs along the roof of the building.

The building is in good condition and has retained a high degree of integrity.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 10 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Orange Packing House*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of railroad tracks and park

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Orange Packing House is comprised of three connected buildings. The eastern section is the longest and is rectangular in plan with a parapet roof and a combination of concrete block and clay tile walls. A band of opaque six paned windows and multi-paned windows with steel casings runs along the upper portion of all three sides of this section just below the parapet wall. Small openings are located along the concrete base of the building. Large entrance openings are found along the eastern wall.

Two side-by-side gable roofed sections covered with stucco siding are located on the west. The loading area is located at the west end of the building where a steel roofed overhang covers the dock area. Two sets of large double doors open onto the docks. The railroad siding, no longer in use, runs along the north side of the building.

P3b. Resource Attributes: (List attributes and codes) *HP8 - Industrial Building*

HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Orange packing house, northeast elevation, 5/04/95, #0300

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1930-F; architectural plans, Limoneira Company

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

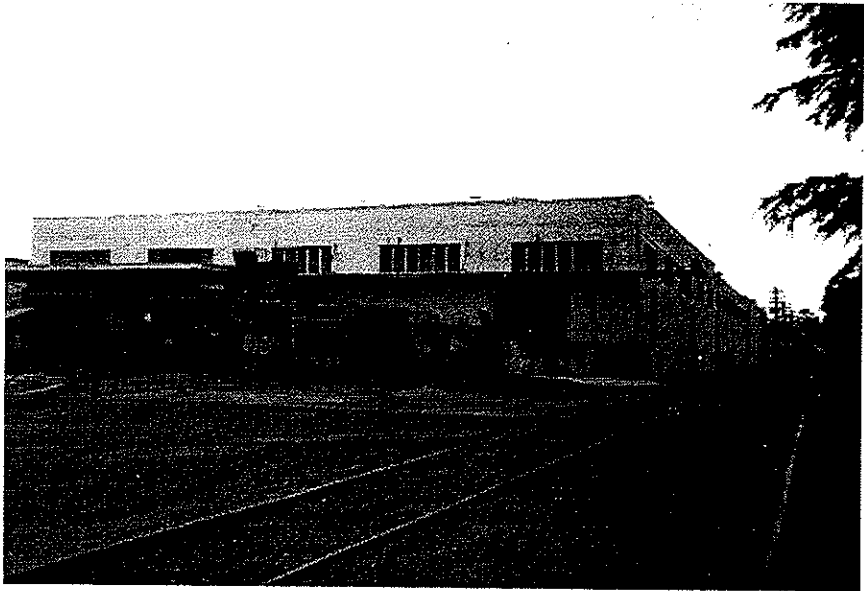
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/27/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments
- | | | | | |
|--|---|---|--|--|
| <input type="checkbox"/> NONE | <input type="checkbox"/> Continuation Sheet | <input checked="" type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input checked="" type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 11 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *General Store*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This poured-in-place concrete building is square in plan and one story in height with a medium gable roof and stepped parapet over the entrance. Below the overhanging eaves are recessed windows along the north and south sides. Two buttresses are located on the south and north sides. A shed roof covers the partially enclosed entrance and is supported by wood posts covered with board and batten siding. Buttresses are found on either side of the front entrance. The recessed multi-paned windows are found adjacent to the front entrance. Concrete steps lead up to the front entrance with a low concrete wall running in front of the steps. Alterations include the addition of the shed roof and board and batten siding. The windows on either side of the buttresses have been closed. The building is in good condition with minor alterations.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
General store, southwest elevation, 5/04/95#0313

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-F

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

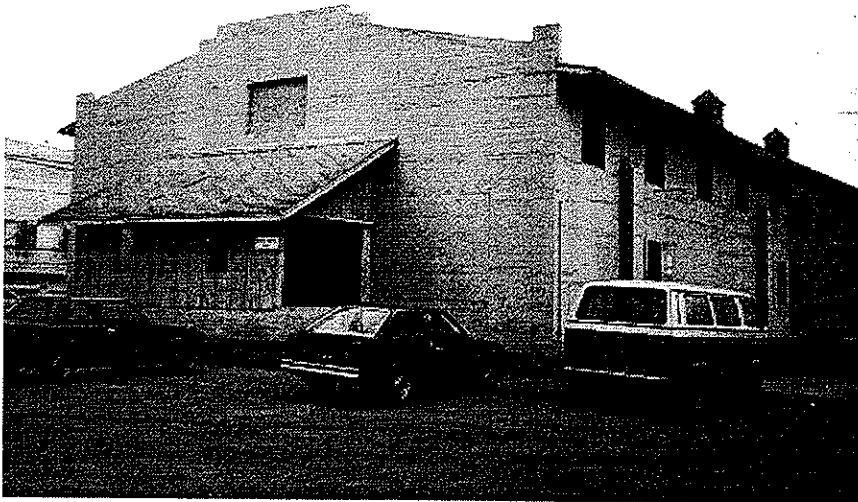
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 12 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Warehouse*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two-story rectangular plan warehouse has a high gable roof with two hipped cupolas at the ridge line. The building contains groupings of doublehung six-over-six wood windows along the second floor as well as pairs of similar windows distributed around the first floor level. The building has a basement and rectangular openings are found along the foundation. There are a number of large entrances with sliding wood doors. The warehouse is covered with wide horizontal beveled wood siding and is connected by a ramp and platform at the west end to the general merchandise store. The building is in fair condition with no apparent alterations.

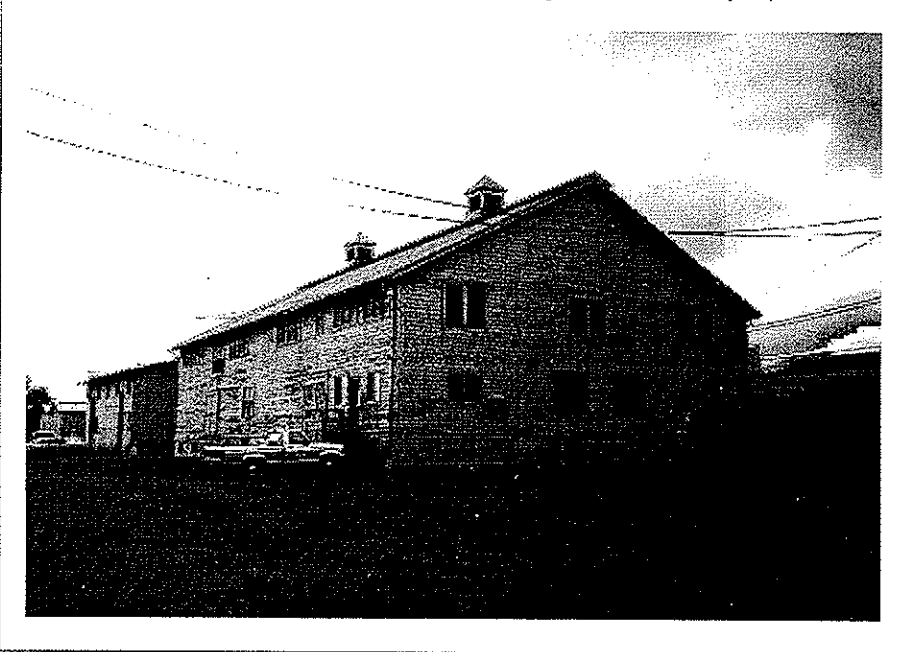
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Warehouse, southwest elevation, 5/04/95, #0412



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

1912-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 13 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Maintenance shop*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The maintenance building has a cross-axial plan with medium gable roofs covered with metal siding. A number of multi-paned wood windows appear in bands along the sides of the building. Several large sliding wood doors on tracks are found along the sides of the building. The building is clad in metal siding. The building originally served as the blacksmith and tractor shop. It continues to function as a maintenance and auto shop. A metal clad garage has been added to house the fire engine. The building is in good condition with no apparent alterations.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Maintenance shop, northwest elevation, 5/04/95#0311



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

Between 1912-1923; Sanborn map

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 14 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Oil reservoir building and pumphouse*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
west of lemon packing house

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The concrete fuel oil reservoir is covered by two side-by-side low pitched gable roofed rectangular plan buildings. They are covered with metal siding and have a sliding door on the east side and concrete and stone foundations.

Adjacent to this building and to the north is the oil pump house covering the fuel oil pumping equipment. This small rectangular plan building has a low gable roof with broad eaves and a gabled vent across the ridgeline. Windows are grouped in threes and are two over two with wood casings and wood paneled doors. Horizontal vents are located at the base of the metal clad building. Both buildings are in good condition with no apparent alterations.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Fam/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Oil reservoir bldg., northwest elevation, 5/04/95 #0317,



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

1912-1923, Sanborn Maps

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 15 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *storage sheds*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

south of lemon packing house

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located at the southern edge of ranch headquarters are a number of storage sheds of different sizes. There are two long open-sided sheds with low gable roofs supported by wood posts. These sheds currently house equipment used for crop spraying, but originally housed wagons. Two large two-story metal clad barns with metal roofs were originally used for hay storage as part of a large corral. The sheds are in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Sheds, northeast elevation, 5/04/95, #0407



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1923-29, Sanborn Maps, 1923-29

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 3D
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #1*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Perhaps the most stylish of this cluster of six California Bungalow residences, this house features distinctive clinker (overfired) brick in two tall chimneys, and in the porch piers and foundation. The medium front facing gable roofed house has an offset front gable on the east side and a shed roof over the projecting porch. The porch is supported by brick piers with square wood columns on the upper half. Under the broad eaves are exposed beams, rafters and lattice vents. The wide wood sash windows are double hung with plain wood casings. The unusual wood siding alternates narrow and wide horizontal clapboards. The house rests on a concrete perimeter foundation. At the rear east side of the house is a one car garage with a carport in front. The stone curbing delineates the lawn from the street. Surrounding all six residences are orange trees. The house is in good condition with no visible alterations.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, southwest elevation, 3/24/95, #0116

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

1912-E

P7. Owner and Address

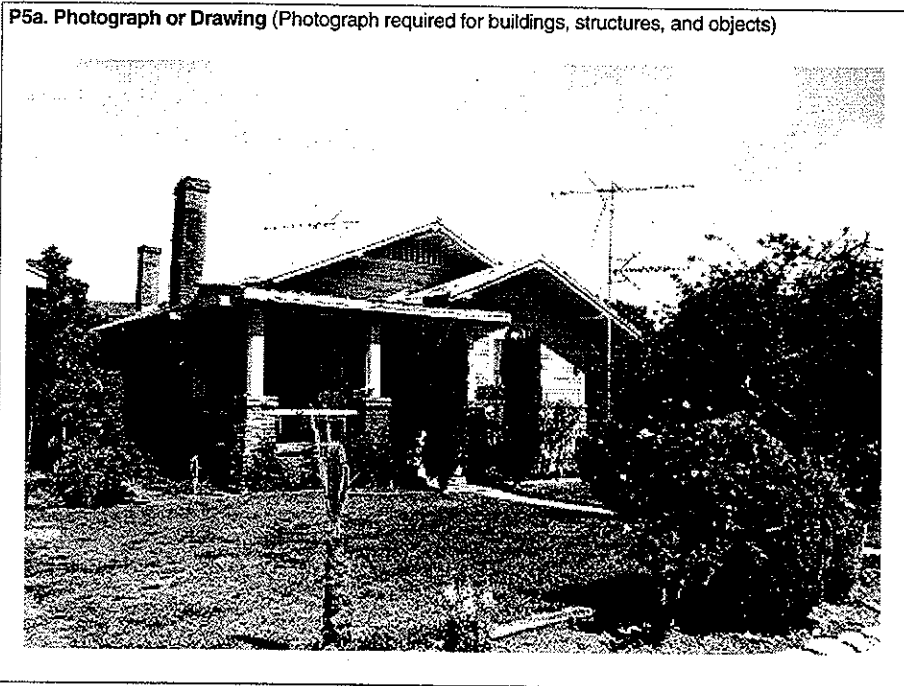
*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/26/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 17 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #2*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

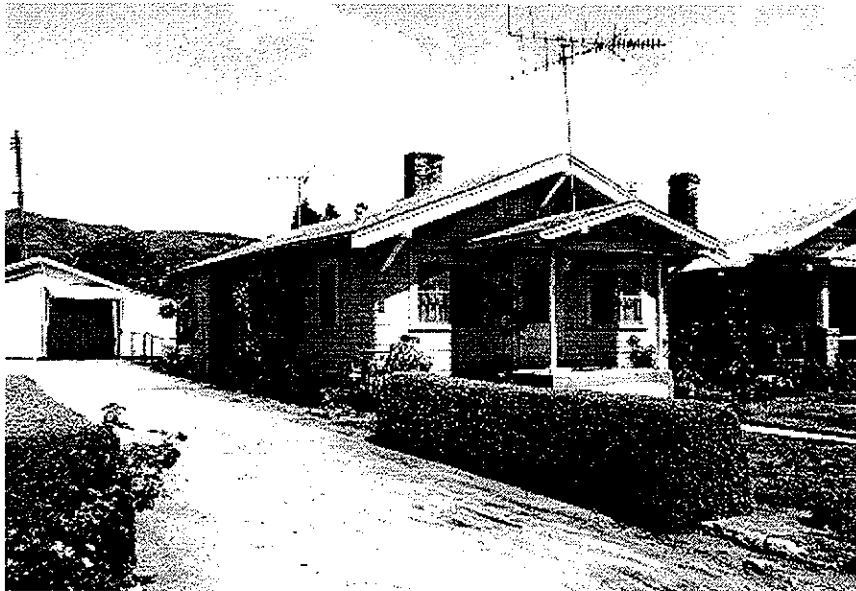
This front facing medium-pitched gable roof is punctuated by a decorative clinker brick chimney. Under the broad eaves are knee brackets, rafter tails and a decorative lattice vent. The California Bungalow styled house is rectangular in plan with a symmetrical facade. The centered porch is attached with a low gable roof supported by square posts and beams. A narrow concrete sidewalk leads up to the concrete front porch. The wood front door has one square glass pane at the top. The wide wood sash windows are double hung with plain wood casings. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation with a board and batten skirt. At the rear of the house is a shared double car garage. Stone curbing extends along the front of the common lawn shared with the residence on the east. The house is in good condition and has retained its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, southwest elevation, 3/24/95, #0115



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

1912-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/26/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #3*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

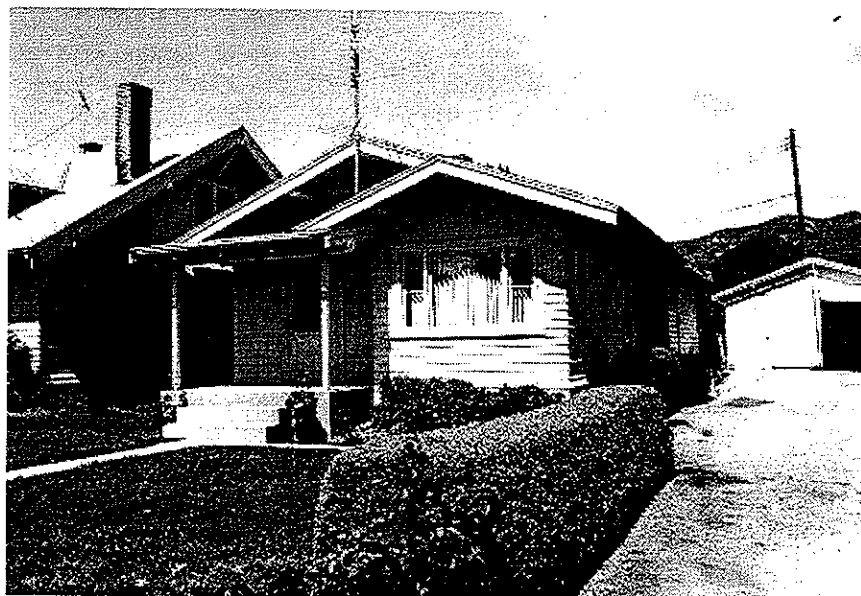
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story front-facing gable roofed California Bungalow features an offset front gabled wing with a large three-part wood window. A shed roof covers the projecting concrete porch and is supported by two square posts. Under the medium gable roof is a decorative vent, exposed beams and rafter tails. A brick chimney punctuates the composition shingled roofline. The house is covered with medium horizontal siding and rests on a concrete perimeter foundation covered with a wood skirt. At the rear of the house is a small addition using the same siding. The house shares a lawn with its neighbor to the west. A low hedge divides the driveway from the lawn. A two-car garage at the rear of the house serves this house and the neighbor to the east. The house is in good condition and has retained its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, southeast elevation, 3/24/95, #0114

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1912-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/26/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #4*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

One of the larger houses in this cluster of six residences is this 1 1/2 story California Bungalow. It features a prominent gabled dormer window with decorative knee brackets and a pair of wood sash windows. The high side-facing gable roofline contains two brick chimneys, one at the rear and one on the east side. The roof is covered with composition shingles. Under the broad eaves are exposed rafters and knee brackets. The symmetrical facade has a centered front porch flanked by two large fixed windows. The projecting porch has a shed roof supported by square posts. A narrow concrete walkway leads up to the concrete steps and porch. The front wooden door has four small panes at the top. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation covered with a wooden skirt. At the front of the lawn is stone curbing. The house is in good conditions and has retained a high degree of architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 3/24/95, #0113



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

1912-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/26/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 20 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #5*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

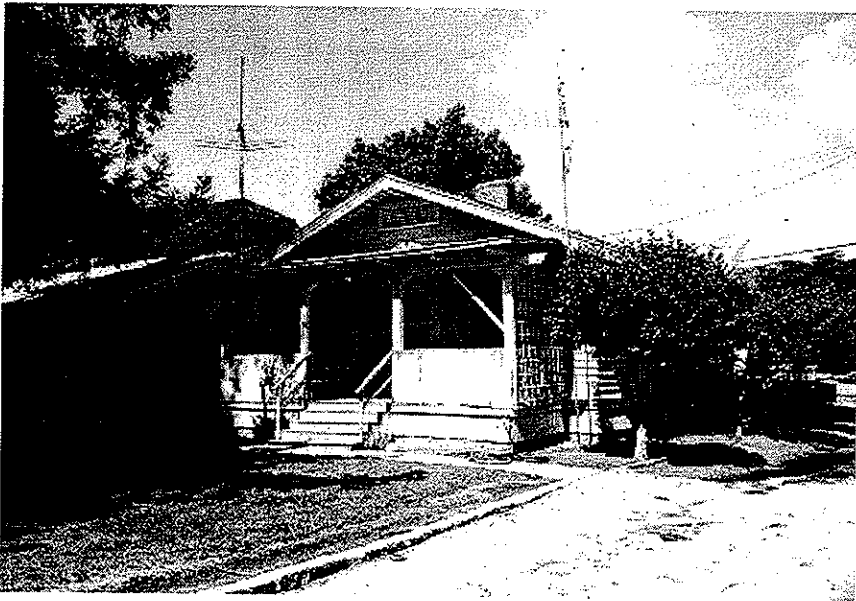
Exposed beams support the shed roof that extends across the front of this small California Bungalow. The porch has four square supports and a solid wood railing and wooden stairway. In the upper portion of the wood front door are six small beveled glass panes. The one-story residence has a medium-pitched front-facing gable roof with exposed rafters under the broad open eaves and a lattice vent under the gable end. A brick chimney rises from the rear center of the roof. Windows are wide one-over-one wood sash double-hung with plain wood casings. The house is clad in medium clapboard siding and rests on a concrete perimeter foundation. A dirt driveway east of the house has a low stone border. At the rear is a corrugated one car metal garage. The house is in fair condition with minor changes to the front porch railing.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 3/24/95, #0112



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

1912 - E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/26/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #6, Limoneira Credit Union*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California Bungalow, presently used as the Limoneira Credit Union, features a symmetrical facade with a projecting porch supported by tapered wood posts and an open railing. The medium-sized wood front door has three panels in the lower portion and six small beveled glass panes in the upper portion. A narrow concrete sidewalk leads from the road to the wooden porch steps. The low-pitched side-facing gable roof, of composition shingles, has exposed rafters and knee brackets under the broad eaves and a brick chimney punctuates the rear roofline. A slightly recessed wing has been added to the west side and uses the same siding and window proportion as the rest of the house. Windows are fixed or one-over-one wood sash with plain wood casings. The building is covered with medium clapboard siding and rests on a concrete perimeter foundation covered with a wood vertical board skirt with lattice vent. The front lawn, shared with the house to the east, contains two mature redwood trees. The house is in good condition and has retained its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 3/24/95, #0111

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1912 - E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/26/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 22 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #7*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story modest Queen Anne style residence with a square plan and a medium-pitched, hip roof covered with composition shingles. An inset porch with a vertical slat baluster is located on the left side of the house, and is supported by a classical column. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation covered with a wood skirt. The open eaves have decorative brackets. The house has narrow double-hung windows with plain wood casings. A gabled wing is attached to the east rear portion of the house and was added after 1928. A narrow sidewalk leads up from the road to the front steps. The house is in good condition and exhibits a high degree of integrity.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/04/95, #0212

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1900-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded:

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 23 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #23*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

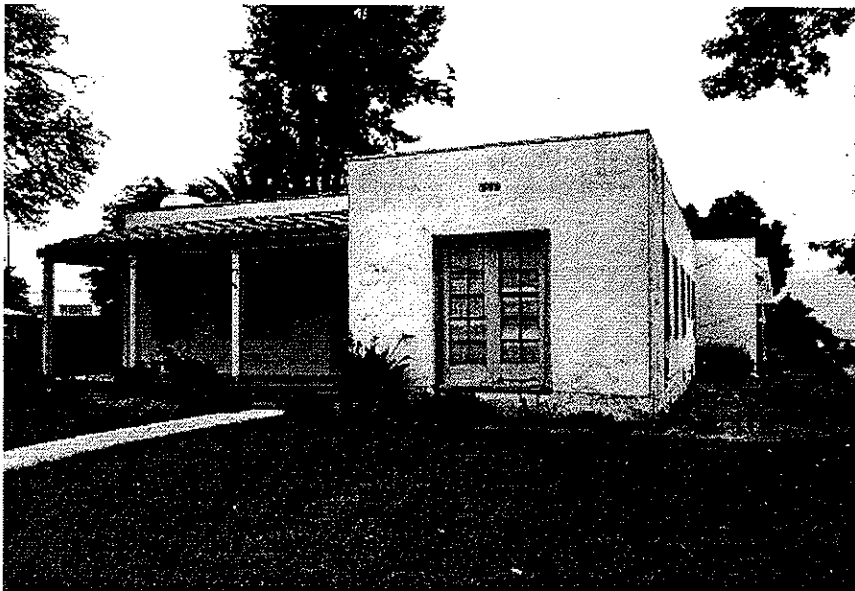
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Spanish Colonial Revival style residence with a rectangular plan and a parapeted flat roof covered with tiles. A projecting porch is located on the left side of the house, and is supported by square posts. The house is covered with stucco siding and rests on a concrete perimeter foundation. Tile vents are located below the parapets. A brick chimney covered with stucco is located on the east side of the house. The house has wide, multi-pane, double-hung windows with decorative wood casings and French doors. The house is in fair condition. Between this house and Residence #7 is a three car corrugated metal roofed garage.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/04/95, #0213

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *3/13/96*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 24 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #24*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
Santa Paula USGS Quadrangle, 1951

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This sprawling Ranch style residence is constructed in a modified front-facing u-plan with a low-pitched hip roof featuring hipped wings at each end. Under the overhang are rounded rafter tails. A brick chimney punctuates the composition shingles at the rear of the residence. The front porch is attached at the east side adjacent to the east wing and is supported by square shingle clad posts. The wide wood sash windows contain multi-panes in the upper window. Plain wood casings surround the windows. The house is covered with shingle siding and rests on a concrete perimeter foundation. A long narrow concrete sidewalk leads up to the front door. Mature redwood trees are located to the east and west sides of the large front lawn. There appear to be no alterations to the exterior of the building and it is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 3/24/95, #0110

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1940-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/27/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 25 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence #26*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*
d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

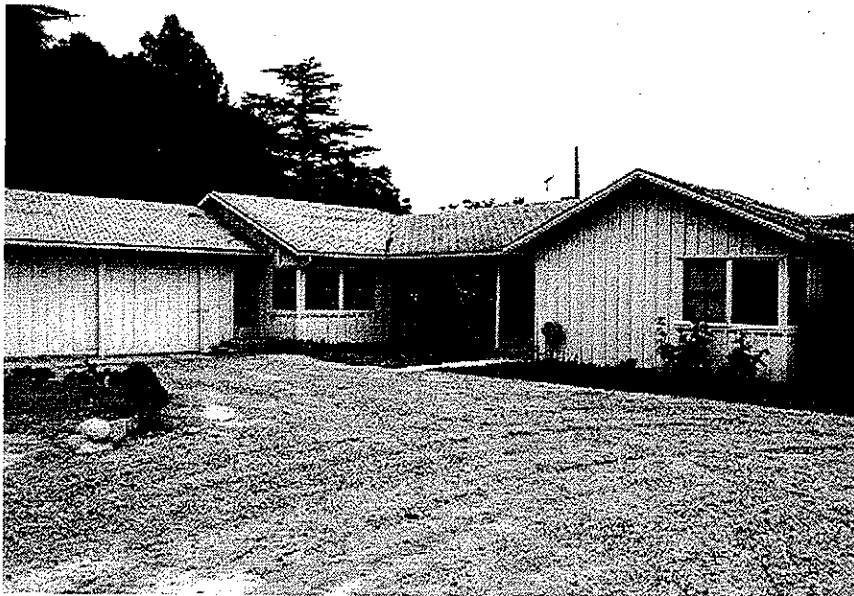
This is a one-story Ranch style residence with an I-shaped plan and two front-facing medium-pitched, gable roof wings covered with composition shingles. An inset porch is centered on the front of the house, and is supported by square posts. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. The single front door has eight panes. A brick chimney is located at rear of the house. The house has wide, two-over-two, double-hung windows with plain wood casings. The two-car garage is attached to the front of the east gable, creating the L-shape. The house is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/04/95, #0215



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1937-F; architectural drawing, Limoneira Ranch

P7. Owner and Address
*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/10/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 26 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Residence east of park*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1141 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-and-a-half story English cottage style residence with a rectangular plan and a side-facing high-pitched, hipped gable roof covered with composition shingles. The porch has a small concrete stoop with a shed roof over the entrance. The front door has four panes over double recessed panels. The house is covered with board-and-batten siding on the second story and stucco siding on the first story and rests on a concrete perimeter foundation. The short open eaves have exposed rafter tails. A brick chimney is located on the west side. The house has narrow, double-hung windows with decorative wood casings. Windows are found in pairs, in threes and singly. The house is in fair condition. Behind the house, adjacent to the railroad tracks, is a corrugated roofed two-car garage. West of the house is a low hedge and a garden area.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 5/04/95, #0216

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

1925-E

P7. Owner and Address

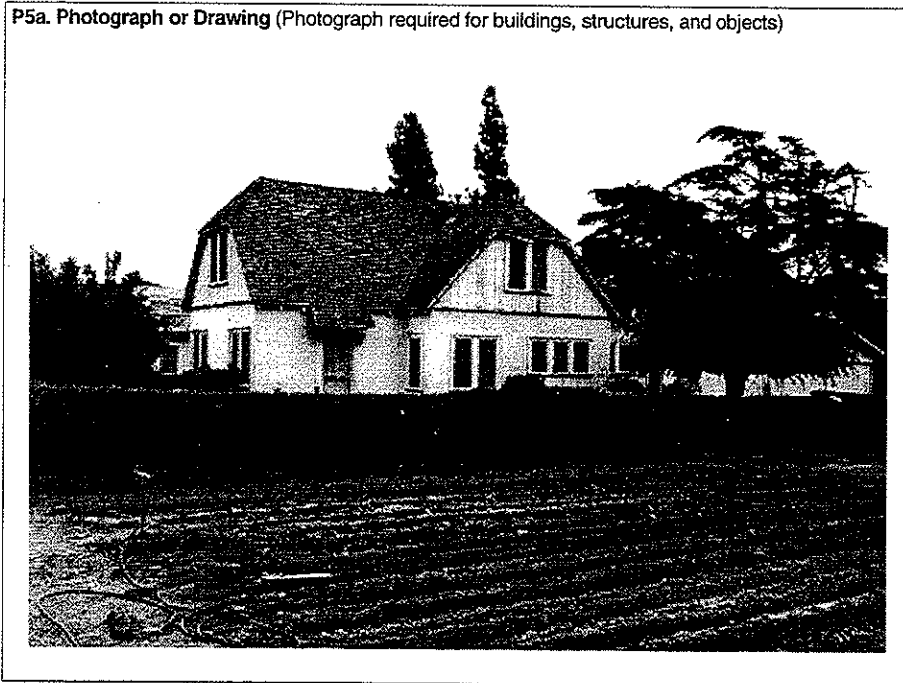
*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/10/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Employee Residence Court*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1019 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This cluster of 20, one and two-story single and multiple family residential buildings was constructed as employee housing. The buildings are organized in a bungalow court-style plan, in essentially two, concentric arcs radiating from the southwestern corner of Cummings Road and the main Limoneira ranch entrance road. All of the units are stucco-clad, hollow clay tile buildings on concrete perimeter foundations and are designed in the Spanish Colonial Revival style.

The inner arc of buildings located nearest to the road intersection is a grouping of three, two-story single family units. They are rectangular in plan, with medium-pitched hip roofs, shallow, boxed eaves and covered with Spanish clay tile. The two flanking units have small, attached porches with arched openings and decks above, and second floor bay windows supported by corbels. The center unit has a second-story deck and a front door set into an arched, recessed opening. Windows are multi-paned wood sash units, some with multi-paned sidelights. French doors on the second floor access the deck areas. Double rows of square clay pipes are employed as attic and foundation vents. [see continuation]

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Employee housing, east elevation, 5/04/95, #0223

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

1920 F

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

B1. Historic Name: *Limoneira Ranch*

B2. Common Name: *Limoneira Ranch*

B3. Original Use: *Multi-family residential*

B4. Present Use: *Multi-family residential*

B5. Architectural Style: *Spanish Colonial Revival*

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

Designed in 1919, constructed in 1920.

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *citrus orchard, ranch buildings*

B9a. Architect: *Allison and Allison*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This courtyard housing project is very similar in plan and design to the many thousands of bungalow courts constructed in urban areas throughout Southern California during the first three decades of the century. This court is highly unusual for the application of this otherwise common form to a rural setting.

According to contemporary reports, the citrus industry in the region began to experience acute farm labor shortages in the period following World War I. The supply of willing Mexican and Japanese single men, long the primary source of farm labor, had begun to dwindle, and native labor could not be found in sufficient numbers to act as replacements. Also implicit was a preference for hiring native labor, whenever possible. It was the perception of some citrus industrialists that the failure to attract American-born labor to farm work was a direct function of the availability of adequate housing. This courtyard project was constructed as an attempt to address this need.

The adoption of a popular urban scheme for rural housing suggests that the target for the new labor market development effort was the urban working class, then increasingly able to obtain employment outside of agriculture. The attempt to place farm work and farm living on a par with industrial employment is clear, as is the contemporary perception that similar labor management techniques could be applied both to agricultural and smokestack manufacturing. [continued]

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

B12. References:

Triem, Judith. The Limoneira Company, One Hundred Years of Growing. Santa Paula: Limoneira Co., 1993.

Culbertson, J.D. "Housing of Ranch Labor." California Citrus Institute, Annual Report (Riverside, 1920) 97-105.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 29 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/13/95* Continuation Update

B.10 (Significance)

The complex was designed by Allison and Allison architects of Los Angeles, a firm particularly well-known for its work on the UCLA campus during the 1930s. The firm also designed the Limoneira lemon packing house in 1919, for which it won an architectural certificate of honor from the Southern California Chapter of the American Institute of Architects.

The complex is more generally significant due to its association with Limoneira Ranch, established in 1893 by Nathan Blanchard, founder of Santa Paula, and Wallace Hardison, founder of Union Oil. Limoneira, under the expert hands of Blanchard, Hardison and Charles Collins Teague grew quickly to increase its original 413 acres to 2,713 acres of land by 1907. Numerous new bunkhouses, residences, a packing house and a railroad spur were built by 1912. Employees increased from 20 in 1897 to 250 by 1910, and the 46,985 citrus trees (lemons, oranges and grapefruits) were joined by walnuts, olives and row crops. By 1920 the company was enjoying the rising prosperity from its participation with Sunkist and its aggressive advertising campaigns in the Midwest. This prosperity led to many new improvements on the ranch and in Santa Paula between 1919 and 1924.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 30 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/13/95* Continuation Update

P.3 (Description):

The second of the concentric rings of buildings, located immediately behind the two-story units, is composed of four, flat-roofed, parapeted, one-story multiple family units and nine, one-story duplex family residences organized in an "L" plan flanking a center axis forming a courtyard. Pairs of single family residences anchor the court on both of the bounding roads. These are small, L-shaped in plan with attached porches supported by three, stucco-clad square posts and covered with shed roofs topped with Spanish clay tile. Windows are eight-over-eight wood sash units flanked by side lights.

Pairs of duplexes are located behind the single family units. These units are rectangular in plan, and have small front stoops overhung by a small, projecting shed roof covered by three courses of Spanish clay tile and supported by corbels. Windows are eight-over-eight wood sash units flanked by side lights. The end units have attached porches supported by three, stucco-clad square posts and covered with shed roofs topped with Spanish clay tile. One duplex unit is oriented at a 45-degree angle to the legs of the "L" plan and caps the vertex of the angle formed by the two legs.

Two, one story duplex units are located to the south of the main body of the court. The duplex located closest to Cummings Road is oriented on a perpendicular to the street; the rear duplex is oriented parallel to the street. Both are essentially the same in elevation as the previously described duplex units. A single family residence is located to the south of the two duplex units. It is virtually identical to the previously described single family units. A corrugated metal garage is located to the rear of the residence. The court is landscaped with a grass lawn and a variety of shrubs, trees and flowers.

The court and residences have been subjected to numerous, mostly minor, alterations. Evidently, all of original enclosed garages have been demolished and replaced with open carports, probably during the 1950s or 1960s. One of the present carports is located between the first and second concentric rings of the complex, where the original garages and two residences were located. Two other modern carports are located at the western and southwestern edges of the complex. A duplex was evidently originally located to the south of the main body of the court, but has been demolished, as were two single family units located at the vertex formed by the legs of the "L" plan. Some of the duplex units have been converted into single family units, resulting in the closure of some exterior doorways.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Row of residences, east elevation, 5/04/95,
#0218*

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 31 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *1019 Cummings Road - C37 - employee's residence*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *1019 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Located on south side of private road leading into ranch headquarters

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a front-facing medium-pitched, gable roof covered with composition shingles. A gabled dormer window is located on the east side. A small porch with a concrete stoop and small gable roof supported with brackets is located on the left side of the house. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails and knee brackets. It has lattice vents under the gable ends. A brick chimney is located on east side of the house. The house has medium, one-over-one, double-hung windows with plain wood casings. The house is in fair condition and has retained its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/04/95, #0217

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/10/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 32 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands pump station*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *484 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-200-24*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located at the southeast corner of Cummings and Santa Paula Street is a residence, sheds and water related equipment for the Limoneira Ranch. It is referred to historically as the Olivelands Pump Station. The residence is rectangular in plan with a one-story low pitched hip roof covered with composition shingles. A hipped roof wing is located at the southeast corner of the house. Exposed rafters are located under the eaves. The front porch has a small concrete stoop with a shed roof supported by wood brackets. Windows are wide double hung six-over-six with wood casings. Some windows have been replaced with aluminum sliders. The house is covered with shingle siding and rests on a concrete perimeter foundation. A brick chimney punctuates the roofline.

The house and outbuildings are in good to fair condition. Few alterations have been made to the residence.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, west elevation, 6/05/95, #0517

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

1935-E - house; water system dated 1919

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

CONTINUATION SHEET

Page 33 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/13/95* Continuation Update

P. 3 Description (continued)

Behind the house to the east is an office building, two-car garage, and water tower base. The office is a corrugated metal clad building with a metal gable roof. It is one story and rectangular in shape with an offset front gable wing, multi-paned wood windows and a wood door. Southwest of the office is a corrugated metal two-car garage with a gable roof and rectangular plan. The buildings appear to be fairly original in design. The water tower has lost the tower and only the platform remains. A few newer sheds have been added. Portions of concrete pads and some foundations remain. One of the concrete pads is dated April 19, 1919.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Sheds, water system equipment, north elevation, 6/05/95, #0515

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 34 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Camp 100 (farmworker's cottages #101-129)*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *869 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located adjacent to Todd Barranca, a grouping of about twenty-five farmworker's houses lines the road overlooking the barranca, facing west. The cottages are all identical, rectangular in plan, with low-pitched front facing gable roofs covered with composition shingles. Rafters are exposed under the open eaves. A small horizontal vent is located just below the gable peak. The centered entrance is covered with a shed roof supported by brackets. The front doors have four glass panes in the upper half and two vertical panels in the lower half. A concrete walkway leads up to the front entrance. Windows are in pairs or single and six over six double hung with wood casings. The house is covered with board-and-batten siding and rests on concrete piers.

The houses are landscaped with small vegetable gardens, flowers and front lawns. A grassy play area with a number of mature pine trees is located across from the houses adjacent to the barranca. A number of small vegetable gardens are planted along the barranca. The barranca is lined with eucalyptus trees acting as windrows. The houses have retained their integrity and are in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, west elevation, 5/09/95, #0400



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

1910-1918-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/11/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

B1. Historic Name: *Limoneira Ranch*

B2. Common Name: *Limoneira Ranch*

B3. Original Use: *residential*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1910 - 1915

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

B8. Related Features: *barranca, small park, small vegetable gardens*

B9a. Architect: *K.B. Low*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This grouping of farmworker's cottages is significant as the first family housing built for the Mexican employees at the Limoneira Ranch. In addition to the houses, two-story bunkhouses were constructed for single male workers. The Japanese males had separate bunkhouses from the white male workers. None of these two-story bunkhouses remain today.

The houses were designed by the ranch engineer, K.B. Low, who designed several additional residences as well as water systems for the company.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

B12. References:

Triem, Judith. The Limoneira Company, One Hundred Years of Growing, 1993.

Architectural plans, K.B. Low, Engineer, Limoneira plan archives

(Sketch Map with north arrow required.)



B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *928 Cummings Rd. - P 1-10*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *928 Cummings Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located south of the Lemon Packing House is a grouping of ten farmworker's residences lining both sides of the road. The cottages are all identical with rectangular plans and low-pitched front facing gable roofs covered with composition shingles. Rafters are exposed under the open eaves. A small horizontal vent is located just below the gable peak. The entrance is centered with a shed roof supported by square posts. The front door has four glass panes in the upper half and two vertical panels in the lower half. A concrete walkway leads up to the front entrance. Windows are in pairs or single and six-over-six double-hung with wood casings. The house is covered with board-and-batten siding and rests on concrete piers. The majority of houses have retained their integrity and are in fair condition. One of the houses has been recently rebuilt with stucco siding and aluminum windows.

A row of low-cut shrubs lines the roadway in front of the houses. At the south end of the row, are a number of mature trees and a small park. These houses are almost identical, except for the porch treatments, to the row of houses at 869 Cummings Road.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residences, east elevations, 5/04/95, #0316

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

1910-1918-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/11/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - blacksmith shop*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *90-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located adjacent to Todd Barranca, this one-story side-facing gable roofed building is rectangular in plan with exposed rafters and knee brackets under the overhanging eaves. The wood windows have six-over-six panes and are double-hung with wood casings. Sliding aluminum windows and a wooden door have replaced one of the original windows and a sliding door. The sliding door on the north side remains. The building is covered with corrugated metal siding. The building is in good condition.

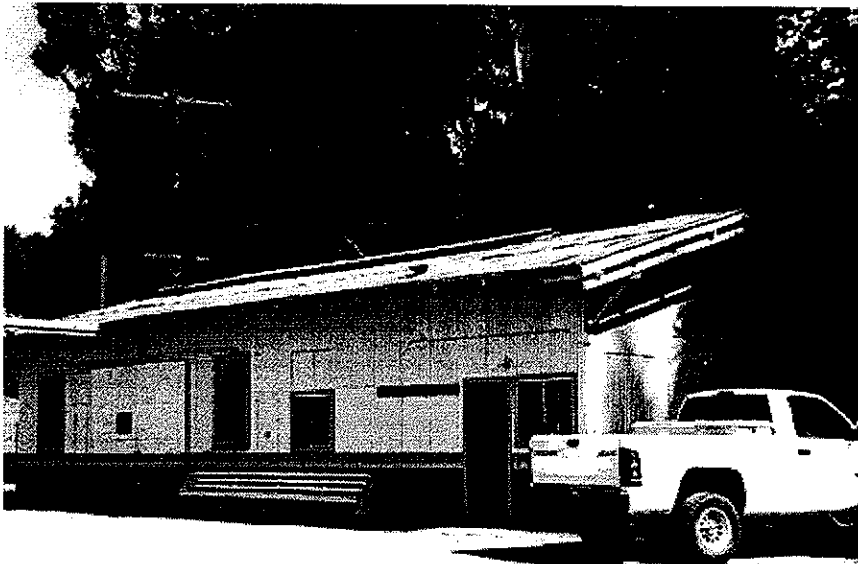
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Blacksmith shop, southwest elevation, 5/09/95, #0406



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

1914-E, Sanborn Map

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - office and fountain*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *90-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located adjacent to the Todd Barranca, south of the blacksmith shop, is this one-story gable roofed office building. Exposed rafters are located under the eaves and the roof is covered with metal siding. A shed roof extends across the front of the building supported by a square post. The north end is recessed from the front of the building and contains a separate entrance. The wood doors are paneled and windows are six-over-six double-hung with wood casings. The building is covered with corrugated metal siding and is in good condition.

In front of the office is an octagonal shaped fountain with a stucco surface and a pedestal and bowl in the center. A plaque on the fountain reads "Olivelands, 1914."

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Office/fountain, west elevation, 5/09/95,#0408

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

1914-E, Sanborn Maps

P7. Owner and Address

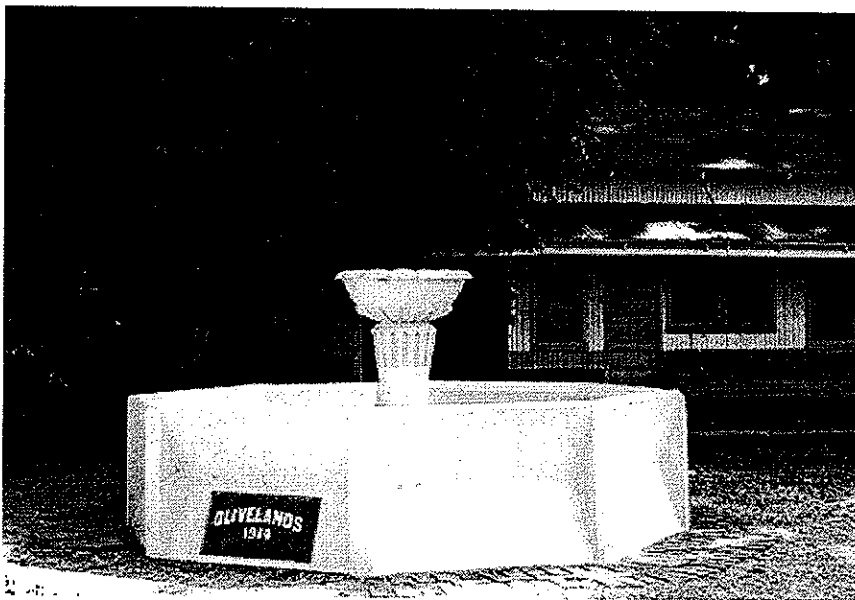
*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments
- | | | | | |
|--|---|---|--|--|
| <input type="checkbox"/> NONE | <input type="checkbox"/> Continuation Sheet | <input checked="" type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input checked="" type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - mule barn*

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *90-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The mule barn is a very long rectangular plan, one-story barn with a high gable roof that slopes down close to the ground on both sides with broad eaves and exposed rafter tails. Along the east and west sides are a number of square openings. Large sliding doors are located on the north and south sides. At the south end of the barn, a low pitched, wood-framed, open-sided, gabled roof extension is attached to the main body of the building. The roof and sides are covered with corrugated metal. The foundation is concrete. The interior of the barn retains a large number of original features: a concrete slab with inset rails runs the length of the building, wooden feeding troughs and stall dividers, and wood plank floors in the stalls. The barn is in good condition and has maintained its integrity.

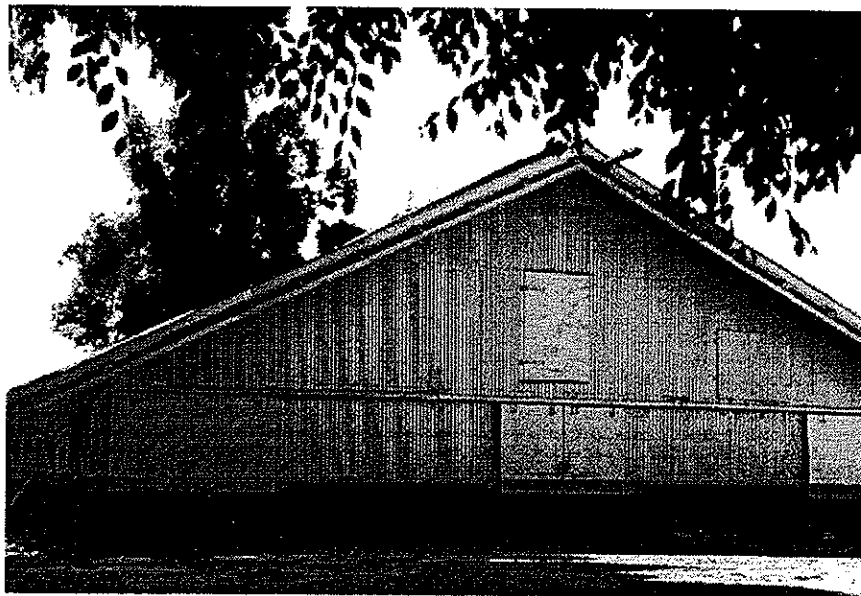
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Mule barn, northeast elevation, 5/09/95, #0409



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

1914-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - hay barn*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *90-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two stories in height, this large rectangular plan barn has a medium front gable roof with broad eaves and exposed beams. An open vent is located under the eaves along the northern and southern elevations with a small vent at the gable peak. The barn roof and siding is corrugated metal. A large sliding door on a track is found on the eastern elevation. The building is in good condition. It is uncertain if this is the original hay barn from the 'teens. The original barn was in this location but had one story shed roof wings on the north and south sides. These may have been removed.

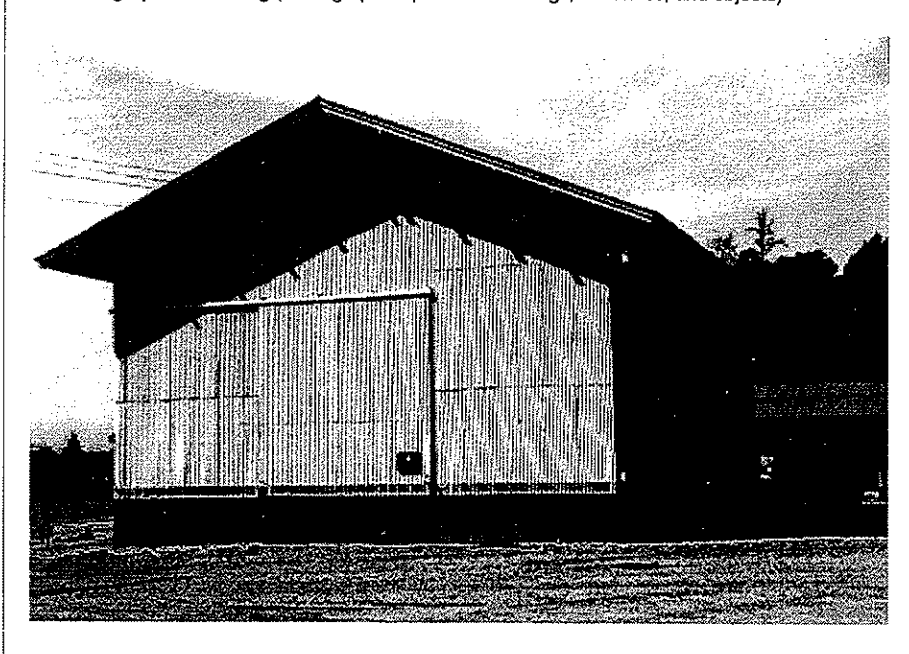
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Hay barn, east elevation, 5/09/95, #0410



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

1915-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - barn*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *90-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story open sided hay barn has a medium gable roof covered with corrugated metal and exposed rafters under the eaves. The lower half of the barn is covered with the metal siding while the upper half is covered with wire mesh. Attached to the north side of the barn is a one-story open-sided shed with a metal roof and wood supports. Just east of the barn is a long rectangular shaped horse trough covered with stucco siding.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Hay barn, northwest elevation, 5/09/95, #0411

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

1923-29, Sanborn Maps

P7. Owner and Address

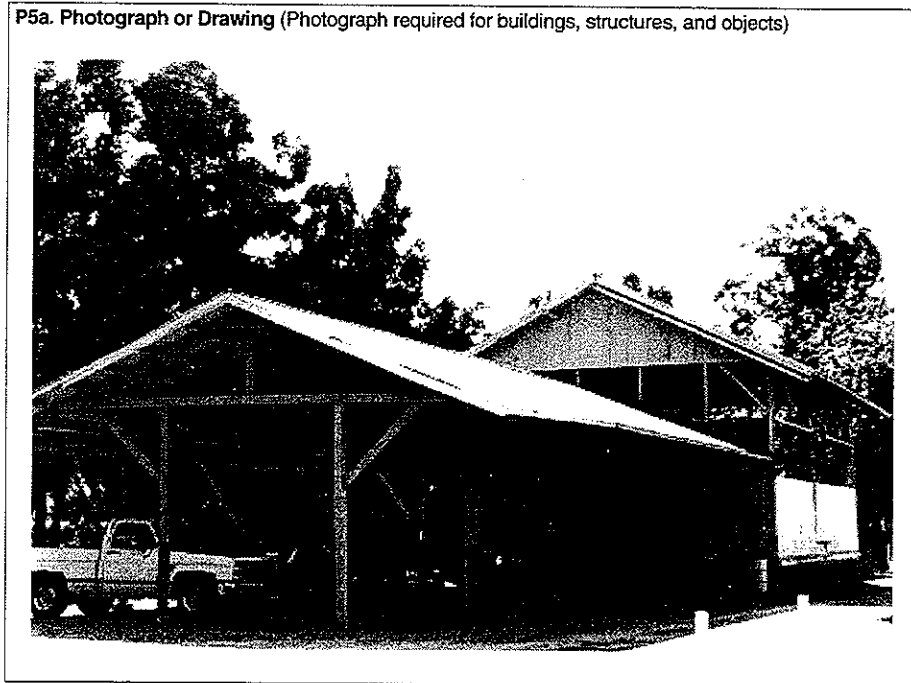
*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - equipment sheds*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *96-010-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

To the east of the main hay barn are two long open-sided, wood-frame equipment storage sheds with metal roofs. Portions of the sheds have metal sides. They are in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Storage sheds, southeast elevation, 5/09/95, 0417



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

1925-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 3D
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 43 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - utility building*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *90-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small shed, located to the left of the Olivelands gates, is rectangular in plan with a medium front gable roof and exposed rafters under the eaves. It is covered with corrugated metal siding and a metal roof and has two large doors at the west end of the building. It is in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Utility building, southwest elevation, #0405

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

1923-29, Sanborn Maps

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)

Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record

Sketch Map Archaeological Record Milling Station Record Photograph Record

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 3D
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 44 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands - water -related buildings*

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *96-010-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Along Todd Barranca, to the south of the mule barn, is a grouping of water-related buildings and structures. The buildings house equipment for pumping. One is a one-story rectangular-plan metal storage building with a shed roof, multi-paned wood windows and a sliding wood door on a track.

Adjacent to the shed is a small clay tile gable-roofed structure housing water-related equipment. Surrounding it are several concrete lined water storage and filtering tanks. This equipment, storage and filter equipment is part of the water reclamation process at Limoneira.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Shed, southwest elevation, 5/09/95, #0415

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1914-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #11*

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12548 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Located south of Foothill Road, just east of Todd Barranca

Parcel No. *90-010-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a square plan and a medium-pitched, hip roof covered with composition shingles. An inset porch with a solid baluster is located on the left side of the house, and is supported by double square columns. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. A brick chimney is located on the south side. The house has wide, one-over-one, single-hung windows with plain wood casings. The only apparent alteration is the partially enclosed porch. The house is in good condition. It has a two-car garage with a shed roof, corrugated metal sides and double metal doors.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence #11, east elevation, 5/09/95, #0403

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

1916-E, Oliveland Map, 1916

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #10*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12548 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Located south of Foothill Road just east of Todd Barranca

Parcel No. *90-010-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located east of Todd Barranca, this one-story California Bungalow style residence has a rectangular plan and a front-facing low-pitched, gable roof covered with composition shingles. A gabled wing was added to the front left side between 1923 and 1929. A projecting porch is located on the right side of the house, and is supported by square posts. The house is covered with both wide, vertical planks and board-and-batten siding and rests on a concrete perimeter foundation. The eaves are open. The house has wide, one-over-one, double-hung windows with plain wood casings, except for some aluminum sliders on the eastern elevation. A single car woodframe garage has two large wooden doors. The house is in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #10, southeast elevation, 5/03/95, #0404



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

1916-E, Olivelands Map, 1916

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #12*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12485 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-320-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Built into the hillside, this two-story folk Victorian residence has a one-story basement with the second story serving as the main floor. The house has a medium-pitched side-facing gable roof with boxed eaves and plain frieze. A hipped roof projects across the front of the building and is supported by square capped columns. The geometric stick pattern porch railing has an oriental flare. The house has narrow one-over-one and two-over-two double-hung windows with shelf mouldings. A gabled wing extends from the west side of the house and has a small balcony with a French door. The house is covered with wide horizontal shiplap siding on the second floor and board-and-batten siding on the first floor, except for the wing whose first floor facade is covered with metal siding. The house is in fair condition and has maintained its integrity except for a few minor alterations. Surrounding the site are a number of mature trees. A dirt drive leaves the main road and ends in front of this residence.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #12, southwest elevation, 6/05/95, 0500



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

1887-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments
- | | | | | |
|--|---|---|--|--|
| <input type="checkbox"/> NONE | <input type="checkbox"/> Continuation Sheet | <input checked="" type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input checked="" type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 48 of 58 Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #13*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *12485 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-320-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Rectangular in plan, this small one-story residence has a medium side-facing gable roof covered with composition shingles. Eaves are boxed. At the east end of the house is a decorative slanted bay window with brackets and dropped pendant and decorative panels with a recessed design. The projecting porch is centered with a shed roof supported by square posts and a new crisscross wood railing. Windows are narrow one-over-one double-hung with shelf mouldings. A transom window is located over the front door. The house is covered with wide horizontal shiplap siding and rests on a concrete perimeter foundation covered by a board-and-batten skirt. The house is in fair condition and has maintained its integrity except for porch alterations.

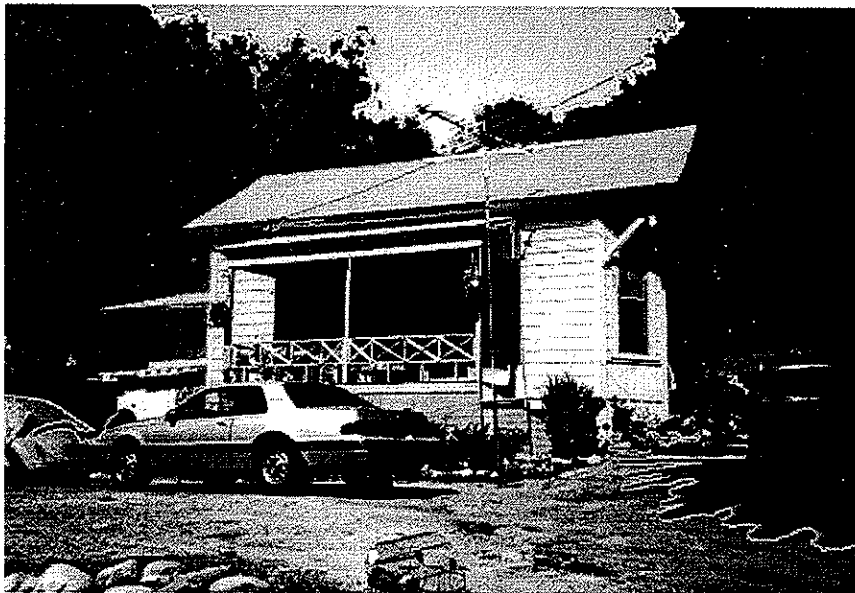
Adjacent to the house is a two-car metal-sided garage. Surrounding the house are a number of native oak trees, stone walls and a stone ditch. This house lies directly west of Residence #12, at the end of a private dirt road.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #13, south elevation, 6/05/95, #050X



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

1887-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #17*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12475 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-320-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story residence features a peaked gable over the projecting front porch, which is partially enclosed at the west end. The railing is solid and supports are square capped columns. Wood steps lead up to the front porch. The rectangular plan building has a truncated hipped roof with boxed eaves and a frieze. A slanted bay window on the east side of the house has decorative brackets over the eaves with drop pendants. Recessed decorative panels are found above the window. The narrow windows are one-over-one double-hung with decorative wood casings. The wood front door has four glass panes in the upper half and two panels in the lower half. The house is covered with wide horizontal shiplap siding and rests on a concrete perimeter foundation covered with a vertical board skirt. The house is in good condition.

In front of the house is a mature redwood tree and several mature palms line the street. A sidewalk leads up to the front porch.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 5/09/95, #0420

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

1887-E

P7. Owner and Address

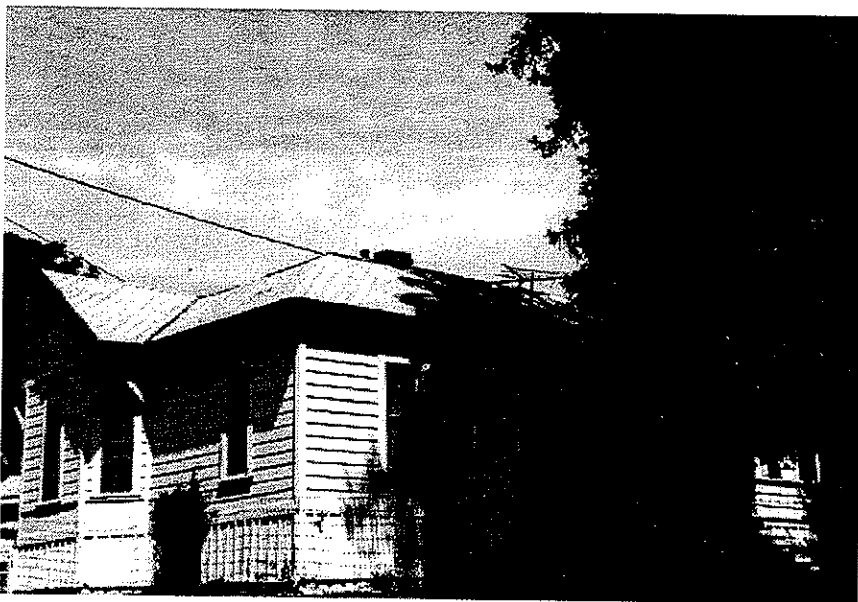
*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

B1. Historic Name: *Olivelands Ranch*

B2. Common Name: *same*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style:

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

1887-1905-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *employee housing*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This complex of residences is historically important for its association with the Olivelands Ranch that was established by E.W. Harrold about 1886 on 2500 acres of land. It was purchased by the Limoneira Company in 1907. Several buildings remain from the early days. The main house built for E.W. Harrold, a native of Indiana, and his wife Clarise was demolished, but the ranch superintendent's house and other employee housing remains. The barns have all been replaced. Harrold planted walnuts as well as olives and in 1898 over 50,000 English walnut trees were producing combined with 35,000 mission olive trees. This was the largest single producing ranch in the valley in terms of acreage.

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

HP2 - Single Family Property

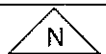
HP33 - Farm/ranch

B12. References:

Storke. History of Santa Barbara, San Luis Obispo and Ventura Counties, 1891. p. 307.

Santa Paula Chronicle, July 1899.

(Sketch Map with north arrow required.)



B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 51 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #18*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12475 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-320-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing low-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster runs across the front of the house, and is supported by square posts. The house is covered with medium, vertical siding and rests on a concrete perimeter foundation covered with a wood skirt. The open eaves have exposed rafter tails. Vents are found under the gable ends. The house has medium, two-over-two, casement windows with plain wood casings. The siding may not be original. The house is in fair condition. Adjacent to the house on the east is a two-story single car garage covered with vertical beveled siding. The house sits on a raised yard surrounded by trees. A stone wall runs behind the garage.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence #18, southeast elevation, 5/09/95, #0421

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

1910-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 52 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #19*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12475 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-320-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located on the hillside above Foothill Road, this residence is flanked by a number of mature trees including palms, deodar and cypress. Steps lead from the road to the main entrance. This is a one-story California Bungalow style residence with a rectangular plan and a side-facing low-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster is centered on the front of the house, and is supported by square posts and extended rafters that form a pergola. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation with a wood skirt. The open eaves have exposed rafter tails. A brick chimney is located at the ridgeline. The house has wide, multi-pane French doors and both fixed and casement windows with plain wood casings. The house appears to have maintained its integrity and is in good condition. A two-car garage is located in the rear and is built in the same style as the house.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence #19, southeast elevation, 5/09/95, #0422

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

1916-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 53 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Olivelands residence #25*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

North side of Foothill Road, west of Wheeler Canyon Road

Parcel No. *64-320-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with wood shingles. A small gable supported by brackets is centered over the concrete stoop. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. The house has wide, four-over-two, casement windows with plain wood casings. It is in fair condition and has retained its architectural integrity. A drive curves around in front of the house where concrete steps and a low wall lead up to the main entrance. The house is surrounded by mature trees and some low stone walls. Mature palms line the roadside in front of this residence.

This building may have originally served as the kitchen and dining room for ranch employees. A large bunkhouse once stood west of this building.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #25, south elevation, 5/09/95, #0418

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

1915-E, Sanborn Maps

P7. Owner and Address

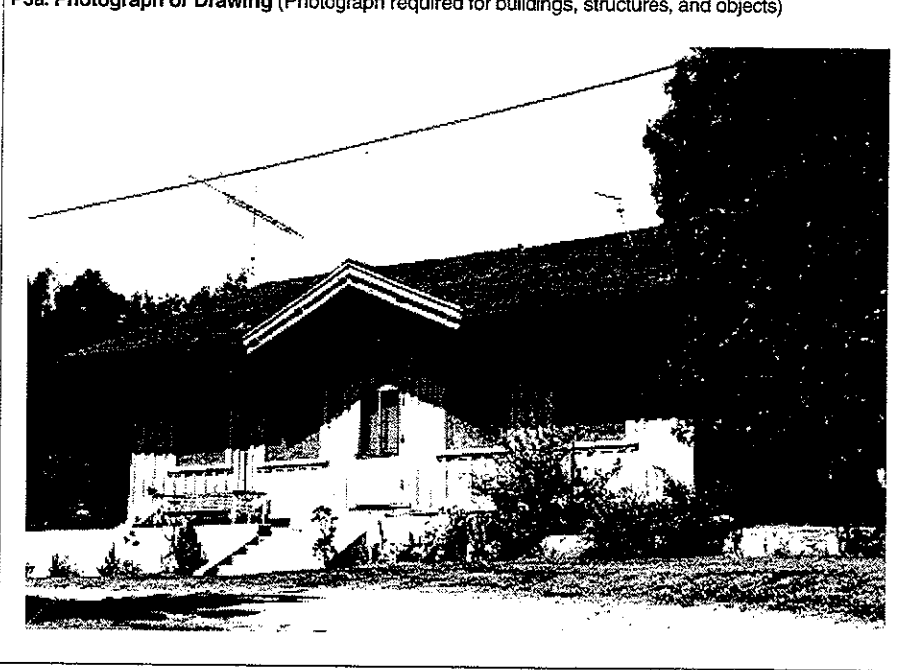
*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/12/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V, General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 54 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Aliso Village - Camp 800*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *12255 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
north of Foothill Road, just east of Aliso Canyon Road

Parcel No. *64-310-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This grouping of worker's family cottages is located along the east side of the Aliso Canyon barranca. Along the southern portion of the complex, the houses are evenly distributed, facing onto the barranca. Each house has a small yard for private gardens, and many residents have planted vegetable gardens along the barranca. The site features numerous ornamental trees, including eucalyptus along the barrancas, palms and pine trees.

Two house plans have been used. The earlier plan, built between 1920 and 1940, is a board-and-batten cottage of identical design to the cottages located at the main ranch complex. These cottages are rectangular in plan, with low pitched front-facing gable roofs covered with composition shingles. Rafters are exposed under the open eaves. A small horizontal vent is located just below the gable peak. The entrance is centered with a shed roof supported by brackets. The front door has four glass panes in the upper half and two vertical panels in the lower half. A concrete walkway leads up to the front entrance. The residences have retained their integrity and are in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
View looking north, 6/05/95, #0501



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

1920-1940-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 3D
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 55 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Aliso Village - Camp 800*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12255 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
north of Foothill Road, just east of Aliso Canyon Road

Parcel No. *64-310-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

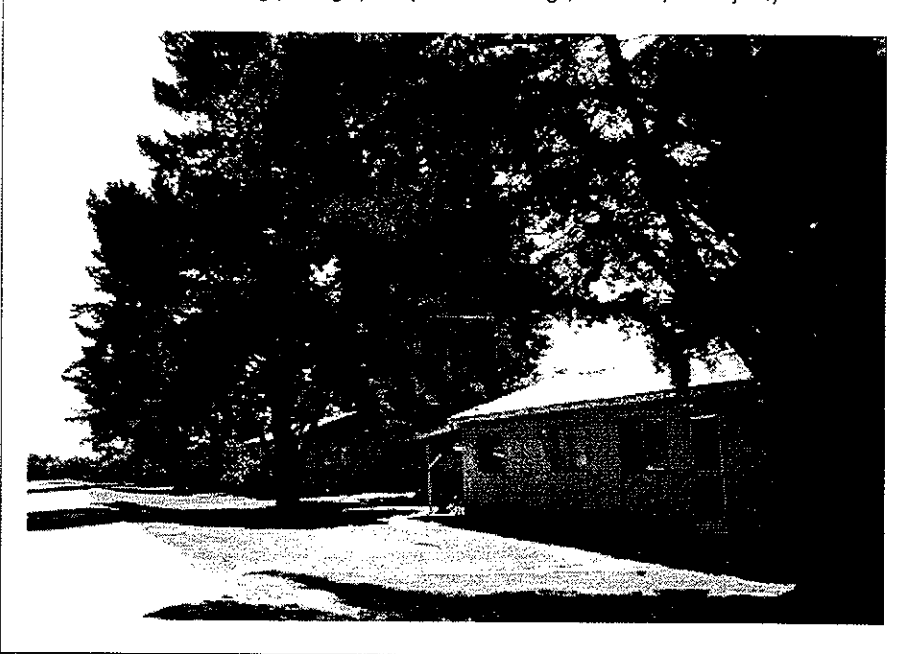
Located along the east side of the Aliso Canyon barranca is this grouping of worker's family housing. In the upper portion, houses face onto two small roads with the entire cluster surrounded by avocado orchards. Each house has a small yard for planting and many owners have planted vegetable gardens along the barrancas. There are numerous ornamental trees including eucalyptus along the barrancas, palms and pine trees. At the upper level is a small landscaped park, across from a recreation building that is no longer in use. This building is rectangular in plan with a flat roof covered with plywood sheeting and has solid double doors.

Two house plans have been used in this village. The second style of house, built during the period 1940-1950, is a one story rectangular shaped buildings with low-pitched gable or shed roof covered with composition shingles. A shed roof carport is located on the side. A concrete walkway leads up to the front entrance that includes a concrete stoop and single front door. Windows are aluminum sliders. The residences are clad with stucco siding. The houses have maintained their integrity and are in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residences, north elevation, 6/05/95, #0506

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1950-E

P7. Owner and Address
*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 56 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Social Hall*

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *2843 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No.

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This long rectangular plan building is one story in height with a low sidefacing gable roof covered with corrugated metal siding. Rafters are exposed under the open eaves. An intersecting front gable divides the front elevation of the building symmetrically with four arched openings on either side and one large arch under the gable. Originally, this was probably a colonnaded porch that has now been closed with wood or masonite panels and sliding aluminum windows. The building is covered with a combination of board-and-batten and solid wood siding with corrugated metal siding under the north and south eaves. The entrance today is located along the southern elevation, where concrete steps and a stone foundation lead up to the open concrete stoop with metal railings. The building is on a graded site with a high stone foundation along the western elevation tapering to a low stone foundation at the eastern side. The original wood windows have all been replaced with aluminum sliders. The building is in deteriorated condition.

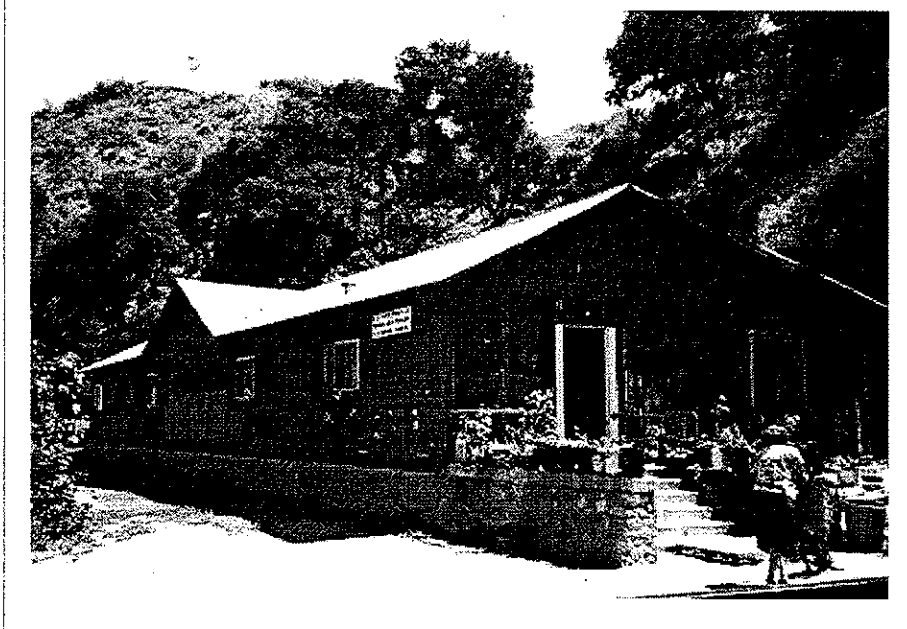
The building served as a social hall for dances and a poolhall, as well as a church for the Limoneira farmworkers. The building was also known as Leoduvina Hall and was also used for programs and graduation ceremonies from the Olivelihoods School.

P3b. Resource Attributes: (List attributes and codes) *HP13 - Community center/social hall HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Social hall, southwest elevation, 6/05/95, #0508



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

1925-E

P7. Owner and Address

*Limoneira Ranch
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

- B1. Historic Name: *Harwood Ranch*
- B2. Common Name: *Limoneira Company*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *California Bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1923-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *orchard*

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This 146 acre parcel is historically important because of its association with the development of agriculture in the Santa Clara Valley. It was purchased by Thomas Harwood between 1883 and 1887. He raised beans, corn and apricot trees before eventually turning to oranges and lemons. Harwood came to Ventura County from Butte County in Northern California where he had raised sheep. In 1922, the Harwood property, except for about two acres that contained the main residence (11975 W. Telegraph Road), was sold to the Limoneira Company. It was probably Limoneira that built the bungalow for the ranch foreman of this property circa 1923.

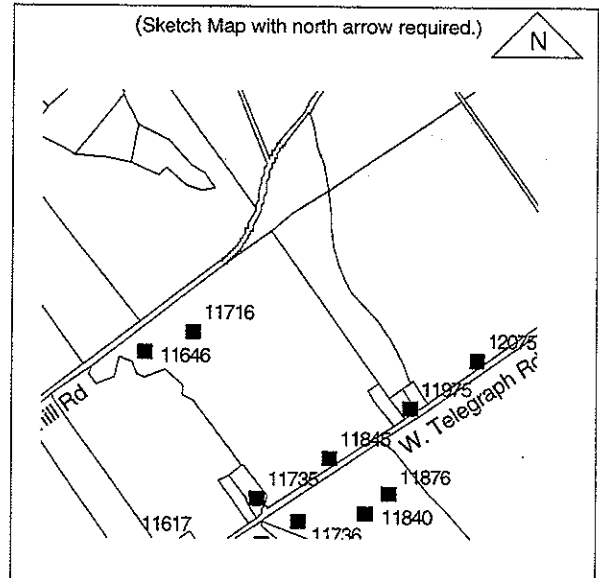
- B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

- B12. References:
 - Storke, Yda. A Memorial & Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, CA. 1891, p. 308.*
 - Assessment Rolls, 1885, Ventura County Historical Society Museum Library.*

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 57 of 58

Resource Name or #: (Assigned by recorder) *Limoneira Ranch*

P1. Other Identifier: *Harwood Ranch*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12075 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-051-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. A projecting porch is centered on the front of the house, and is supported by square capped posts. The house is covered with narrow, horizontal clapboard siding and rests on a concrete perimeter foundation. The eaves are open with returns at the corners. Horizontal slatted vents are found under the gable ends. A brick chimney, covered with stucco is located on the east side of the house. The house has medium, one-over-one, double-hung windows with plain wood casings. The house has maintained its architectural integrity and is in good condition. Surrounded by a citrus orchard, the house is setback from Telegraph Road, with a large mature tree in the front yard and foundation plantings around the house.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, southeast elevation, 5/03/95, #0621



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

1923-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/20/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Sacred Heart Mission Church*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Darling Road* City *Saticoy* Zip *93066*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
east of Wells Road on south side of Darling Road

Parcel No. *90-082-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located in the middle of an open 23 acre field stands this steeped woodframe church. The high front gable has open eaves with a small vent under the gable peak. The tower extends from the ridge line located near the front of the building and is open with a 4-sided pointed tower topped with a wooden cross. Wooden steps lead up to the front door. The tall paneled doors have a transom window above with capped pilasters on either side. Windows on either side of the entrance were boarded up a long time ago. Three one-over-one wood sash windows with decorative casings are located on both sides of the church. The windows have been treated with a decorative technique intended to emulate stained glass. It is uncertain when this was applied. The building is covered with wide horizontal drop siding and rests on a wood pier and concrete foundation. A modern wood lath skirt now covers the foundation. The building is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP16 - Religious building*

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

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

P5b. Description of Photo: (View, date, accession #)
Church, northwest elevation, 6/16/95, #1107

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1890-E

P7. Owner and Address

*Rosewood Park
6431 San Onofre
Camarillo, CA 93010*

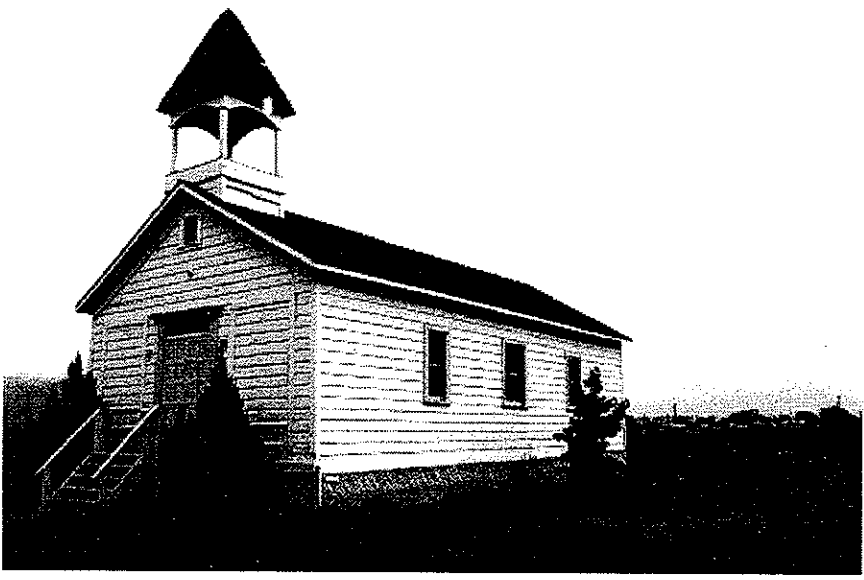
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded:

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Sacred Heart Mission Church*

B1. Historic Name: *Unknown*

B2. Common Name: *none*

B3. Original Use: *store*

B4. Present Use: *vacant*

B5. Architectural Style:

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

built as a store probably during the 1890s; moved to first location and changed to become a church about 1915; moved second time in 1987

B7. Moved? No Yes Unknown Date: *1915/1987*

Original Location: *Saticoy & Telephone Rds.*

B8. Related Features: *surrounded by open field*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *church building*

Applicable Criteria: *A, C*

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

This building is significant locally as the first Catholic church in Saticoy and as perhaps the oldest remaining commercial building from the 1890s. It was originally Arnold's General Store and Post Office located at the northwest corner of Telephone Road and Saticoy Avenue in 1898. In 1915 it was moved by rancher John P. Thille to its second location at the northwest side of Violeta St. between Wells Road and Los Angeles Avenue. It was converted from a commercial building to the Sacred Heart Chapel, a parish of St. Sebastian's Church in Santa Paula. At this time, the building was altered, a steeple added and the front windows enclosed. Otherwise, the original appearance of the building is uncertain. After the new Sacred Heart Church was built in 1968 on Henderson Road, this building became obsolete. It was moved to its present location in 1987. In 1986 it was designated Ventura County Cultural Heritage Landmark #102.

B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building*

B12. References:

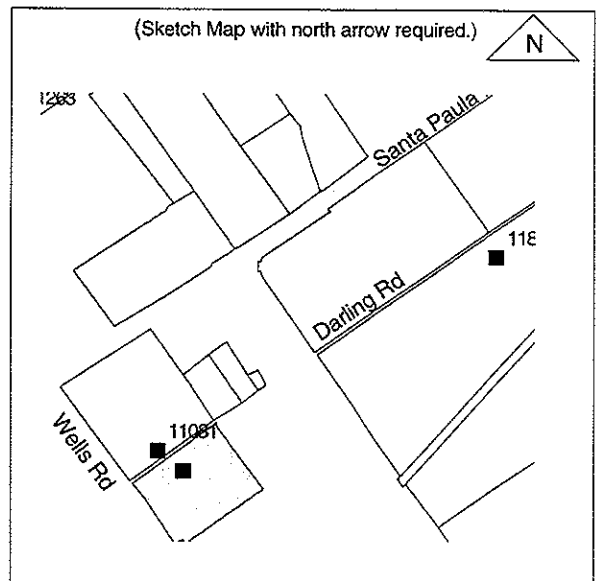
Ventura County Cultural Heritage Landmark #102, historic resources inventory.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) 11081 Darling Road

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 11081 Darling Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate).

Parcel No. 90-081-13

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story California Bungalow style residence with a square plan and a front-facing low-pitched, gable roof covered with composition shingles. A projecting porch with a shed roof is centered on the front of the house, and is supported by square posts. The house is covered with narrow, horizontal clapboard siding and rests on a concrete perimeter foundation with wood lattice skirt around porch foundation. The open eaves have exposed rafter tails. There are horizontal slatted vents under the gable ends. The house has medium, one-over-one, double-hung windows with plain wood casings. The house is in fair condition and has maintained its architectural integrity.

Northeast of the house is a rectangular shaped barn with a low gable roof and vertical board siding. The house is located on a 29 acre site that is presently in open fields, but is probably used for row crops. It sets back from the road about fifteen feet and is surrounded by a lawn and a few trees. It has served as employee housing.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property HP33 - Farm/ranch

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, southeast elevation, 6/16/95, #1108

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

1915-E

P7. Owner and Address

Broome John Jr Tr
Rancho Guadaluca
Oxnard CA 93030

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 11/5/95

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) 11832 Darling Road

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 11832 Darling Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 90-083-02

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Ranch style residence with a rectangular plan and a medium-pitched, hip roof covered with composition shingles. A centered gable roofed dormer with vertical board siding is located over the porch area. A small concrete stoop is found in front of the solid wood door. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. The eaves are open. A brick chimney is located on the east side of the house. The house has wide, multi-pane, casement windows with plain wood casings. A carport is located on the east side of the house.

This residence was built to house the employees that work on this 98 acre citrus ranch. Surrounding the house are mature trees, a lawn and foundation plantings. Several large sheds are located east of the house.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 6/16/95, #1109



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

1945-E

P7. Owner and Address

Headley Properties
9200 Sunset Blvd. #618
Los Angeles CA 90069

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 11/16/95

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *3D [land] 6z [building]*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Pardee Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11971 Darling Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-171-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California bungalow residence features two main front facing gables with a connecting recessed portion in the center creating an h-shape. The roof is a medium pitch with long open eaves and exposed rafter tails, and covered with wood shingles on the front half and composition on the rear half. The porch is an open patio with the entrance on the left flanked by full length sliding aluminum windows. Concrete brick planters are located on the patio and adjacent to it. A side gabled wing has been added on the east side and has three large sliding aluminum framed windows. The majority of windows are medium casement and some have been replaced with fixed or sliding aluminum windows. The house is covered with stucco siding over hollow clay tiles. The changes to the house occurred in 1963-65 and also included a studio built behind the west wing. The house is in excellent condition.

The driveway extends along the east side of the house from the main road. Behind the house is a two-car garage (1918) and office/barn complex built in 1992. The residence has a high concrete block fence across the front and behind it is a large well landscaped lawn with mature sycamore and cypress trees. The 57 acre site contains lemon and avocado trees.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 6/22/95, #1120

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1918-E; interview with Don Petty

P7. Owner and Address

*Don/Susan Petty
11971 Darling Road
Saticoy, CA 93066*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/5/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) Pardee Ranch

- B1. Historic Name: *Harry Edward Pardee Ranch*
- B2. Common Name: *None*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1918, main house; 1963, additions, window changes; office/barn, 1992

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *garage, orchard*

- B9a. Architect: *Alfred Priest*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is important because of its historical associations with the development of agriculture in the Santa Clara Valley. Richard and Elizabeth Pardee purchased the first 25 acres of the ranch during the 1870s, after farming in the Carpinteria Valley. A native of New York, Richard Pardee came to the California mines of Nevada City in the 1860s. After his parents death, their son Harry E. Pardee, moved to the ranch, and built the present house in 1918. The Pardees raised apricots, lima beans, walnuts, lemons and oranges on the ranch. Eventually Harry Pardee's daughter lola Pardee Petty inherited the ranch and now her sons, the fourth generation, Don and Stephen Petty own the ranch. The only remaining building from the early period is the 1918 residence. The ranch has grown to 57 acres of producing lemons and avocados.

The property's agricultural land use contributes to the National Register eligibility of the district, although the building itself is presently a non-contributor to the district because of its loss of architectural integrity. However, the building may also become eligible if it is restored to its earlier appearance.

The house is also architecturally important because it was designed by Glendale architect Alfred Priest, who also designed several other houses for ranchers during this period. The house has had several changes, primarily to windows and doors, that have resulted in a loss of integrity. However, these changes are reversible and may at some time in the future cause this property to become eligible for National Register listing as a group of houses designed by this architect in Ventura County.

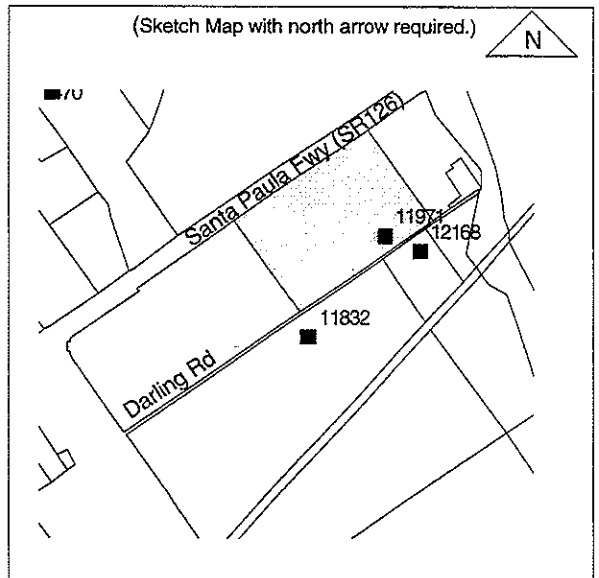
- B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

- B12. References:
Sheridan, History of Ventura County, Vol.II, 1926, p. 492.
Interview with Don Petty, 11/5/95

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Hubert Edwards Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12168 Darling Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-72-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The main residence is irregular in plan with a medium pitched hip roof covered with wood shake shingles. It is an example of a late bungalow with Colonial Revival elements seen in the multi-paned windows. The open eaves feature curved rafter tails. A gable roofed wing extends out from the main body of the house adjacent to the front porch. The inset porch features a small pergola supported by square posts. One of three stucco clad chimneys is located adjacent to the porch. The doublehung wood windows are found singly, in pairs and in threes with six panes above a single pane below. The house has retained its architectural integrity with the exception of the porch enclosure on the south side and an addition of a kitchen wing at the rear shortly after the house was built about 1924. The house is in good condition.

The ranch contains 41 acres including citrus trees, a main house, a foreman's house, a barn, a water tower, a garage, a pumphouse and a formally designed landscape by landscape architect Lockwood de Forest of Santa Barbara.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 6/22/95, #1121



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

1923-F
architectural drawings, Soule, Murphy and Hastings,
1923

P7. Owner and Address

Samuel Myers
12168 Darling Rd.
Santa Paula, CA 93060

P8. Recorded by: (Name, affiliation, and address)
Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: *9/6/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Hubert Edwards Residence*

- B1. Historic Name: *Hubert Edwards Residence*
- B2. Common Name: *none*
- B3. Original Use: *citrus ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Bungalow with Colonial Revival elements*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1923-F

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *barn, garage, water tower, foreman's house, landscaped garden by Lockwood de Forest*

- B9a. Architect: *Soule, Murphy & Hastings*
- B9b. Builder: *unknown*
- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Hubert Edwards, the son of Samuel Edwards, carried on the family's tradition of raising crops on Rancho Santa Paula y Saticoy. Samuel Edwards, a native of England, came to the Gold Rush area of California in 1857 and started a hardware business with his brother John. In 1875 the brothers moved to Santa Barbara and established a hardware business there. Apparently successful in the hardware trade, Samuel Edwards in 1881 purchased the approximately 1,000 acre site from George Briggs that has come to be known as Orchard Farm. They raised grain at first, then lima beans, sugar beets, walnuts and citrus. The Edwards family continued to live in Santa Barbara and had managers for the ranch until the early 1900s. Samuel Edward's son Roger moved to the ranch and built a house. Roger managed Orchard Farm. Hubert, another son, acquired adjacent property on the west and raised lemons.

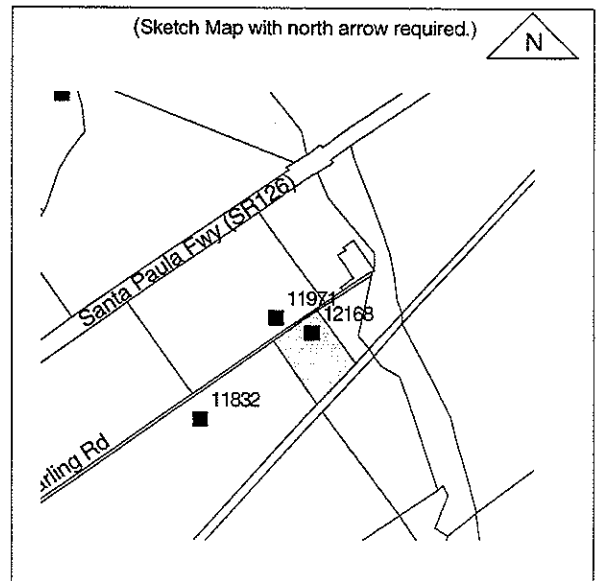
- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*

- B12. References:
 Interview with Sam Meyers, 8/6/95
 Thompson, Thomas H. & West, Albert A. *History of Santa Barbara & Ventura Counties*. Oakland, CA: Thompson & West, 1883.
 Sheridan, Sol. *History of Ventura County*, Vol. II. Chicago: S.J. Clarke, 1926, p. 451.

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Hubert Edwards Residence*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *9/6/95*

Continuation Update

P3. Description [continued]

This small cottage, southwest of the main residence, has an L-shaped plan with a low-pitched gable roof covered with composition shingles. A small wing is attached at the northwest corner. Windows are one-over-one double-hung with plain wood casings. The house is covered with medium horizontal clapboard siding. A picket fence surrounds the small enclosed yard.

South of the house are two sheds. The first is L-shaped with a medium gable roof covered with wood shingles. On top of the building is a water tower platform. The shed is covered with board-and-batten siding. The second implement shed has a high gable roof with a shed roof extension on one side. The building has a corrugated metal roof and is covered with wide vertical board siding.

Supplemental Photograph or Drawing



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

*Employee residence, northeast elevation,
6/22/95, #1122*

Blank Page

DISTRICT RECORD

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 27

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) Orchard Farm

D1. Historic Name: Edwards Ranch-Orchard Farm

D2. Common Name: Limoneira Ranch

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The original Edwards Ranch was comprised of 1,023 acres and bounded roughly by Telegraph Road on the north, the Santa Clara River on the south, Ellsworth barranca on the west and Todd Barranca on the east. Edwards gradually acquired a number of other parcels, including the Beckwith Ranch on Telegraph Road, eventually reaching a total area of 1,872 acres. The Edwards Ranch headquarters grouping is located in the southwestern corner of the property, on a bench on the north side of the Santa Clara River. A large number of buildings are clustered together on the east and west sides of Edwards Ranch Road, a private road with access from Telegraph Road. The buildings are bounded by the Southern Pacific Railroad right-of-way on the north and lemon orchards on east, west and south. This grouping of buildings includes the More adobe constructed circa 1860, and a number of secondary residences built between circa 1880 and 1920; barns built between 1883 and 1930, an office and a number of sheds attached to a schoolhouse built probably during the 1860s. The district has a high degree of integrity.

In addition to the ranch headquarters, a few other smaller groupings of buildings are located on the ranch. East of the headquarters, along a private dirt road (Roger Road), is a small employee's residence and barn. To the east of this grouping is the Roger Edwards residence, garage and shed. This house is surrounded by well landscaped grounds with many mature ornamental trees and a tennis court. Northeast of this area is a small employee's house and a walnut dehydrator building along Orchard Ranch road. This district also includes the Beckwith Ranch and residence, located on the south side of Telegraph Road west of Todd Road.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the north by Telegraph Road or the southeast boundary of the ranches facing onto Telegraph Road, on the south by the Santa Clara River, on the east by Todd Barranca and on the west by Ellsworth Barranca.

D5. Boundary Justification:

These boundaries include the original 1,023 acres of ranch property plus additional parcels added for a total of 1,872 acres.

D6. Significance: Theme Agriculture

Area West Santa Clara Valley

Period of Significance 1860 - 1930

Applicable Criteria A & C

Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Orchard Farm is significant today as the oldest continuously operating ranch in the western Santa Clara Valley. The 1,043 acre Orchard Farm was originally part of the 17,773 acre Rancho Santa Paula y Saticoy granted to Manuel Jimeno Casarin in 1843. It was purchased during the late 1850s by Thomas Wallace More and his brothers, Andrew and Henry, for sheep and cattle raising. Thomas Wallace More was born in 1826 in Akron, Ohio of Scotch-Irish parents. More and another brother, Alexander, came to California during the Gold Rush of 1849 and worked in the gold fields near Marysville. Unsuccessful at mining, they began purchasing cattle and shipping them from Southern to Northern California realizing large profits. [continued]

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Alexander, W.E. *Historical Atlas of Ventura County*, 1912; Cleland, Robert B. *A Place Called Sespe*. Los Angeles: Cleland, 1953. Gidney, C.M., Brooks, Benjamin, Sheridan, E.M. *History of Santa Barbara, San Luis Obispo and Ventura Counties, CA*. 2 vols., Chicago: Lewis Pub. Co., 1917; Guinn, J.M. *Historical & Biographical Record of Southern California*. Chicago: Chapman Pub. Co., 1902. [continued]

D8. Evaluator: Judy Triem

Date: 11/15/95

Affiliation and Address:

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm

Recorded by: Judy Triem/San Buenaventura Research Assoc.

Date 12/5/95

Continuation Update

D6. Significance [continued]

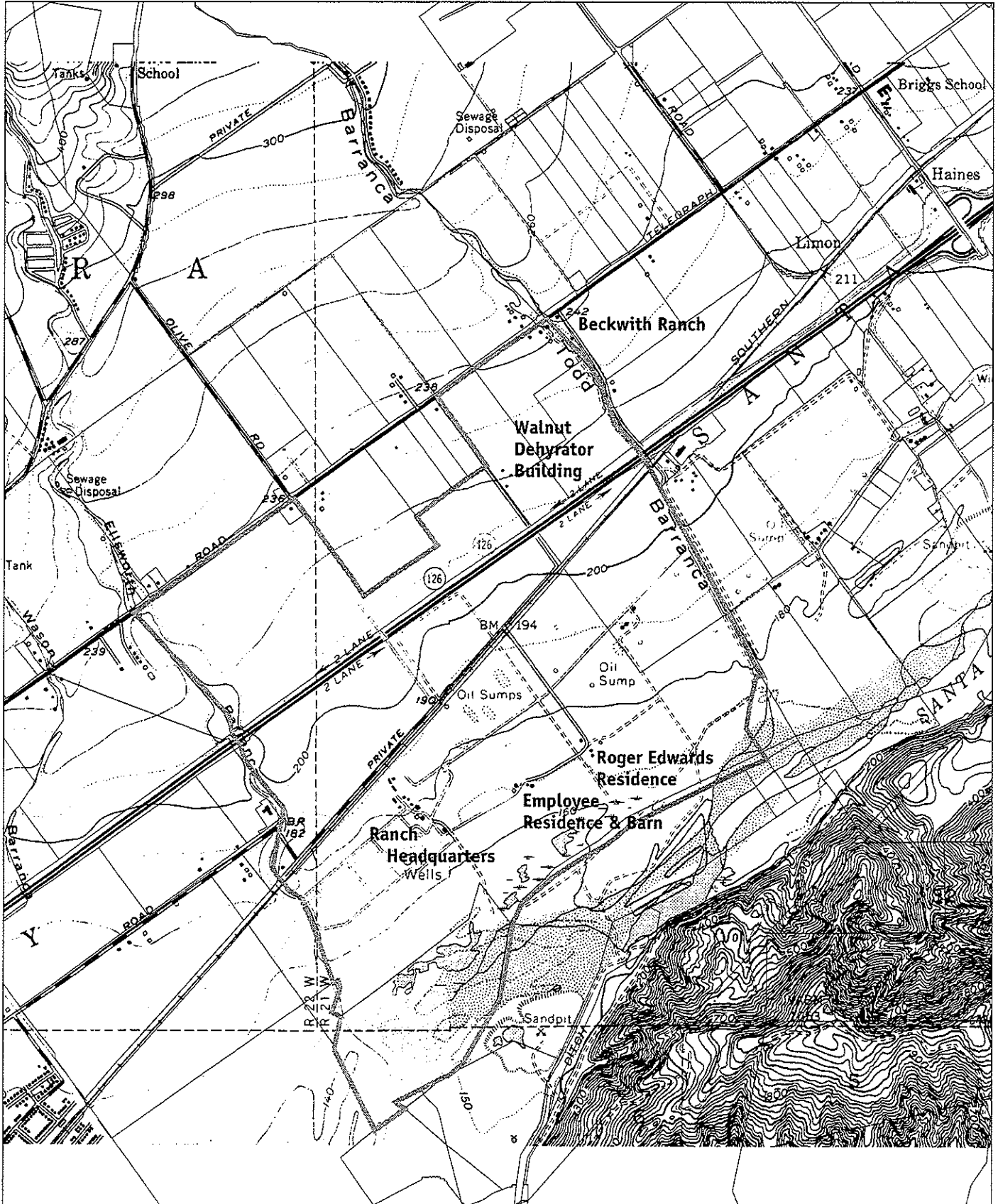
These profits enabled them to purchase Rancho Santa Paula y Saticoy, Rancho Sespe, Rancho Lompoc and the Island of Santa Rosa, making them among the largest landholders in the state during this period (Guinn: 225). In 1859 and between 1862 and 1864, California had severe droughts, and the More Brothers suffered serious financial losses when thousands of their sheep and cattle perished. The brothers dissolved their partnership and divided their ranchos (Cleland: 89). The Rancho Santa Paula y Saticoy was sold to George G. Briggs in 1861.

During the time More was managing the ranchos in the Santa Clara Valley, he had William D. Hobson build some ranch houses for him. Hobson built the two-story adobe for More on Rancho Santa Paula y Saticoy in 1860. Hobson had come to the Ventura area from Sacramento in the late 1850s and spent some time living in the Sespe area while building other residences for More. Among Hobson's most significant buildings are the first County Courthouse and the Hill School in Ventura, both no longer in existence.

When Jefferson Crane, nephew of George Briggs, visited the adobe in 1861, he recalled Thomas More was living in the adobe residence. All three men had known each other in Ohio where they had previously lived. Briggs had been a horticulturist in Marysville and upon visiting the More ranch, he believed he could successfully raise fruit on the land. He purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from More in 1861 and moved his family to the Santa Paula area where he built a house. His wife died in 1862 and Briggs, heartbroken over her death, moved his family to Oakland. Before he left, he planted a 160 acre orchard near the adobe (Narrative of Jefferson Crane: 4). In 1867 George Briggs authorized E.B. Higgins to subdivide the Rancho and a map was prepared by surveyor W.H. Norway.

In 1883 Samuel Edwards purchased approximately 1,043 acres, including the Briggs orchard and More adobe, and called the ranch Orchard Farm. It was Edwards who built most all of the buildings except the adobe. Two of the residences and some of the sheds and a barn appear to date from the 1880s. The school, built about 1869-70, may have been moved onto the ranch when the Edwards purchased the old school parcel about 1902. Samuel Edwards, a native of England, came to California with his brother John during the Gold Rush of 1849. The brothers were successful in selling mining equipment, and in 1869 they moved to Santa Barbara and established a hardware business. Samuel Edwards continued to live in Santa Barbara while operating the Orchard Farm. His son Roger Edwards moved to the ranch about 1906 and managed it for many years, building a house east of ranch headquarters about 1910. Another son, Hubert, lived on the ranch, and eventually built a house for himself west of the ranch on Darling Road in 1924. A third son, Carl Francis, lived for awhile in the adobe residence.

The first crops raised on the ranch were lima beans, followed by sugar beets, walnuts, and eventually in the 1930s, lemons were planted.



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 4 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Edwards Adobe*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Edwards Ranch Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

south of 126 Freeway and Southern Pacific Railroad tracks on east side at end of Edwards Ranch Rd.

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The two-story Monterey Style adobe features a distinctive balcony across the front (south-facing) elevation. The balcony, with its wood balustrade, is supported by chamfered wood posts that extend from the first floor to the top of the second floor meeting the shed roof. This shed roof extends from the main low sidefacing gable roof and is covered with wood shingles. A one-story portion with a steep shed roof is located across the north side of the house. The windows and doors are symmetrically arranged with the large doublehung windows containing six over six panes with wood mouldings. The front door, both upstairs and down, is paneled with a transom window above. A chimney punctuates the roofline at the rear of the two-story roof. The adobe walls are covered with six inch wide horizontal redwood siding on all sides except the north side. The building has a concrete foundation on the southern and western elevations and a stone-mud foundation on the east elevation. The one story portion at the rear of the building has a concrete floor.

The building has retained its integrity, but is very deteriorated with collapsing walls and hanging boards and broken windows. The louvered shutters have been removed from the windows.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Adobe, southwest elevation, 5/03/95, #0608



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

1860-E; Triem, Preliminary Investigation Edward's Adobe, 1989

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/8/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Orchard Farm*

B1. Historic Name: *More adobe*

B2. Common Name: *Edwards adobe*

B3. Original Use: *residence*

B4. Present Use: *vacant*

B5. Architectural Style: *Monterey Style*

B6. Construction History: (Construction date, alterations, and date of alterations)
1860-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *office, barns, residences*

B9a. Architect: *none*

b. Builder: *W.D. Hobson*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The More adobe is the oldest building within the west Santa Clara Valley survey area, and the second oldest building in the Santa Clara Valley after Rancho Camulos, built in 1852. It is the only adobe within Ventura County built for a Yankee, Thomas More, who purchased the rancho land from the original grantee, Manuel Jimeno Casarin in the late 1850s. It was also built by an important Ventura County pioneer, W.D. Hobson, known as the "Father of Ventura County" because of his work in splitting Ventura County from Santa Barbara County in 1873. Hobson also built the first main school house and court house in Ventura. George Briggs, who purchased the land from More, is also significant for his role as the first major subdivider of Rancho Santa Paula y Saticoy in 1867, thus paving the way for the agricultural development of the valley. He also planted 160 acres of fruit trees near the adobe, the first effort of its kind in the survey area, and only the second orchard to be set out in the Santa Clara Valley.

The adobe is a rare example of a Monterey style adobe clad in wood siding. It is architecturally significant for its use of indigenous and imported materials and for its two-story Monterey style. The only other example of a Monterey style adobe in Ventura County is the Olivas adobe, built circa 1853 for Raimundo Olivas. This building is built entirely of adobe with adobe plaster siding.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

"Narrative of Jefferson Crane. Pt. 1" Ventura County Historical Society Quarterly. 1(Nov., 1955) 2-8.

Plat Map of Rancho Santa Paula y Saticoy, 1860.

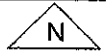
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary # _____
HRI # _____
Trinomial _____

CONTINUATION SHEET

Page 6 of 27 Resource Name or #: (Assigned by recorder) *Orchard Farm*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *9/8/95*

Continuation Update

References [continued]

"Narrative of Jefferson Crane. Pt. 1" *Ventura County Historical Society Quarterly*. 1(Nov., 1955) 2-8.

Triem, Judith. *Preliminary Investigation of Edward's Adobe*. 1989.

Plat Map of Rancho Santa Paula y Saticoy, 1860.

U.S.G.S Maps of Santa Paula and Saticoy, 1951.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 7 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edwards Ranch- row of connected buildings, school

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of 126 Freeway and SP Railroad tracks on east side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This cluster of five connected buildings is presently used for equipment and vehicle storage. Some of the buildings may have been moved on the site. From south to north, the first building on the south is a two-story wood frame building that was probably originally used as a residence. It has a medium gable roof covered with corrugated metal siding and a square plan. Windows have been boarded up. The only remaining door is a five paneled door with an outside staircase leading up to it on the southern elevation. The house is covered with wide horizontal wood siding and has no foundation.

Between the house and the school building is a low gable roofed equipment shed, partially open on both sides and supported by square wood posts. The roof is corrugated metal.

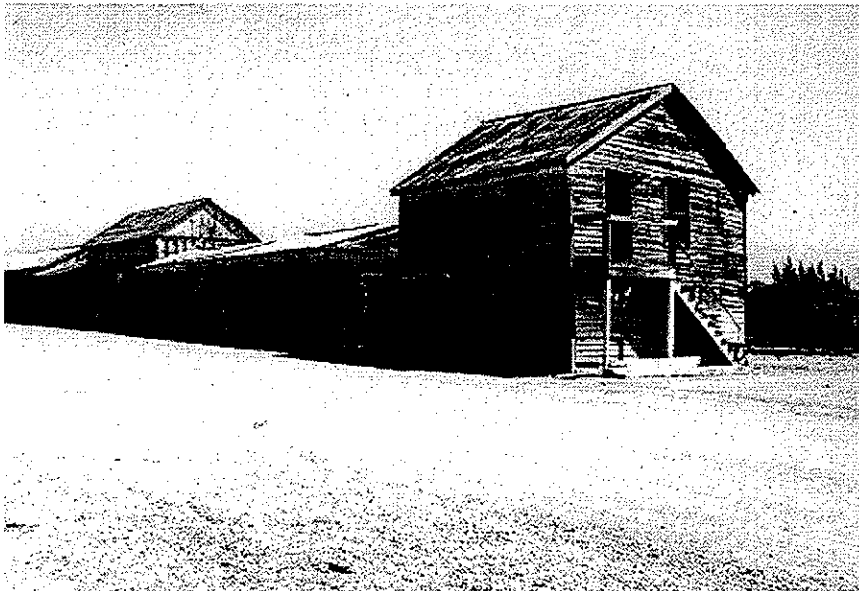
North of the school are gable roofed storage sheds with corrugated metal roofs. Portions of the sheds have wood siding and portions are open for vehicle and equipment storage. All the buildings are in a deteriorated condition.

P3b. Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Sheds, southeast elevation, 5/03/95, #0613



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

1870 and later

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 9/6/95

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

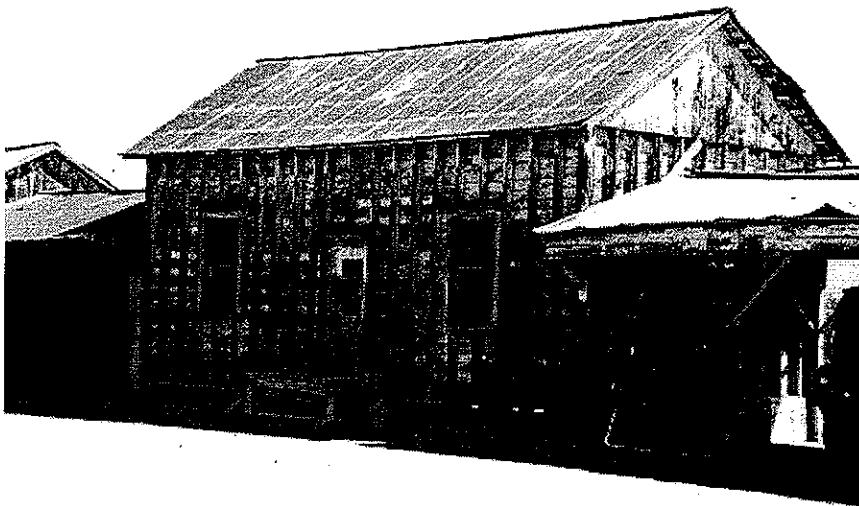
Page 8 of 27 Resource Name or #: (Assigned by recorder) *Orchard Farm*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *9/6/95* Continuation Update

P3. Description [continued]

North of the equipment shed is a small rectangular plan building with a medium gable roof. It is believed to be the old Live Oak School, originally located at the corner of Olive and Telegraph roads. It is symmetrical in design with a centered front door flanked by two windows on the western elevation. The windows have six panes in the upper sash and a single pane in the lower sash. This windows treatment is repeated on the eastern elevation. Many of the panes are broken, and this building, like the rest in this grouping, is badly deteriorated. This building is architecturally interesting because it is built with wide horizontal siding single-wall construction, but with the studs on the outside. The building rests on a wood foundation.

The school was established in 1869-70 and was at one time a part of the Briggs School District, located midway between Briggs Road and Saticoy. By 1902 the attendance had fallen to four students, and the district was suspended. The property was sold to H.M. Edwards. The schoolhouse was located at the southwest corner of Olive Road and Telegraph Road. It is believed that Edwards moved the school to the present location at some later date.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Schoolhouse, east elevation, 5/03/95, #0615

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 9 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Office building

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

south of 126 Freeway and Southern Pacific Railroad tracks on the east side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Adjacent to the two-story adobe residence is a small office building. It is rectangular in plan with a medium front facing gable roof and shed roof extension on the south side, covered with wood shingles. Under the open eaves are short exposed rafter tails. The building has a single front door with four glass panes and a six-paned wood window to the south. The window has wood shutters. A garage is located behind the office. The building is in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Office, west elevation, 5/03/95, #0607

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

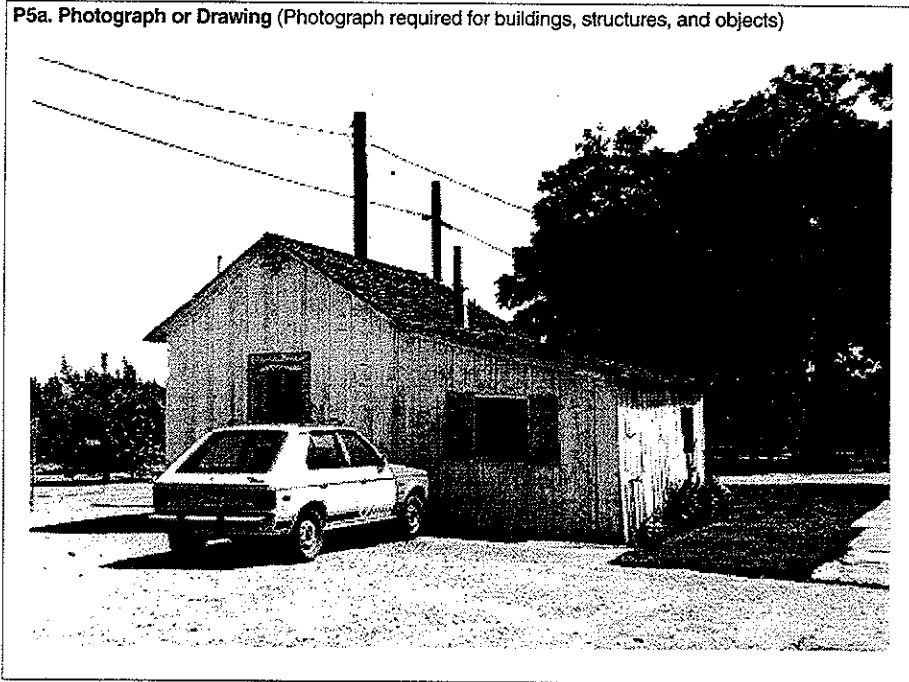
P8. Recorded by: (Name, affiliation, and address)

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 9/8/95

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 10 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Edward's Ranch residence #7, shed*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *Edwards Ranch Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

south of 126 Freeway and Southern Pacific Railroad tracks on the west side at end of Edwards Ranch Rd.

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story California Bungalow style residence with a rectangular plan and a front-facing low-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster is located on the left side of the house, and is supported by tapered columns. The house is covered with narrow, horizontal clapboard siding and rests on a concrete block foundation. The open eaves have exposed rafter tails and knee-brackets. Lattice vents are found under the gable ends. The house has aluminum sliding windows with plain wood casings. At the rear of the house is a small wood shingle clad hip roofed shed with multi-paned windows and wide horizontal drop siding. An open fence extends across the front of the house containing a small yard and large mature tree. The house is in fair condition.

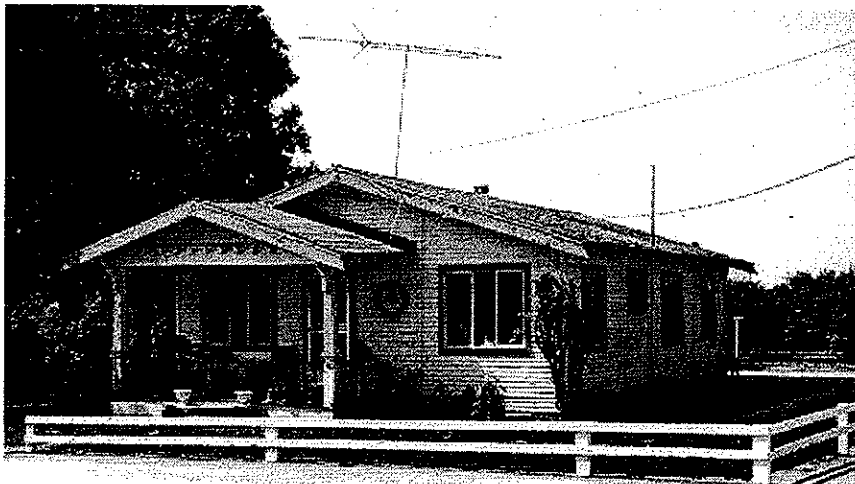
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #7, northeast elevation, 5/03/95, #0606



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/8/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 11 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Edward's Ranch residence #8*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *Edwards Ranch Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

south of 126 Freeway and Southern Pacific Railroad tracks on the west side at end of Edwards Ranch Rd.

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

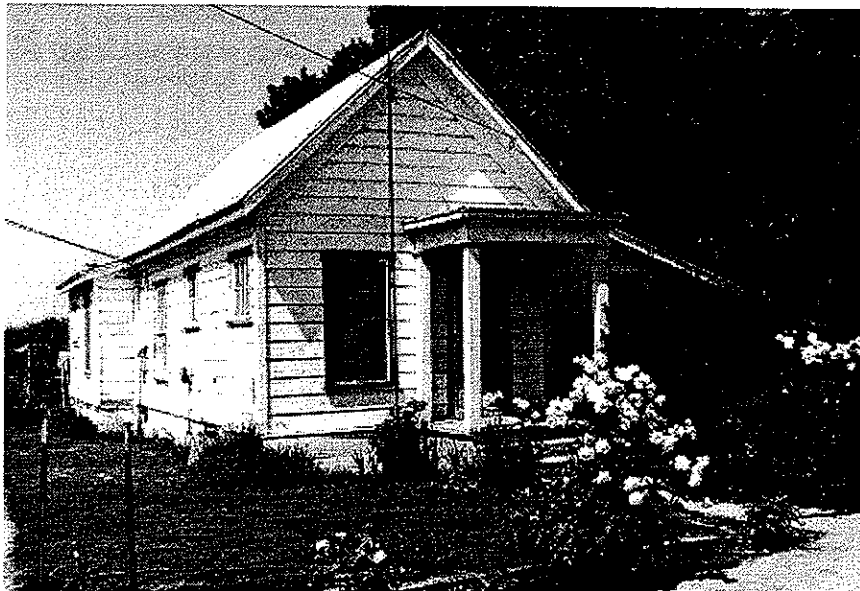
This is a one story folk style residence with a rectangular plan and a front-facing high-pitched, gable roof covered with composition shingles. A projecting porch, modestly Greek Revival in style, with a flat roof is located on the right side of the house, and is supported by capped square posts. The house is covered with wide, horizontal shiplap siding and rests on a partial concrete block foundation covered by a wood skirt. The closed eaves have a frieze band under the gable ends. The house has medium, multi-pane, double-hung windows with plain wood casings. The windows have six panes on the upper sash over a single pane on the lower sash. A shed roof addition has been made to the northern elevation of the house with additions to the rear as well. The house is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #8, southeast elevation, 5/03/95, #0604



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

1885-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/11/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 12 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Edward's Ranch residence #9*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *Edwards Ranch Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

south of 126 Freeway and Southern Pacific Railroad tracks on the east side at end of Edwards Ranch Rd.

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Facing the road, just south of the office, is this one story gable-on-hip roof residence covered with composition shingles. Eaves are closed with lattice vents on the south end and a louvered vent on the north end. The porch is recessed on the south side of the building, and is supported by square supports below exposed rafters and beam. The balustrade is enclosed with wood siding to match the house. Windows are found singly, in pairs and in threes. Some windows are double-hung four-over-four panes with wood casings. The house is covered with medium horizontal clapboard siding and rests on a concrete or wood pier foundation covered with a wood skirt. A brick chimney punctuates the roofline. The house has retained its integrity and is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #9, west elevation, 5/08/95, #1200



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

1915-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/8/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 13 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch residence #10

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of 126 Freeway and Southern Pacific Railroad tracks on the east side at end of Edwards Ranch Rd. Parcel No. 90-180-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story residence with an I-shaped plan and a front-facing medium-pitched, gable roof covered with composition shingles. The shallow eaves are open. A projecting porch with a hip roof and exposed rafters and a spindle baluster is located on the right side of the house, and is supported by square posts. The house is covered with board and batten siding and rests on a concrete perimeter foundation covered with a vertical board skirt. A brick chimney is located on the ridge of the house. The house has a large front multi-pane wood window next to the front door and an aluminum slider windows with plain wood casings north of the porch. The single door has vertical panels. Changes to this folk house with its gable front and wing plan are seen in the partial enclosure of the front porch and changes to front windows. Behind the house is a small shed roof tool shed, a wood carport with metal roof and a basketweave wood fence. The house is in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence #10, west elevation, 5/08/95, #1201



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

1910-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 9/8/95

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 14 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: *Edward's Ranch - barn*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Edwards Ranch Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of 126 Freeway and Southern Pacific Railroad tracks at end of Edwards Ranch Rd.

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

South of the residential area is a cluster of large barns. One is long, rectangular in plan, one-and-a-half-stories in height with a medium high gable roof topped with two gabled cupolas with louvered vents. The building is covered with wide horizontal drop siding and has several large sliding wood doors on tracks. A single-story shed roof board-and-batten addition is located at the west end. The building rests on concrete piers at the corners. The building is in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building*

HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Barn, northwest elevation, 5/03/95, #0602

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

1883-1930-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded:

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 15 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edwards Ranch - barns

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of 126 Freeway and Southern Pacific Railroad tracks at end of Edwards Ranch Rd.

Parcel No. 90-180-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Behind and to the south of the barn is another one-and-a-half-story barn with a medium pitched gabled roof. The roof is covered with corrugated metal and the building with board-and-batten siding. A large openings on the southern and northern elevations are covered by large wood doors rolling on metal tracks. The building is in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP4 - Ancillary Building

HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Barn, northwest elevation, 5/03/95, 0601



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

1900-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 11/16/95

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 16 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Edward's Ranch - implement shed*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Edwards Ranch Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

south of 126 Freeway and Southern Pacific Railroad tracks on west side at end of Edwards Ranch Rd.

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located to the west of the cluster of ranch buildings is a long implement shed used for storage of agricultural equipment and automobiles. The shed is covered with a low gable roof of corrugated metal and supported by square wood posts on concrete piers. The building is partially enclosed at the north end with corrugated metal siding. It is in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP4 - Ancillary Building

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

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

P5b. Description of Photo: (View, date, accession #)
Implement shed, northeast elevation, 5/03/95, 0610

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

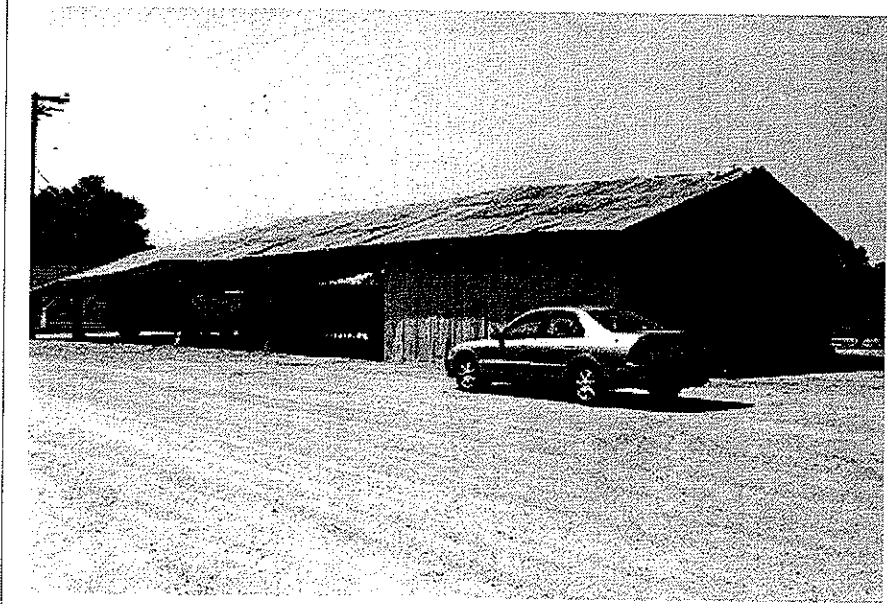
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 17 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Edwards Ranch- walnut dehydrator & residence #5*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4 of 1/4 of Sec* ; B.M.

c. Address: *12390 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South of Telegraph Road along east side of Orchard Farm Road

Parcel No. *96-010-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This rectangular plan building has a high pitched gable roof covered with metal siding and two small gabled and louvered vents at the ridge line. The gable on the eastern elevation is broken and forms a shed roof that extends low on the corner of the building. The west end is partially open with corrugated metal siding. There are other small openings on the north side of the building. The building is covered with vertical wide board siding.

A small hipped roof residence is located west of the barn directly along the dirt road. It is covered with small concrete block siding with a carport attached to the north side.

P3b. Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building*

HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Barn, northwest elevation, 8/21/95, #1612



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

1910-E (walnut dehydrator)

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded:

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 3D
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 18 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edwards Ranch - barn

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of 126 Freeway and Southern Pacific Railroad tracks at end of Edwards Ranch Rd.

Parcel No. 90-180-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A large open sided building stands at the southern edge of the cluster of buildings. It has a medium-pitched gable corrugated metal roof that projects out over the open sides. The building is covered with corrugated metal siding.

P3b. Resource Attributes: (List attributes and codes) HP4 - Ancillary Building

HP33 - Farm/ranch

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

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

P5b. Description of Photo: (View, date, accession #)
Barn, northwest elevation, 5/08/95, #1204



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

1920-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 11/16/95

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 19 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm - Roger Road*

P1. Other Identifier: *Edward's Ranch Employee's residence & barn*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Roger Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Located on Roger Road, north of Santa Clara River bed, east of Edwards Ranch Road and south of Santa Paula Freeway (Hwy 126)

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster is centered on the front of the house, and is supported by double square posts with a decorative wood pattern between the posts. The house is covered with alternating narrow and wide horizontal clapboard siding and rests on a wood pier foundation. The open eaves have exposed rafter tails and knee-brackets. It has lattice vents under the gable ends. A brick chimney is located on the east side of the house. The house has narrow, four-over-one, casement windows with plain wood casings. The house is in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 5/08/95, #1212

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

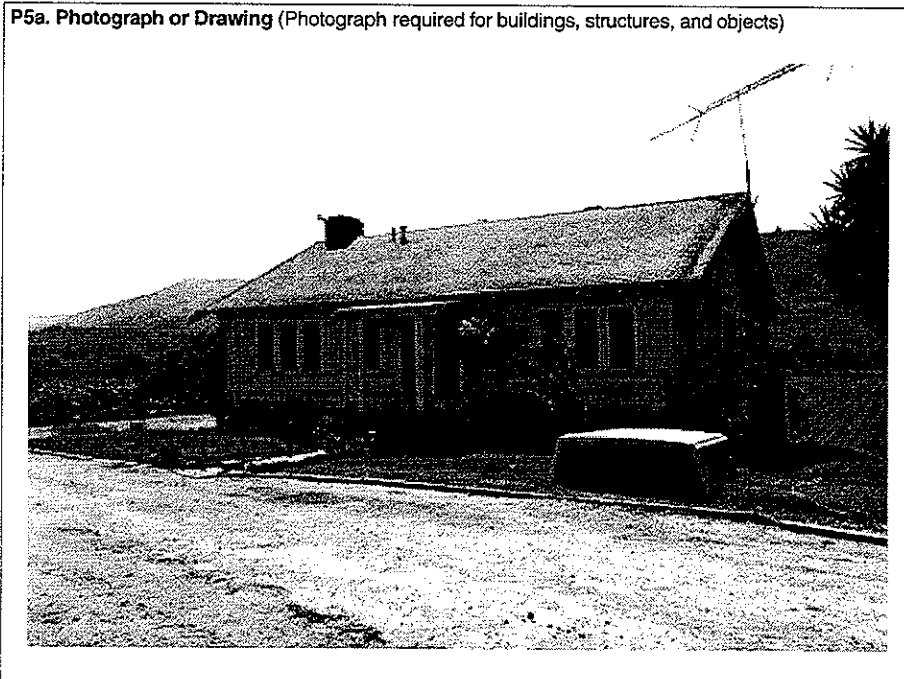
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/12/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 20 of 27 Resource Name or #: (Assigned by recorder) *Orchard Farm - Roger Road*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *9/12/95*

Continuation Update

P3. Description [continued]

Barn

West of the house is a single car flat roofed garage and a large two-story barn. The barn is built against the hillside and has a long saltbox type roof on the east side with a gable roof on the taller west side. The barn is covered with wide vertical board siding.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, east elevation, 5/08/95, #1211

PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	3D
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 21 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch - Roger G. Edwards residence

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: Roger Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Located on Roger Road, north of Santa Clara River bed, east of Edwards Ranch Road and south of Santa Paula Freeway (Hwy 126)

Parcel No. 90-180-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A somewhat rare example of Prairie style architecture, this two-story residence has a low pitched hip roof covered with composition shingles and built in a t-shaped plan. Decorative rafter tails are found under the broad open eaves. A band of wood casement windows wraps around three sides of the second story. In addition, multi-paned double hung windows are located on both the first and second floors. The first floor also has a French door located on the west end of the front facade. The front porch, located on the eastern elevation, has a small concrete stoop and brick foundation with a centered door flanked by casement windows. The single wood door has four panes in the upper half. A pergola projects over the porch. A large rectangular bay window, covered with a short shed roof, projects from the center of the house. A very large window, divided into four narrow panes, is located on the eastern elevation, over the stair landing. The first floor windows have shelf mouldings with plain wood casings on the second floor windows. The house features three brick chimneys, one on the east, the west and in the center of the roof. The house is covered with wide horizontal beveled siding and rests on a wood and concrete pier foundation covered with a vertical board skirt. The house is in good condition with only minor alterations. A concrete block porch and metal railing replaced an earlier wood porch at the rear east side of the house.

P3b. Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/08/95, #1206

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

1910-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 9/12/95

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Orchard Farm*

B1. Historic Name: *Roger G. Edwards Residence*

B2. Common Name:

B3. Original Use: *single family residence*

B4. Present Use: *same*

B5. Architectural Style: *Prairie*

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

1910-E; Carleton Monroe Winslow, remodel, 1929 (may have been interior, because exterior appears original)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *garage, shed*

B9a. Architect: *Albert C. Martin*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The Roger Edwards residence and grounds are significant architecturally because of their association with prominent architect Albert C. Martin. Martin designed the Ventura County Courthouse in 1912 in addition to several other important buildings in Ventura County, both public buildings and private residences for local ranchers. By the 1920s he had moved his practice to Los Angeles where it continues today under his son and grandsons. The firm attained notoriety in Los Angeles, with their joint design for the Los Angeles City Hall in the 1920s and the Million Dollar Theater in 1918 to name just a few.

Roger G. Edwards, one of the five children of Samuel Edwards, managed the Edwards Ranch from about 1906 until 1946 when Eliot Blanchard became manager. Roger Edwards served on the board of several local banks and was elected to the state assembly from Ventura County in 1916. In 1985 the ranch (Samuel Edwards Associates) joined the Limoneira Company to become the largest agri-business in the Santa Clara Valley today.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Gebhard, David. A Catalog of the Architectural Drawing Collection, UCSB, 1983

Interview with Brooke Sawyer, 12/5/95; Interview with Elizabeth Blanchard, 3/14/96

(Sketch Map with north arrow required.)



B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

Primary # _____
HRI # _____
Trinomial _____

CONTINUATION SHEET

Page 23 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm

Recorded by: Judy Triem/San Buenaventura Research Assoc.

Date 9/12/95

Continuation Update

Roger G. Edwards Residence

A formal garden surrounds the front and sides of the house and contains numerous ornamental trees and shrubs with vast expanses of lawn. On the west side of the house is a tennis court surrounded by a brick wall.

The house is located in the middle of a lemon orchard accessed down a long private drive from the main road, itself a private road called Roger Road. Behind the main house is a two-car garage with a gable roof and wide horizontal siding. To the east is a small gable roofed shed with horizontal siding.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 24 of 27

Resource Name or #: (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Charles F. Beckwith Ranch*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *13244 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-010-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman Bungalow features distinctive stonework in the prominent porch and porte cochere. Rectangular in plan, the medium gable roof projects over the porch and contains knee brackets and a multi-paned window. Under the broad open eaves are exposed knee brackets and beams. The porch is supported by square stone piers topped with tapered wood posts and a concrete capped stone balustrade. A three-part slanted bay window is located at the southeast corner. The medium-wide wood sash windows are double-hung and fixed with diamond shaped panes in the upper portion of the sash and wood mouldings that are angled at the top. The centered front door is flanked by two narrow sidelights. The house is covered with medium horizontal clapboard siding and rests on a concrete perimeter foundation. The house is set back just slightly from the main road and has a small yard surrounded by mature trees and shrubs and a split rail fence. At the rear of the yard is a one-car garage in the same style as the house.

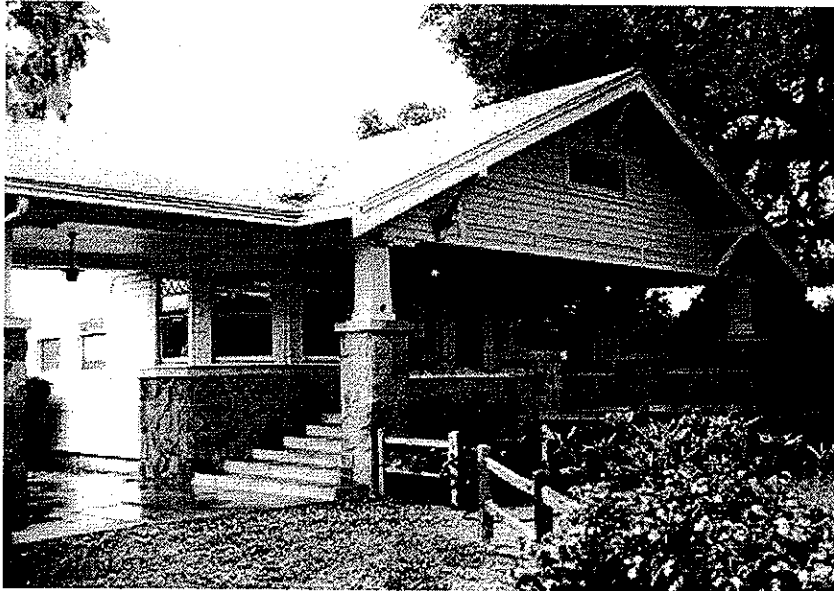
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 6/15/95, #1505



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

1912-E

P7. Owner and Address

*Limoneira Company
1140 Cummings Rd.
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/10/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Orchard Farm*

B1. Historic Name: *Charles F. Beckwith Residence*

B2. Common Name: *None*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Craftsman Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1912-E

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

B8. Related Features: *garage, employee residences, sheds, water-related buildings and structures*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This residence is one of the few remaining buildings originally owned by the Beckwith Family, who once owned several hundred acres of adjacent land and several older residences. It reflects the growth of the second generation of Beckwiths, whose ancestors first came to the Santa Paula area in 1872 and eventually acquired 700 acres adjacent to this property. The Appleton and Francis Beckwith families raised cattle and hogs and walnut trees. The house is an excellent example of Craftsman style architecture and has maintained its integrity within its original agricultural setting.

Eventually the Beckwith Ranch was purchased by the Edwards Family and became part of Orchard Farm (Edwards Ranch). The 1,872 acre Edwards Ranch joined the Limoneira Company in 1985.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Alexander, W. Historical Atlas of Ventura County, 1912.

Gidney, Brooks & Sheridan. History of Santa Barbara, San Luis

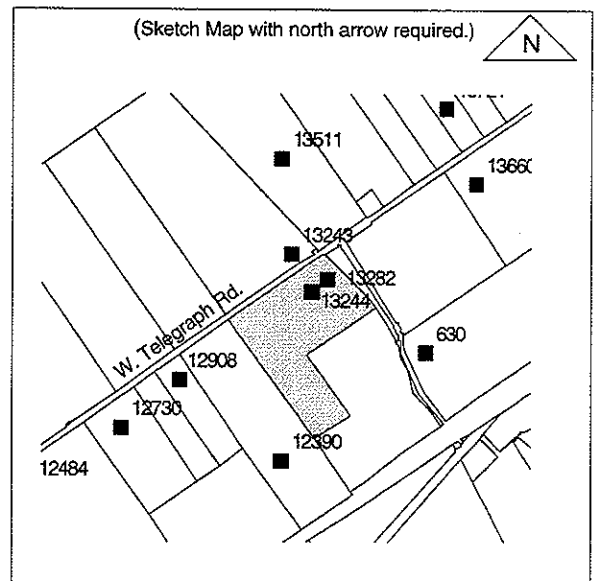
Obispo & Ventura Counties. Chicago: Lewis Publishing Co., 1917.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 26 of 27 Resource Name or #: (Assigned by recorder) *Orchard Farm*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/8/95*

Continuation Update

P3. Description [continued]

13282 W. Telegraph Road, employee residence

This is a one-story Cottage style residence, built ca 1912, with a rectangular plan and a medium-high pitched, hip roof covered with composition shingles. Exposed rafters are located under the open eaves. Windows are one-over-one wood sash with wood casings found in pairs or singly. A pergola extends from the north elevation. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation.

Supplemental Photograph or Drawing



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

Residence, east elevation, 9/07/95, #1807

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 27 of 27 Resource Name or #: (Assigned by recorder) *Orchard Farm*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/8/95* Continuation Update

P3. Description [continued]

13284 W. Telegraph Road, employee residence

This is a one-story ranch style residence, built ca 1940, with a rectangular plan and a medium-pitched, hip roof covered with composition shingles. The house is covered with stucco siding and rests on a concrete perimeter foundation. The eaves are open. The house has medium steel casement windows with wooden shutters.

A dirt drive comes in along the east side of the residences adjacent to Todd Barranca. The houses have small yards with shrubs and chainlink fencing and are surrounded by lemon orchards. South of the houses is a metal implement shed with enclosed attached garage with wood windows and another shed overhanging the barranca housing water pumps and equipment. It appears to be some sort of diversion equipment through which the water is channeled.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Residence, east elevation, 9/07/95, #1808

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3B

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: (Assigned by recorder) *Milton Teague Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11716 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-041-11*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

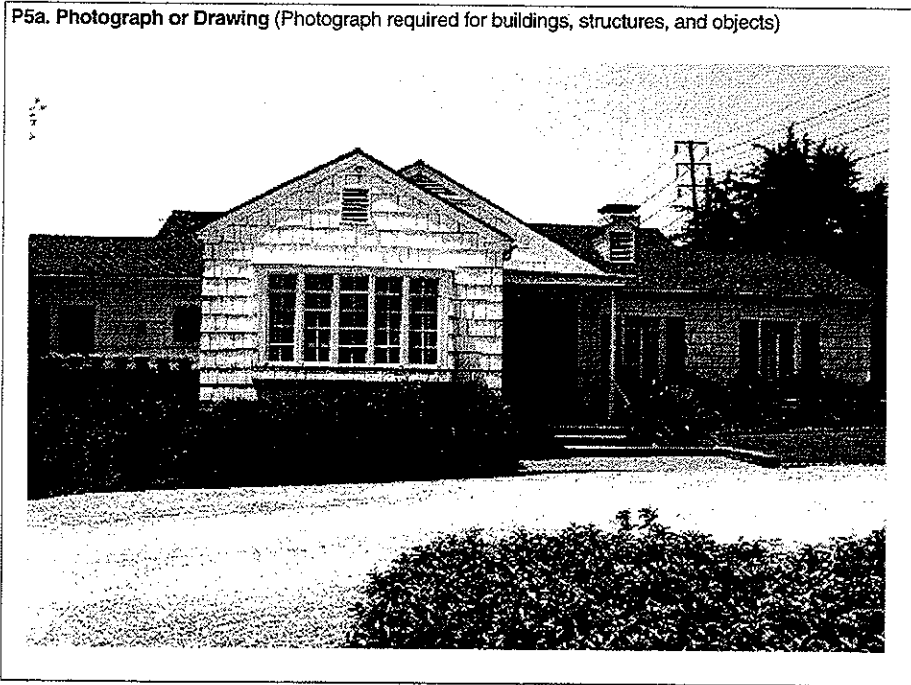
The headquarters for this 104 acre citrus and avocado ranch contains several buildings including a main residence, caretaker's residence, barn, sheds, garages, pool and tennis courts, landscaped lawn. The single story Cape Cod version of the Colonial Revival style main residence has an I-shaped plan with a wing extending to the east adjacent to the front entrance. The medium pitched gable is covered with composition shingles. The shallow eaves are closed with returns. The roofline is punctuated with two brick chimneys and a gabled dormer with louvered vents. The front porch is located north of the gable extension on the east side of the house. The flat roof is supported by narrow square capped columns with brick steps leading up to the concrete porch foundation. A wrought iron railing is located on the north side. The single front door is paneled and flanked by sidelights. The majority of windows are multi-paned casements with transoms or double hung windows. Louvered dark green shutters flank the larger windows at the front of the house. A distinctive rectangular bay window along the front gable contains five multi-paned windows with transoms. The house is covered with shingled siding and rests on a concrete perimeter foundation. The house and grounds are in excellent condition, and the buildings reflect a high degree of integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 6/22/95, #1300



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

1918-E

P7. Owner and Address

*Teague Family Trust
11716 Foothill Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Milton Teague Ranch*

B1. Historic Name: *Milton Teague Ranch*

B2. Common Name: *same*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Colonial Revival, (Cape Cod version)*

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

1918-E (original house); additions in 1930s by Roy Wilson; guest house by John Stroh in late 1930s.

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

B8. Related Features: *guest house, sheds, pool house, garage, citrus and avocado orchards*

B9a. Architect: *Roy Wilson*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The Milton Teague Ranch is significant because of its historical associations with the Limoneira Ranch and Milton Teague, for his contributions to the growth and prosperity of the citrus industry in the West Santa Clara Valley.

This 104 acre ranch, lying adjacent to the Limoneira Company to the east, was purchased by Milton Teague and his wife Elfrida Poco Teague soon after their marriage and his graduation, with a degree in entomology, from Stanford University in 1925. Milton returned to Santa Paula and joined his father Charles Collins Teague, at the Limoneira Company, becoming assistant manager in 1937. In 1947 Milton succeeded his father as general manager of the Limoneira Company and also as director of the Sunkist Corporation in 1950 upon his father's death.

The ranch buildings are important architecturally because they were designed by the prominent Santa Paula firm of Wilson, Stroh and Wilson in the Colonial Revival (Cape Cod) style popular during the 1930s. The arrangement of the ranch buildings in relationship to the orchards is especially well designed with formal landscape features, including a number of mature trees and shrubs that line the driveways and delineate the residential area from the work area.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

B12. References:

Triem, Judith. The Limoneira Company, One Hundred Years of Growing. 1893-1993. Limoneira Co. 1993.

Interview with John Stroh, 11/4/95

Interview with Elfrida Teague, 12/3/92

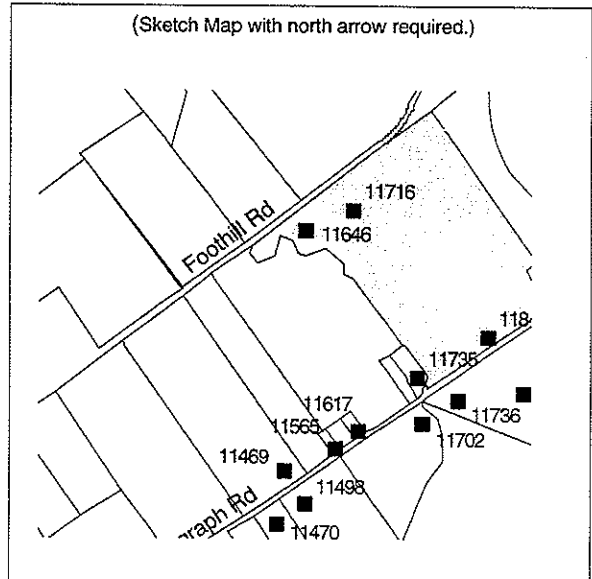
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

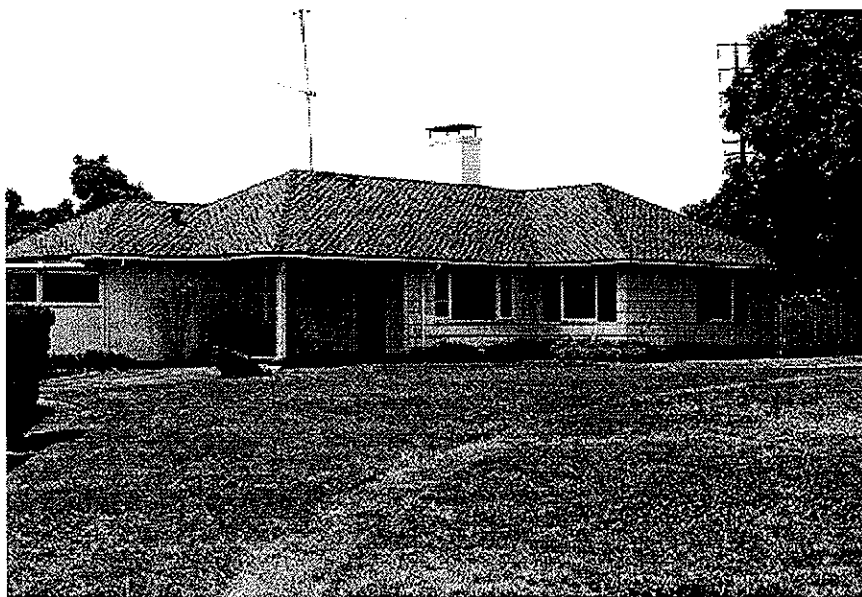
Page 3 of 6 Resource Name or #: (Assigned by recorder) *Milton Teague Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/16/95* Continuation Update

P3. Description [continued]

The guest house is located to the west of the main house. A sloping medium-pitched hip roof covers the one-story residence with an irregular plan. A tall brick chimney punctuates the composition shingle covered roofline. The recessed porch, located at the southeast corner, is supported by a single square post. A large multi-paned bay window is located next to the single wood front door. The remaining windows are multi-paned casements with sidelights and louvered shutters. The house is covered with wood shingles and rests on a concrete perimeter foundation.

Behind the houses is a small double gable roofed garage with sliding doors and a second larger building that may have originally served as a barn, but is presently serving as a garage. This building has a high-pitched gable roof and is covered with board and batten siding.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Guest house, east elevation, 6/22/95, #1303

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6 Resource Name or #: (Assigned by recorder) *Milton Teague Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *5/1/96*

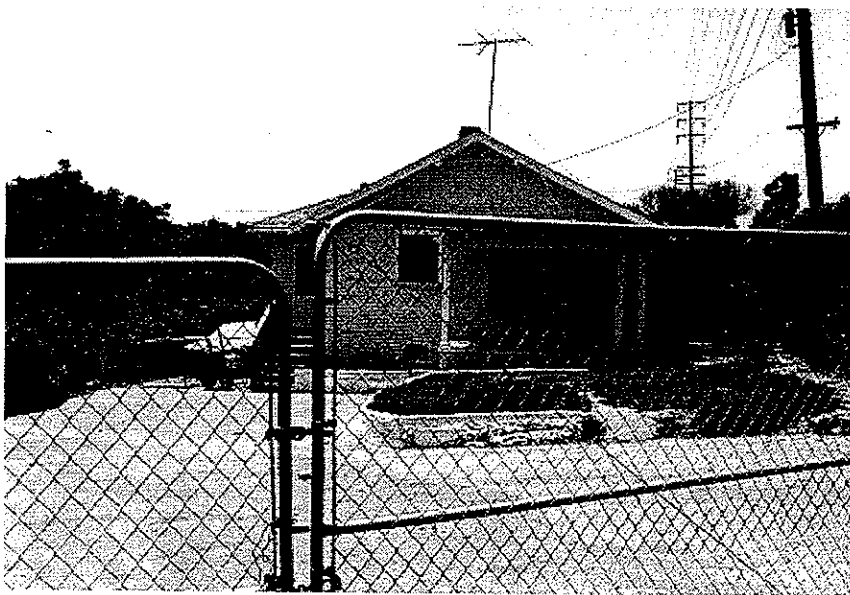
Continuation Update

11646 Foothill Road

Employee residence

This is a one-story California Bungalow style residence with a rectangular plan and a front-facing medium-pitched, gable roof covered with composition shingles. A projecting porch is located on the right side of the house, and is supported by square posts. The house is covered with narrow, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves have exposed beams and lattice vents under the gable ends. A brick chimney punctuates the roofline. The house has wide, one-over-one, double-hung windows with plain wood casings. It is in good condition.

Supplemental Photograph or Drawing



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

Residence, east elevation, 6/22/95, #1308

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 Resource Name or #: (Assigned by recorder) *Milton Teague Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/16/95*

Continuation Update

P3. Description [continued]

A rectangular in plan, gable roofed board and batten pool house, located adjacent to the mature Deodar Cedar tree, is surrounded by a wooden fence on three sides, enclosing a pool in the center.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Pool house, northwest elevation,
6/22/95, #1304*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

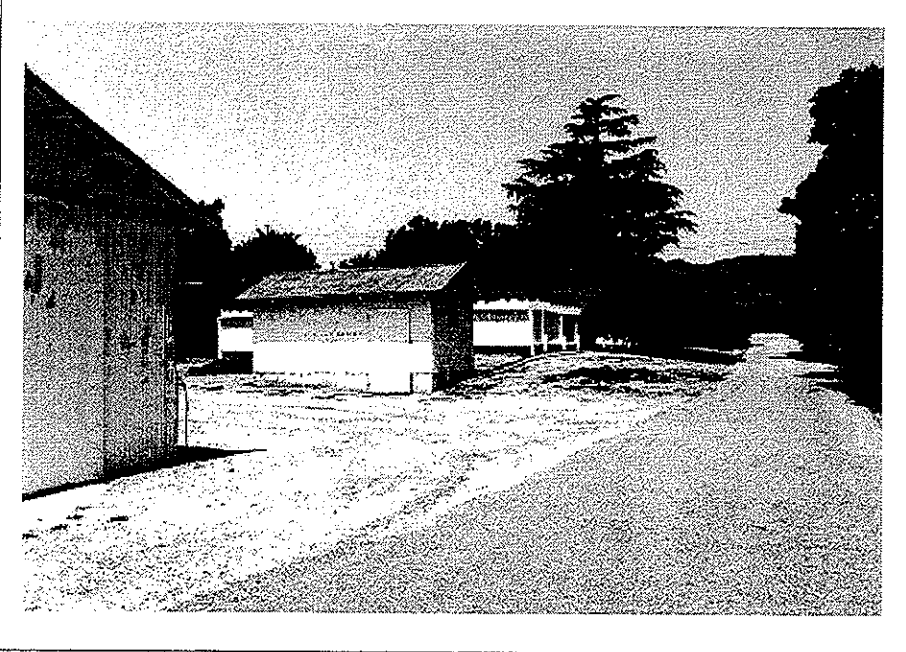
Page 6 of 6 Resource Name or #: (Assigned by recorder) *Milton Teague Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/17/95* Continuation Update

P3. Description [continued]

To the south of the pool complex are a number of maintenance and equipment storage buildings and a water tank. These one-story rectangular in plan buildings have medium-pitched corrugated gable roofs with corrugated metal siding.

The grounds are well maintained and delineated by expanses of crushed gravel lined with brick headers, flower beds, manicured shrubs and green lawn. A number of mature trees are scattered around the property. Among the most notable are two large pines at the entrance adjacent to the wrought iron gates. A tennis court is located east of the main house and just south of the entrance to the property.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
View looking south at sheds, 6/22/95, #1306

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Olivelands School*

P1. Other Identifier: *Olivelands School*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *12465 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *64-320-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located on a sloping hillside lot, surrounded by the Limoneira Ranch, this school building has a two-story section for its lower southern elevation and a one-story portion on the upper northern elevation. A road winds up the hillside to a small parking area next to the school. A stone retaining wall runs along one side of the road. A number of mature ornamental trees surround the school. A large four-and-a-half-acre play yard, donated by Limoneira, exists to the west of the school buildings. At the base of the hill is a small gable roofed wood shed covered with horizontal drop siding and a parking lot.

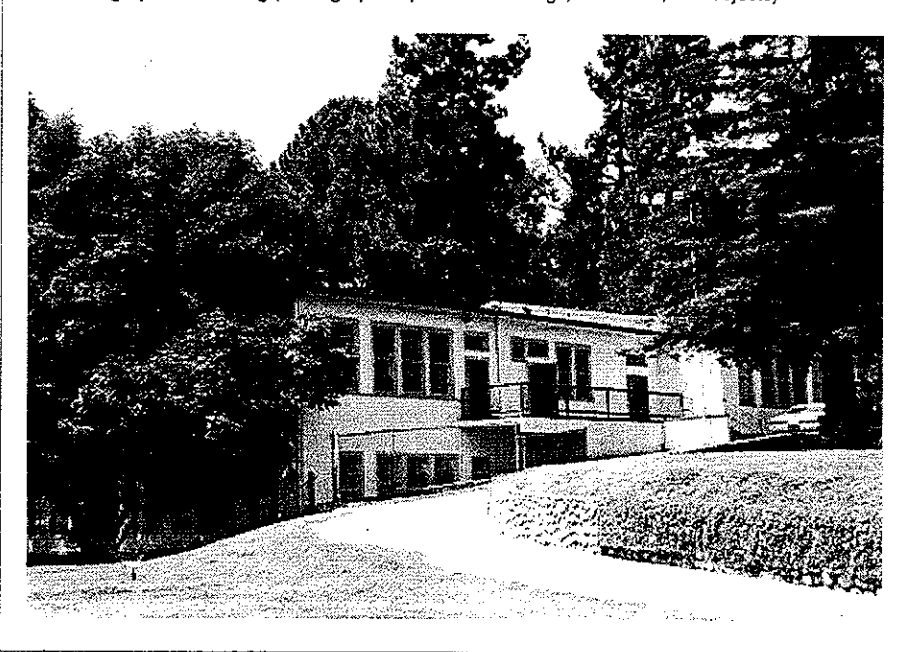
The school building has low pitched gable roofs with exposed rafters under the open eaves and is covered with composition shingles. The front entrance, located on the east side of the building, has concrete steps leading up to an open porch with a metal railing. Several doors open out onto the porch. The doors are solid wood with transoms above. On the west side of the building is a flat roofed overhang supported by metal posts. Adjacent to this is a restroom addition. Bands of tall windows, in threes, twos or singly, surround the building on both the first and second stories. They are all two-over-two double-hung wood sash with wood mouldings. The building is covered with a smooth stucco finish and rests on a concrete foundation. The school is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP15 - Educational building*

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

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

P5b. Description of Photo: (View, date, accession #)
School, southeast elevation, 5/09/95, #0423



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1913, 1924, 1955; Olivelands School Archives.

P7. Owner and Address

*Briggs School District
14438 W. Telegraph Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/13/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Olivelands School*

B1. Historic Name: *Olivelands School*

B2. Common Name: *same*

B3. Original Use: *school*

B4. Present Use: *same*

B5. Architectural Style:

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

1913 - first two rooms; 1924 - four room addition; 1955 - remodeled

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Roy Wilson, 1924, 1955*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The Olivelands School is important historically because it appears to be the first segregated school established solely for the children of Mexican farmworkers by a large agricultural citrus operation, the Limoneira. The company donated one-and-a-half acres of land to the Briggs School district adjacent to Olivelands for the construction of a school. A two-room school was built in 1913, at the time Limoneira was rapidly expanding their Mexican workforce. Family housing was being built between 1910 and 1918 in nearby Aliso Village, Wheeler Canyon and along Todd Barranca at ranch headquarters. The expansion of employees continued, making it necessary to add four rooms in 1924. Santa Paula architect Roy Wilson, who also designed the Limoneira bunkhouses (now the office) at ranch headquarters, designed this addition as well as the remodeling that occurred in 1955. The first classes started with twenty students and reached a high of 260 students in 1937-38. The school provided education for all ages until the 1940s and 50s when the upper grades (6th through 8th) were transferred to Briggs School. Graduation services and Christmas programs were held in Leoduvina Hall, the social hall in Wheeler Canyon.

B11. Additional Resource Attributes: (List attributes and codes) *HP15 - Educational building*

B12. References:

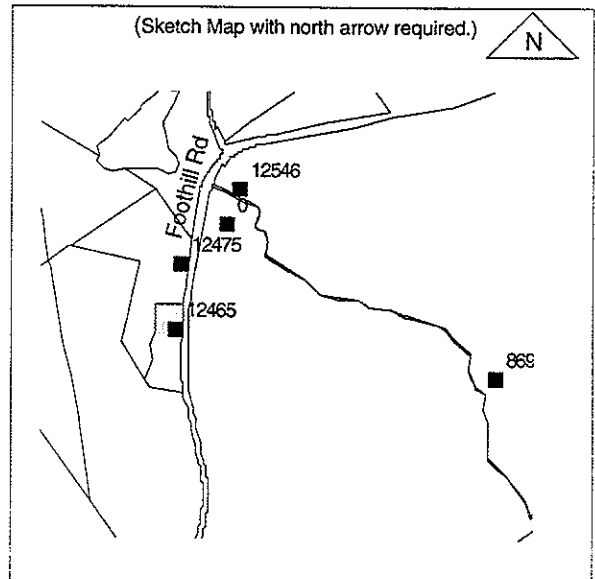
*Emerson, Gladys. Geographical Aspects in the Development of the Limoneira Company, Santa Paula, Ca. M.A. thesis, 1968., p. 56.
Olivelands School archives*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *3D [land]*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *C.L. Hey Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *13742 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-210-173*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two-story traditional style residence with an l-shaped plan and a low-pitched, hip roof covered with composition shingles. The eaves are closed and deep. A projecting porch runs across the front of the house, and is supported by round columns. Sidelights surround the double front door. The house is covered with three types of siding; horizontal shiplap and concrete block on the first floor and board-and-batten siding on the second floor. The house rests on a concrete perimeter foundation. An exterior concrete block chimney is located on both the east and west sides of the house. The symmetrical facade features bay windows across the first floor. They are casement windows with steel casings. Small casement windows are found on the second story.

A circular drive leads to the house with a central planting area containing a large multi-trunked camphor tree. Surrounding the property are lemon trees. A detached garage is located to the rear west side of the house. A terrace and stone wall tie the back of the house together with the l-shaped wing at the rear. A portion of this wing was part of an older house built in 1939 and incorporated into the present house in 1959.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/07/95, #1209



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

1959-F, Cliff Hey

P7. Owner and Address

*Joanne Held
13742 Foothill Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Reseach Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/22/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *C.L. Hey Residence*

- B1. Historic Name: *C.L. Hey Residence*
- B2. Common Name: *none*
- B3. Original Use: *single family residence*
- B4. Present Use: *same*
- B5. Architectural Style: *Traditional*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1959-F

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *very large camphor tree, garage, terraced backyard*

- B9a. Architect: *Austin Pierpont, designer*
- B9b. Builder: *unknown*
- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*

Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This property is significant for its association with Austin Pierpont, well-known Ojai architect who designed many Ventura County residences. The house was built for Clifford L. and Elizabeth C. Hey. Mr. Hey was a stockbroker. He purchased the 30 acre property from the Parmelee family in 1947. The present house replaced an earlier house on the property dating from the 1890s, owned by the D. DeNure family. The ranch originally contained 50 acres of apricots and walnuts. When the Hey Family purchased it, only 30 acres remained, and these were eventually replanted to lemons.

The property's agricultural land use contributes to the National Register eligibility of the district, although the building itself is presently a non-contributor to the district. However, the building may also become eligible when it is fifty years old.

- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

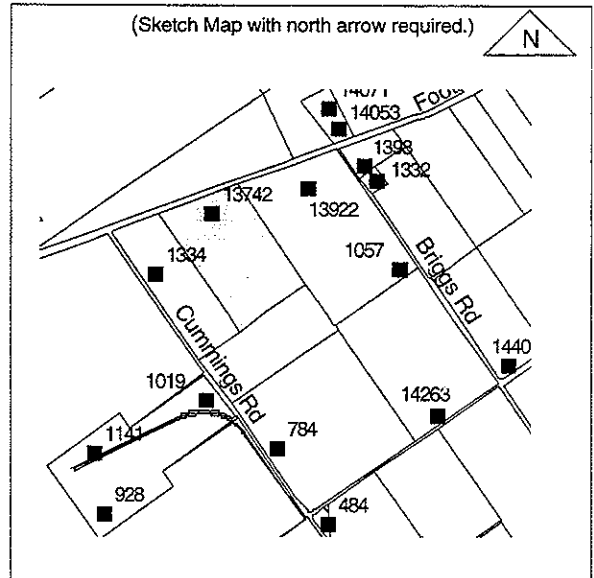
HP2 - Single Family Property

- B12. References:
Interview with Cliff Hey, 10/16/95
Santa Paula Chronicle, Souvenir Edition, 1899

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *J. Nicholas and Elizabeth Thille House*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *14053 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *38-80-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This combination one and two-story Ranch style residence has a u-shaped plan and a low-pitched gable roof covered with composition shingles and an inset porch. Built into a hillside, the two-story portion is oriented downhill, whereas the one story wings, creating the u-shape, fan out onto a circular level lawn. The house is covered with wide, vertical board-and-batten siding and rests on a concrete perimeter and stone foundation. The open eaves are supported by curved, decorative brackets. Lattice vents are located under the gable ends. A stone chimney is located on both the north and south side of the house. The house has aluminum sliding and medium-width casement windows. In addition, slanted bay windows are located on the two-story portion of the south side of the house as well as the west wing facing the circular lawn area. The house has a high stone foundation on the southern elevation. This same stonework is repeated in the walls that are found in the backyard.

The circular lawn contains flower beds and foundation plantings defined by a circular stone and concrete wall and a walkway that descends from the upper portion of the hillside lot. On the upper level is a swimming pool and pool house. The east wing of the house contains a two-car garage. Adjacent to the house is an additional flat roofed garage.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/03/95, #0207



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

1937 F

P7. Owner and Address

*Dorcas Thille Life Estate
14053 Foothill Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/1/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *J. Nicholas and Elizabeth Thille House*

- B1. Historic Name: *John Nicholas and Elizabeth Thille House*
- B2. Common Name:
- B3. Original Use: *Single Family Residence*
- B4. Present Use: *Single Family Residence*
- B5. Architectural Style: *Ranch*
- B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1937, altered in 1973-5 by John Stroh (Wilson, Stroh and Wilson)

- B7. Moved? No Yes Unknown Date: Original Location:
- B8. Related Features: *foreman's house, barn, garages, swimming pool and pool house*

- B9a. Architect: *Roy Wilson*
- b. Builder: *Bud Barrick - 1973 addition*
- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*

Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house is architecturally significant as an important early example of the evolving Ranch House style, built in 1937. It was designed by the well known Santa Paula architectural firm headed by Roy Wilson (Wilson, Stroh and Wilson). It was featured in *Country Life*, a British magazine shortly after it was completed. It was said to be of English Country design combined with the California Ranch style. In 1973, a member of the same firm, John Stroh, modified the design by moving the entrance to the east side and replacing the multi-paned casement windows with sliding aluminum windows. Other changes included expanding and altering the wings. The only portion that remains somewhat original, except for new windows, is the two-story portion along the south side of the house. Although changes have occurred, the house still retains much of its original feeling seen in the basic shape, siding, and original window openings.

The ranch is also important because of its association with the pioneer John Thille family, whose first ranch, established in 1890, is located on Santa Paula Street. J. Nicholas Thille was one of five children born to Nicholas and Elizabeth Thille. He took charge of the original ranch when his father died and managed it for many years. He built this house for his family in 1937. Nicholas was well known for the quality of avocado trees he raised. He grew his own trees and developed a special variety of the Haas avocado, called the Haas Thille #3, which became the basis for developing several other avocado varieties. He was active in the Avocado Society and was presented with the highest award given by the organization.

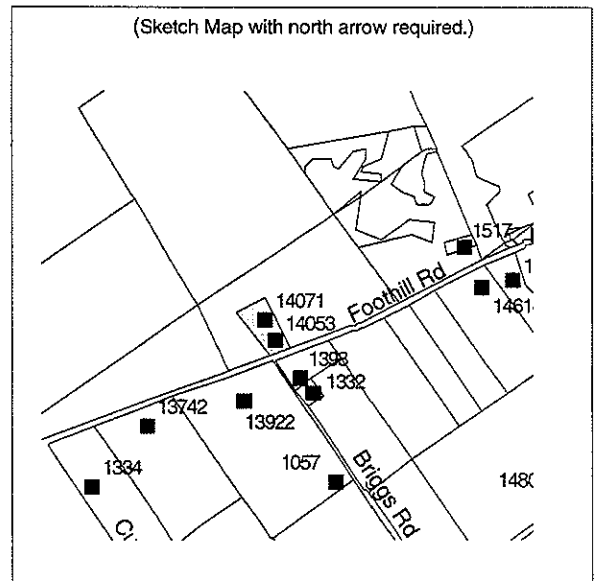
- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP3 - Multiple Family Property*

- B12. References:
Gidney, Brooks & Sheridan, History of Santa Barbara, San Luis Obispo and Ventura Counties, CA, 1917, p. 673.
Interview w/ Dorcas Thille, 11/3/95

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (Assigned by recorder) *J. Nicholas and Elizabeth Thille House*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/1/95* Continuation Update

P3. Description (continued)

This house was extensively altered between 1973 and 1975. A three-car garage was originally part of the east wing of the U-shaped plan and faced inward, so that the front entrance was at what today is the rear of the house. A new wing was created on the east side that also enlarged the old wing. The original front door and adjacent window was moved to the east side of the house and became the new entrance. In addition, the west wing was pushed slightly forward and both hip roofs were replaced with gable roofs. Another major change was the removal of the multi-paned steel casements. These were replaced by sliding aluminum windows within the original openings. The house is in excellent condition today.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Residence, east elevation, 4/25/95, #0208

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *J. Nicholas and Elizabeth Thille House*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/16/95* Continuation Update

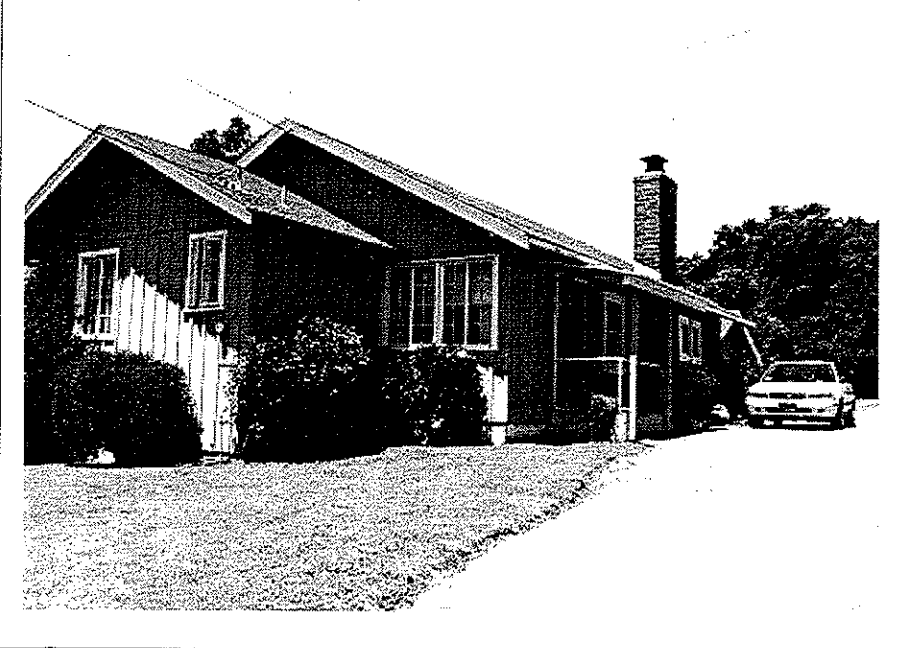
P3. Description [continued]

Foreman's house (14071 Foothill Road)

A driveway leads up the hill of this 39 acre avocado ranch, continuing beyond the main house, garages and pool and curves around the hillside along the barranca, and ending at the foreman's house. This one-story California Bungalow style residence is rectangular in plan, with a side-facing, medium-pitched, gable roof covered with composition shingles. A projecting porch with a simple wood baluster is located on the left side of the house, and is supported by square posts. The house is covered with medium, vertical board-and-batten siding and rests on a concrete perimeter foundation. The eaves are open. Decorative vents are located under the gable ends. A brick chimney is located adjacent to the porch. The house has medium, four-over-four multi-pane, wood and metal casement windows with plain wood casings.

Behind the house is a small garage and a corrugated metal barn. Surrounding the house and outbuildings are a number of native oak and eucalyptus trees. The buildings are all in good condition and have maintained a high degree of integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Residence, southeast elevation, 4/25/95,
#0210*

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Shedenhelm Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14614 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-010-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a small one-story Craftsman Bungalow style residence with a rectangular plan and a side-facing medium-pitched, hipped-gable roof covered with composition shingles. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. The house has wide, multi-pane, aluminum slider windows with plain wood casings. The house is in good condition and has maintained its integrity.

A two-car garage, in the same style as the house, is located east of the house and connected by an open breezeway with a flat roof and square wood supports. The house is surrounded by citrus and avocado trees with a curved walkway leading up to the front door from the main road.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 6/16/95, #1106

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

1920-E

P7. Owner and Address

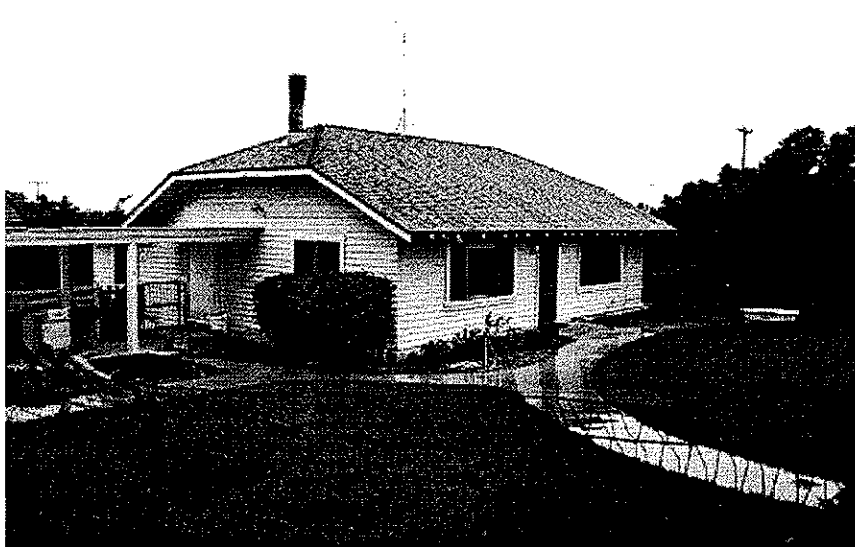
*Peter Thille
14053 Foothill Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/17/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Shedenhelm Residence*

B1. Historic Name: *Shedenhelm Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1920-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *garage, orchards*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This twenty acre citrus and avocado ranch is historically important for the role it played in the agricultural development of the Santa Clara Valley. The parcel was owned in 1912 by T.L. Vance. Mark L. Shedenhelm and his wife Elizabeth owned the property by 1921. Mr. Shedenhelm was vice-president of Farmers and Merchants Bank in Santa Paula during the 1920s.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Santa Paula City Directories 1921-26

Alexander, W.A. Historical Atlas of Ventura County, 1912.

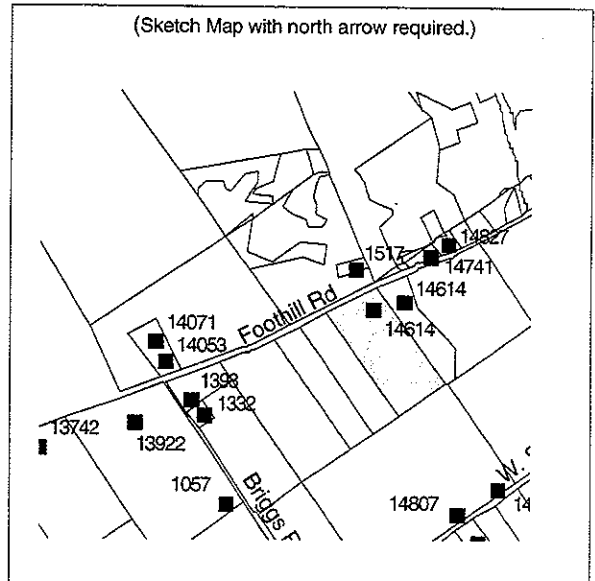
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Elbert & Anita Tate Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *15487 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-020-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Ranch style prefab residence with an I-shaped plan and a low-pitched, hip roof covered with composition shingles. A projecting porch is centered on the front of the house, and is supported by a single square post. The house is covered with vertical grooved plywood siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. A brick chimney is located on the west side of the house. The house has medium, two-over-two, double-hung windows with plain wood casings. There is one three-part window: a large centered fixed window flanked by two small double-hung windows. A few windows have been changed to aluminum sliders and a free standing projecting pergola was added over the front windows wrapping around the west side of the house. Adjacent to the house on the east is a small guest house, originally a garage. A carport stands in front of the house. The house is in good condition and has retained its integrity.

The ranch contains approximately 0.3 of an acre of sloping foothill land planted to avocados. A driveway leads up to the main house and carport. A concrete block retaining wall defines the parking area. Surrounding the house are numerous shrubs and a mature sycamore tree on the west side.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 9/22/95, #2009



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

1946-F

P7. Owner and Address

*Eb/Anita Tate Trust
P.O. Box 550
Santa Paula, CA 93061*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/25/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Elbert & Anita Tate Residence*

B1. Historic Name: *Eb/Anita Tate Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1946-F

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *guest house*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is historically important for its contribution to the development of agriculture in the Santa Clara Valley. It was built for Eb and Anita Tate immediately following World War II, when the couple returned to Santa Paula. Eb Tate, a surveyor by profession, established his office next to the main house. The couple also raised avocados on the 0.3 acre site. The Tate Family purchased a pre-fabricated house because building materials were difficult to obtain during and after World War II.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

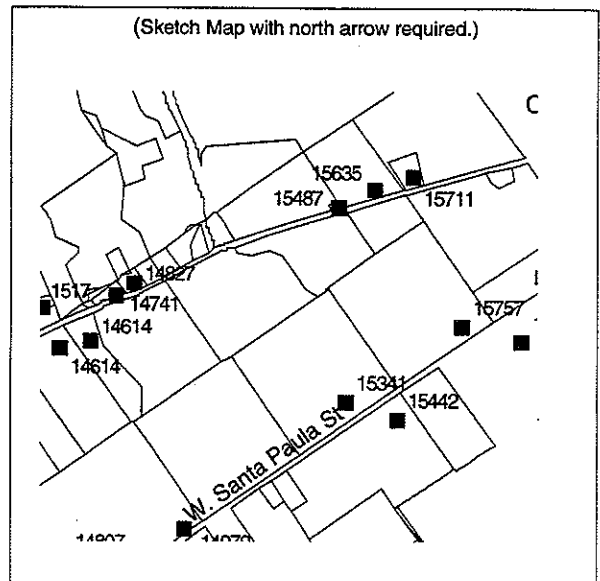
Interview with Eb Tate, 10/19/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3D
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Lafe T. Browne Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *15635 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-020-05*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Designed in the Ranch style, this one-story residence features a porch across the entire length of the front elevation supported by square wood posts. Recessed under the low-pitched side gable roof, the porch also contains exposed rafter tails. A stucco chimney punctuates the roofline at the right or east side of the house. Both single and three-part windows flow across the front facade and are multi-paned casement with plain wood casings. The house rests on a concrete foundation and is covered with board-and-batten siding. A curved driveway leads into the property from the main road directly in front of the house creating a parking area. The front lawn is bordered by a flagstone walkway and plantings that delineate it from the parking area. A number of large mature trees screen the house from the road. A small guesthouse is located to the east and slightly north of the main house. It is designed in a similar style. The avocado ranch contains approximately 12 acres, most of which are located on the hillside to the north. The house is in good condition and has maintained its integrity.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 9/09/95, #1823

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1933-E; Robert Raymond, architect

P7. Owner and Address

*Lehr Trust, Attn. Todd Browne
1489 S. Rainbow Road
Sanger, CA 93657*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/16/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Lafe T. Browne Residence*

B1. Historic Name: *Lafe T. Browne Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Ranch*

B6. Construction History: (Construction date, alterations, and date of alterations)
1933-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *small guest house*

B9a. Architect: *Robert Raymond*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This residence is historically significant for its association with the development of agriculture in the Santa Clara Valley. It was built about 1933 for Lafe T. Browne and his family. Mr. Browne was a citrus and avocado grower. It is architecturally important for its association with prominent Santa Paula architect Robert Raymond.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

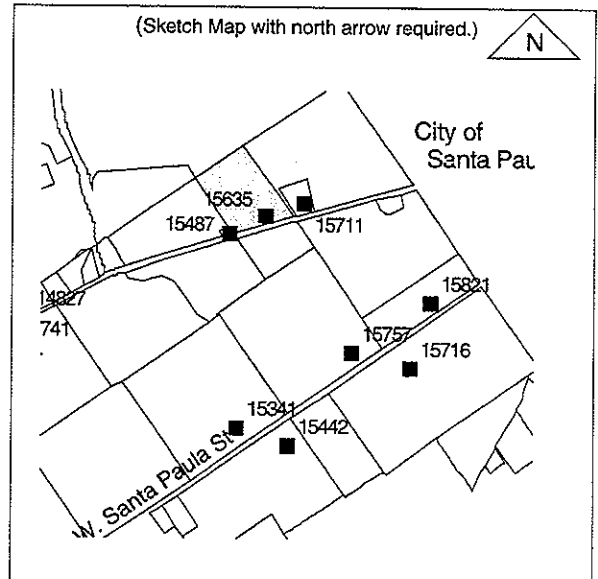
*Interview with Mary Jo Raymond Maillard, 10/22/95
City Directories, 1945-49*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Ida and Robert Ryan Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15711 Foothill Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-020-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Monterey Revival style residence with an I-shaped plan and a side-facing low-pitched, gable roof covered with wood shake shingles. An inset porch is located on the left side of the house, and is supported by square posts. The house is covered with medium, horizontal shiplap siding and rests on a concrete perimeter foundation. The open eaves have decorative brackets. A brick chimney is located in the center of the ridge line. The house has wide, eight-over-eight, double-hung windows with plain wood casings. A slanted bay window is located adjacent to the front porch. Some of the bedroom windows have been changed to louvers.

The house is located on a hillside lot with a private road leading up from Foothill Road, past rows of avocado trees. The road curves to the east, terminating in front of the house and attached two-car garage. A curved brick sidewalk crosses the front lawn past the large sycamore tree. Behind the house is a barbecue and patio with a very large native oak tree. The house is in good condition and retains a high degree of integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 9/09/95, #1824

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

1940-F; Bob Ryan

P7. Owner and Address

*Ida Ryan Trust
P.O. Box 590
Santa Paula, CA 93061*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/6/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Ida and Robert Ryan Residence*

B1. Historic Name: *Ida and Robert Ryan Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Monterey Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1940-F

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

B8. Related Features: *slumpstone patio, barbecue area, orchards*

B9a. Architect: *Roy C. Wilson*

b. Builder: *Todd, Carver and Anderson*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This residence is important as a distinctive example of Monterey Revival style architecture. It was designed by prominent local architect, Roy C. Wilson. The house has maintained a high degree of integrity.

It is also important for its historical association with ranching in the Santa Clara Valley. Ida Shively Ryan was given the land in 1939 by her aunt, Mrs. Anderson. M.H. Anderson owned the land since 1912, but lived on Telegraph Road. After the Ryans received the property, they hired Wilson, Stroh and Wilson to design a house for them. Mr. Ryan served as county surveyor from 1934 to 1954.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Interview with Bob Ryan, 9/13/95

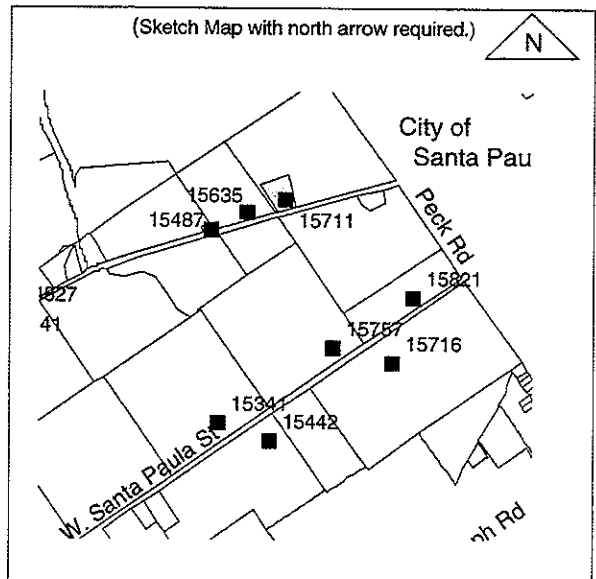
Alexander, W.A. Historical Atlas of Ventura County, 1912.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) *Edison Company Substation*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *Foothill Road north west of Wells Road* City *Ventura* Zip *93003*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Foothill north and west of Wells Road

Parcel No. *64-280-050*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Southern California Edison Company substation site contains several buildings, equipment and transformer lines. The main building housing the switchboard and controls is a flat roofed, one-and-a-half-story rectangular plan building with a raised parapet. The building is covered with brick and cast stone lintels and sills surrounding the openings. The base of the building has a concrete foundation. Windows are woodframe multi-paned. Adjacent to the main building is a smaller one-story shop building designed almost identically to the larger building. In addition, two small sheds and equipment are located within the open yard surrounded by a brick and chainlink fence.

This complex was built in the 1930s and served as a switching site for the electric lines in the Santa Clara Valley. Today, another switching site in Elizabeth Canyon with higher voltage has replaced this site, although it remains in use.

P3b. Resource Attributes: (List attributes and codes) *HP9 - Public Utility Building*

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

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

P5b. Description of Photo: (View, date, accession #)
Equipment building, southeast elevation, 7/05/95, #1709

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

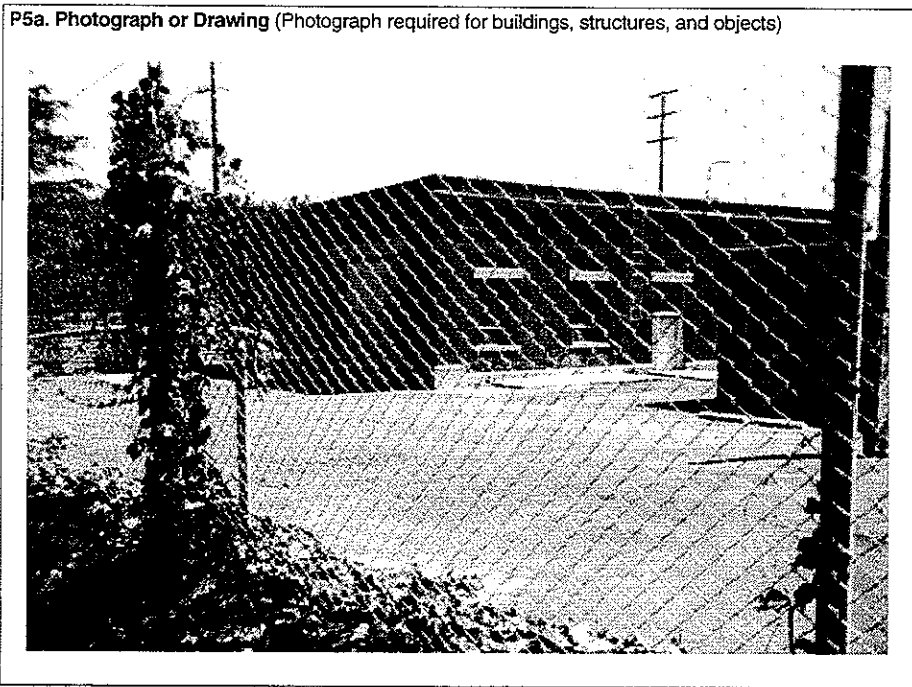
1930-E

P7. Owner and Address
*Southern California Edison Co.
2444 Walnut Grove Avenue
Rosemead, CA 91770*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/31/95*

P10. Survey Type: (Describe)
Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Harry Reddick Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *1517 O'Hara Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *38-080-18*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story residence has a rectangular plan with a medium-low pitched hip roof covered with composition shingles. A chimney, covered with wood siding, punctuates the roofline near the front entrance. Rafter tails are exposed under the eaves. The porch is inset in the center of the house and is supported by two square posts. A wrought iron railing leads up to the porch along the brick capped front steps. The house is located on a raised yard with an attached garage at a lower level adjacent to the basement. A stone retaining wall lines the driveway with a stairway cut through leading up to the front of the house. Windows are medium one-over-one sash with medium casings. The house is covered with wide horizontal wood siding and rests on a concrete perimeter foundation. The house is surrounded by orange trees and is part of a fifty-plus citrus ranch in O'Hara Canyon. The house is in good condition and has retained its integrity.

Further up the hillside is a tall gable roofed wood barn with a shorter shed roof lean-to section on one side. The barn is covered with board and batten siding and is in a deteriorated condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 3/04/95, #0709



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

Ruth Reddick Teague

P7. Owner and Address

*Ruth Reddick Trust
134 Davis St.
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/17/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Harry Reddick Ranch*

B1. Historic Name: *Harry Reddick Ranch*

B2. Common Name: *Reddick Ranch*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Ranch*

B6. Construction History: (Construction date, alterations, and date of alterations)
1946-F

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn, orchards*

B9a. Architect: *Austin Pierpont*

b. Builder: *Vic Westling*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is important for its association with Harry Reddick, former Santa Paula City Engineer, who purchased the 51 acre site about 1921. Reddick graduated from USC with a degree in civil engineering and became a licensed surveyor. In the 1930s, Harry Reddick became the Regional Director of the Soil Conservation Service. Upon his retirement, the family moved to the ranch and built a house in 1946. A small house and barn had originally been part of the ranch, but the house was destroyed by a landslide. The barn remains.

The house is also architecturally important because it was designed in the Ranch style by noted Ojai designer/architect Austin Pierpont in 1946. The land was originally part of a large 300 acre parcel owned by William O'Hara, for which the canyon is named.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Interview with Ruth Reddick Teague, 9/24/95

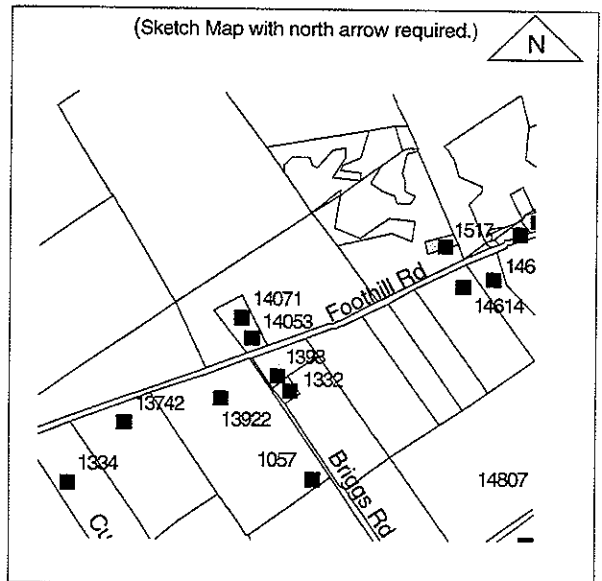
Alexander, W.J. Historical Atlas of Ventura County, 1912

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Orr Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *555-565 Orr Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *99-070-25*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Access to this property was denied by the owner.

Visible from the road is a residence and several dairy barns and sheds. The ranch is no longer in use as a dairy.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

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

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1926-E

P7. Owner and Address

*Orr Ranch Company
11246 Foothill Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded:

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Orr Ranch*

- B1. Historic Name: *Sanitary Dairy*
- B2. Common Name: *Orr Ranch*
- B3. Original Use: *Single Family Residence/dairy*
- B4. Present Use: *Single Family Residence*
- B5. Architectural Style: *California Bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1926-E

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

B8. Related Features: *sheds, dairy buildings, orchards, landscape features*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This complex of dairy buildings is significant as one of the few dairies remaining in the western Santa Clara Valley. The only other dairy complex remaining today is the Billiwhack Dairy in Aliso Canyon. Charles Orr established a small family dairy on this property in the 1920s, originally called Sanitary Dairy. He maintained a herd of registered guernsey cows. The dairy closed briefly, and reopened in the 1940s as the Orange Grove Dairy. It stayed in business until the mid-1950s, and was managed by Lyndon and Ed Orr, sons of Charles Orr.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Interview with Virginia Orr Sparkman, 12/20/90.

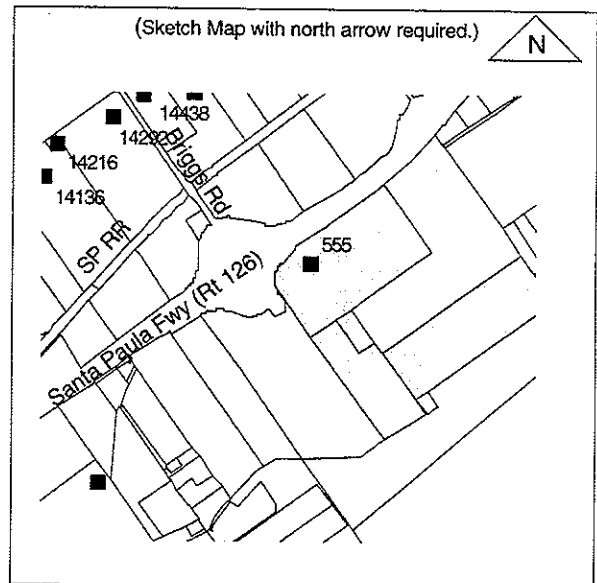
Santa Paula City Directories and Telephone Directories, 1926 - 1952

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Fred Outland Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *Pinkerton Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

At the west end of Pinkerton Road off of Mission Rock Road

Parcel No. *99-050-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This residence is a typical one-story California Bungalow with a front facing gable roof with offset projecting gabled porch. Under the broad eaves are exposed rafters and beams. The porch features a brick railing and brick piers with tapered wood columns on the upper half. The brick has been recently stuccoed. On the eastern elevation, the porch becomes an arbor. The windows are both fixed with transoms and double-hung with one-over-one sashes and wood casings. A slanted bay window is located on the east elevation. An exterior brick chimney is located on the east side and a smaller chimney punctuates the roofline behind the large chimney. The house is covered with medium horizontal clapboard siding and rests on a concrete perimeter foundation. It is in fair condition.

The small shed behind the house is rectangular in plan with a low gable roof and board-and-batten siding. It dates from about 1940. In addition, two modern corrugated metal storage sheds are located on the property.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 5/07/95, #1214



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

1916-E

P7. Owner and Address

*Frank Brucker
4613 Wheeler Canyon Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/14/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Fred Outland Residence*

B1. Historic Name: *Fred Outland Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1914-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *sheds, citrus orchards*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is historically important because of its association with the development of agriculture in the Santa Clara Valley. The ranch began operations about 1916 under the management of Fred Outland, who purchased the acreage from the Beckwith family. He sold it to Andrew Borchard about 1930. It continued to be farmed by Elmer Outland, Fred's brother. Charles Outland, noted local historian, lived in the house from about 1935 to 1955. It was purchased by Frank Brucker in 1954.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

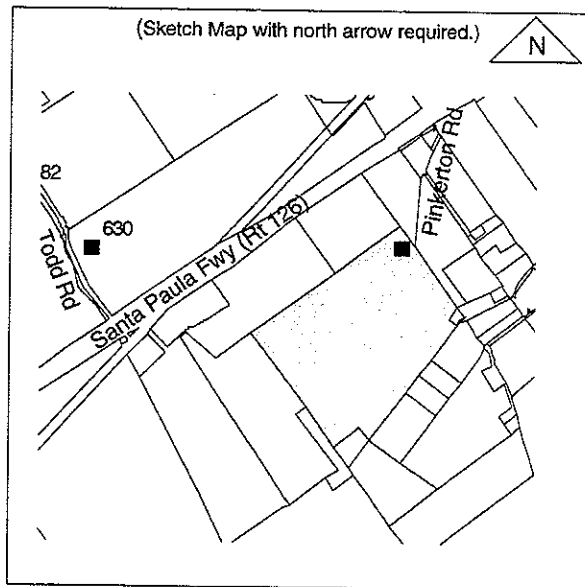
Interview with Loren Ayers, 11/16/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Glen Good Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14263 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-210-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 39 acre citrus ranch contains a main residence, a small caretaker's residence, a studio, garage and small barn. A drive leads directly into the bricklined parking area where a concrete walkway leads up to the front entrance of the main house. The one-story portion of the rectangular plan house has a sidefacing gable roof with a centered front gable over the porch. The projecting porch is supported by double square posts. The house is covered with shingle siding except for the new two-story addition on the east side. It is covered with plywood siding. Windows are a combination of double hung wood sash, fixed, casement and aluminum sliders with plain wood casings. The house has had many additions beginning in the 1920s, 1940s and 1950s eventually changing the entire original appearance of the house, which was a small I-plan bungalow with clapboard siding and a porch supported by stone and wood columns. The house is in excellent condition, but because of its loss of integrity, should be considered a non-contributor. The remaining buildings on the ranch should be considered contributors.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
main residence, south elevation, 6/26/95, #1316

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1910-E; Shirley Ledbetter

P7. Owner and Address

*Shirley G. Ledbetter Tr.
14263 Santa Paula St.
Santa Paula, CA 93060*

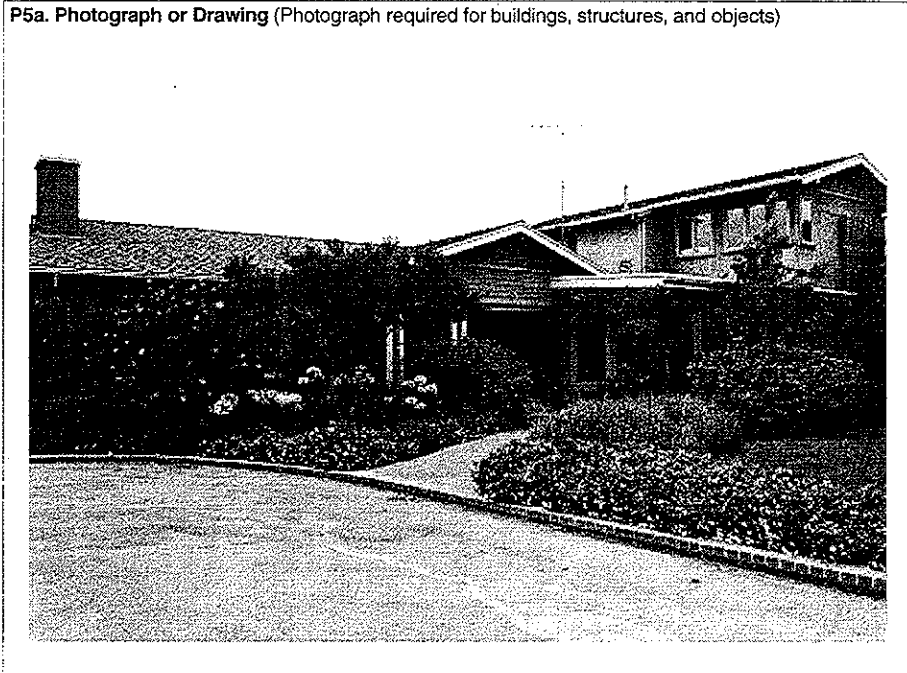
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/4/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Glen Good Ranch*

B1. Historic Name: *Glen Good Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
1912-E; additions in 1920s, 1940s and 1950s with major wing addition in 1990s.

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *second house, barn, studio, garage*

B9a. Architect: *unknown/John Stroh-1990*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The ranch is historically important for its contribution to the development of agriculture in the Santa Clara Valley. This 39 acre ranch was purchased by Olive Good about 1912 or 1913 and managed by Frank and Olive Good's son, Harry "Glen" Good for many years. Glen and his wife Florence and their family raised apricots, walnuts, oranges and lemons on the ranch. In 1912 the property was owned by H.A. Baldwin, who built the houses existing today on the property. No information was found on H.A. Baldwin. Descendants of the Good family, Shirley Good Ledbetter, presently live on the lemon ranch.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Interview with Shirley Ledbetter, 11/6/95

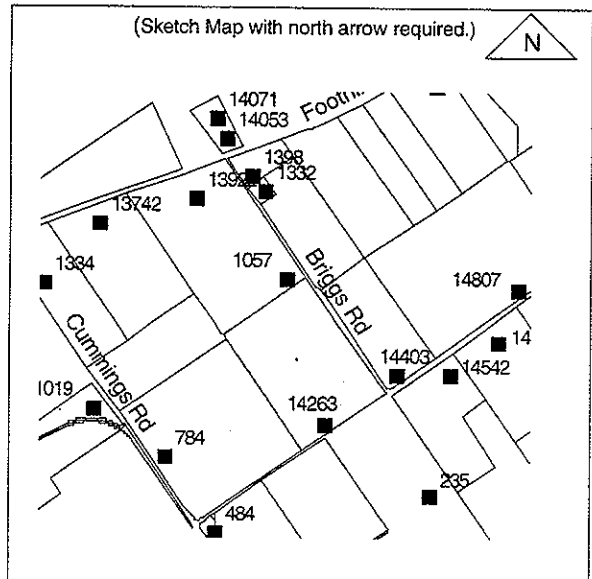
Alexander, W.E. *Historical Atlas of Ventura County*, 1912

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # 3D
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Glen Good Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/4/95*

Continuation Update

P3. Description [continued]

Second residence

This residence, located northwest of the main house, may have been the original house on the property. It is rectangular in shape with a main sidefacing high gable roof and an intersecting front gable on the north side. A shed roof portion at the north end is a later addition from the 1930s. A shed roof porch extends across the front of the house and is supported by square columns. The single front door has recessed panels. The windows are narrow one-over-one wood sash with wood mouldings. The house is covered with board-and-batten siding and rests on a new concrete foundation. A picket fence runs across the front of the house, nestled in the citrus orchard. The house is in good condition with minor alterations over the years.

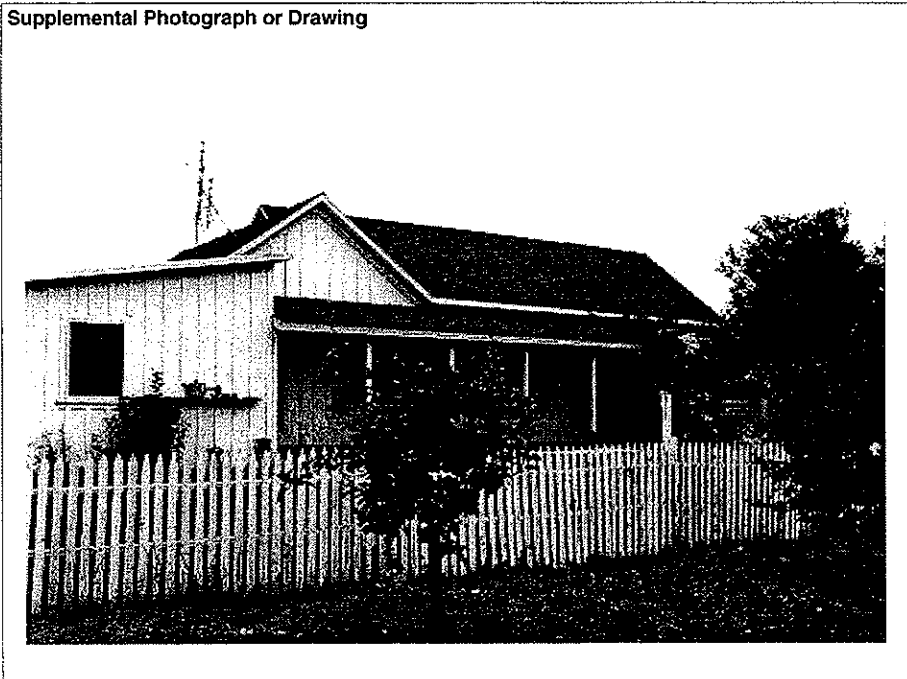
The barn was built in 1940. It has a rectangular shape with a corrugated metal gable roof and is covered with board-and-batten siding. Large openings are found on the east side and a few double-hung wood sash windows are located on the east and north sides.

In addition to the new two-car garage, there is a small artist's studio west of the house. It was originally used as a bunkhouse and had a wood stove and bunks along the walls for the workers who came to the ranch to light the smudge pots during the cold weather.

Supplemental Photograph or Drawing

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

Residence, west elevation, 6/26/95, #1314



Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Lincoln Hall Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *14403 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-010-16*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-and-a-half story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. An inset porch with a solid baluster runs across the front of the house, and is supported by elephantine piers. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves are knee-bracketed and have exposed, notched rafter tails. A brick chimney is located on the north side of the house. The house has medium, diamond pane, double-hung windows with plain wood casings. The house is in good condition and has a high degree of architectural integrity.

A driveway east of the house extends from the road to the two-car garage at the rear of the property. The long rectangular shaped garage has a corrugated metal roof and is covered with board-and-batten siding. Located at the northeast corner of Briggs and Santa Paula Street, the house is surrounded by lemon trees.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 4/04/95, #1419



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

1910-E

P7. Owner and Address

*Richard Cummings
14807 W. Santa Paula Street
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Lincoln Hall Residence*

B1. Historic Name: *Lincoln Hall Residence*

B2. Common Name:

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
1910-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *two-car garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This residence is important for its association with early settlers, the Lincoln Hall family. It is uncertain when the Halls first purchased their 19 acre property, but they owned it by 1898, and possibly earlier. They raised apricots on their ranch. The present house, whose California Bungalow style suggests a circa 1910 date, is said to have been built around an older house. The present house has maintained its architectural integrity. Two barns burned some years ago, leaving only the garage and the house on the original 19 acre parcel.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

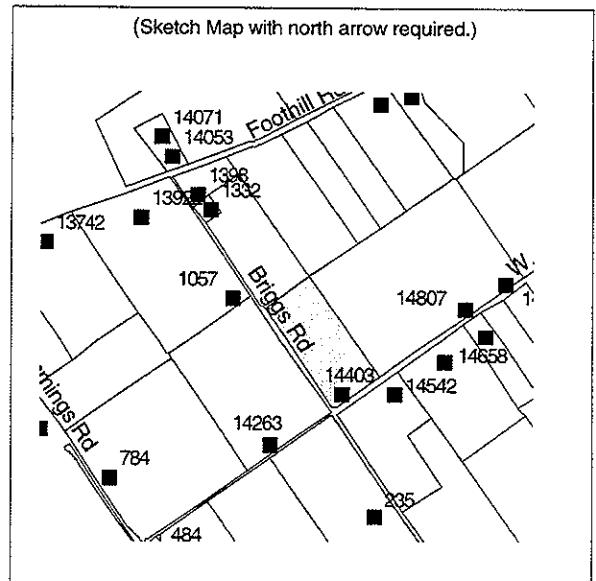
Interview with Loren Ayers, 9/6/95; Alexander, W.E. *Historical Atlas of Ventura County*, 1912; City Directories, 1898-1912

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) *Olmstead Ranch*

- P1. Other Identifier: *main residence*
- P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: *14542 West Santa Paula Street* City *Santa Paula* Zip *93060*
d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

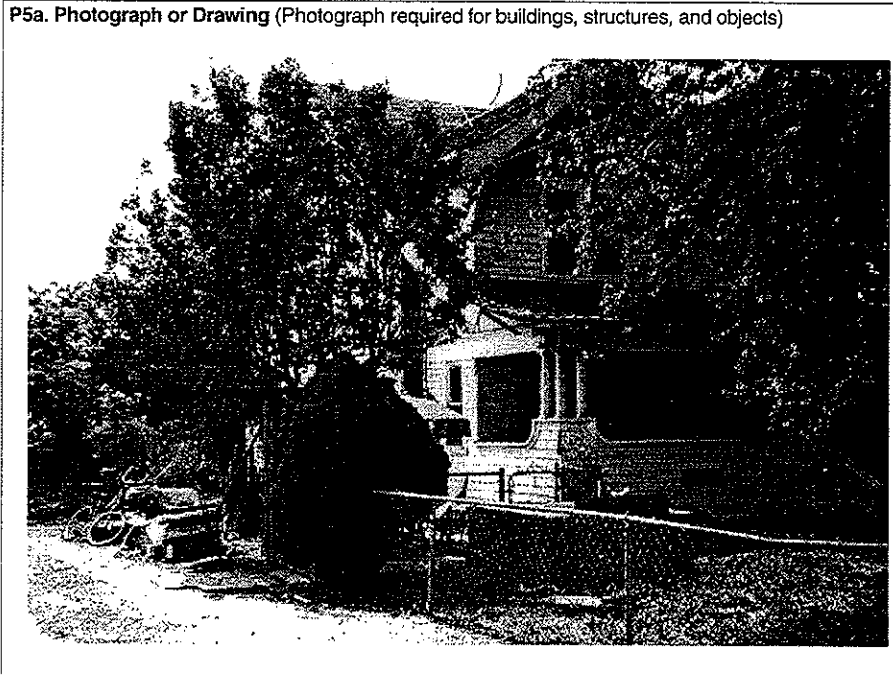
Parcel No. *97-030-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two-story Craftsman house has a rectangular plan with a high pitched sidefacing gable roof that curves out over the recessed porch. A large double gabled dormer contains two paired windows. A single dormer window extends from the south side of the roof. Under the broad eaves are decorative knee brackets and lattice vents. The front porch extends across the entire length of the house and is supported by short capped columns, in threes and twos, resting atop the enclosed porch railing. In addition, decorative notched beams are found above the columns. Windows are one-over-one wood sash with wood casings. An exterior brick chimney has been stuccoed on the east side of the house. An additional brick chimney punctuates the roofline on the south side of the house. The house is covered with shingle siding and rests on a stone foundation. The house is in fair condition and retains a high degree of architectural integrity.

The house is close to Santa Paula Street with a driveway along the east side. A small front yard contains several mature trees including a Deodar Cedar. Surrounding the house is a citrus orchard on the 20 acre parcel.

- P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*
- P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 4/27/95, #0913

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1912-E

P7. Owner and Address
*James E. Parker
134 Via Baja
Ventura, CA 93003*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/17/95*
P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")
San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Olmstead Ranch*

B1. Historic Name: *Olmstead Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1912-E, main residence; 1920-E, small employee residence

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *employee residence, citrus orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is important historically for the role it played in the development of agriculture in the Santa Clara Valley. This parcel was originally part of a larger parcel that extended through to Telegraph Road. It was owned by Frank C. Olmstead who had his residence on Telegraph Road as early as the 1890s. This house was apparently built for his son Tom about 1912.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

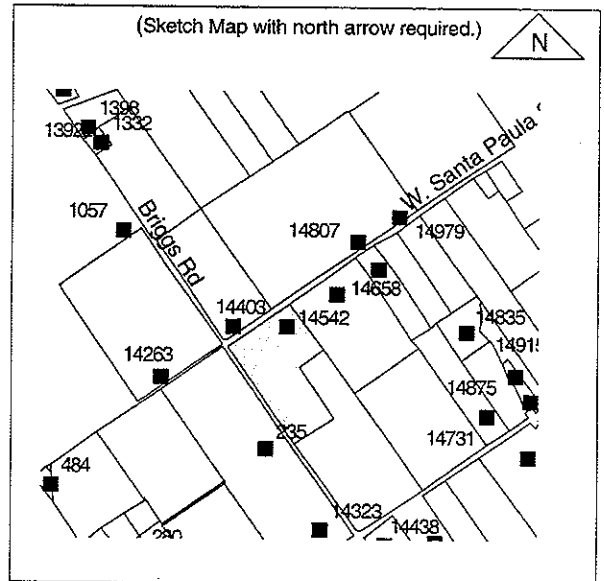
- Clarke, Robert. *Narrative of a Native*. 1936, p. 137.
- Alexander, W.E. *Historical Atlas of Ventura County*, 1912.
- Santa Paula City Directories, 1898 - 1928.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Olmstead Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/18/95*

Continuation Update

P3. Description [continued]

West of the house is a small employee's residence. It has a rectangular plan with a low gable roof and exposed rafters. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation. Windows are narrow two-over-two double hung with plain wood casings. There is one large multi-paned window on the north side.

Supplemental Photograph or Drawing



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

*Residence, northwest elevation, 4/27/95,
#0916*

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Kelsey Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *14658 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-030-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two-story Mediterranean style residence with a square plan and a flat roof covered with tiles. A small concrete stoop and recessed wood door is centered on the front of the house. Above the entry is a small metal railing. The second floor is recessed back from the main body of the house. The house is covered with stucco siding and rests on a concrete perimeter foundation. The house has wide, one-over-one windows with plain wood casings. On each side of the front door are three part windows -- one large fixed pane with narrow casement sidelights. The house is in good condition and has retained a high degree of integrity.

Behind the main house is a pool house and swimming pool built in the 1960s. The 20 acre ranch contains both avocado and lemon trees.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 4/27/95, #0908

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

*1912-E
Robert Pinkerton*

P7. Owner and Address

*Robert Pinkerton
14658 Pinkerton Rd.
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/24/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Kelsey Ranch*

B1. Historic Name: *M.E. Kelsey Residence*

B2. Common Name:

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Mediterranean*

B6. Construction History: (Construction date, alterations, and date of alterations)
1910-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *modern pool house, swimming pool*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is important for its historic associations with the development of agriculture in the Santa Clara Valley. The M.E. Kelsey family built the house about 1910 on 34 acres of land. In the late 1950s, the Robert Pinkerton family purchased the ranch after theirs was taken for the Santa Paula Freeway. They built the pool house and swimming pool in the 1960s. Both citrus and avocados are presently grown on the property.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

Interview with Donna Pinkerton, 11/12/95

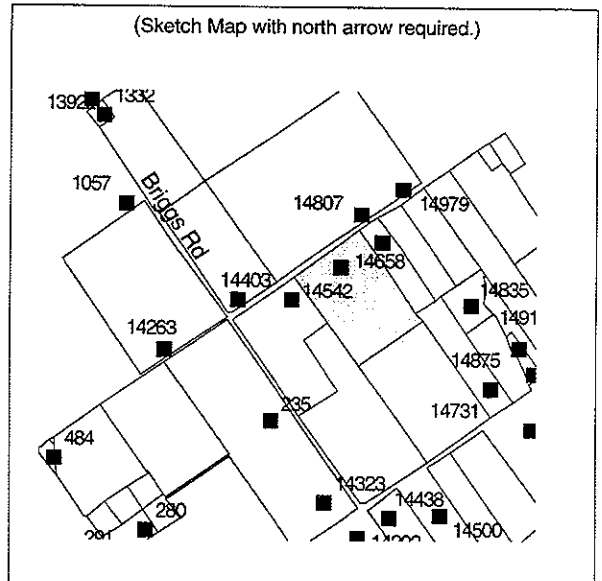
Alexander, W.E. *Historical Atlas of Ventura County*, 1912

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Wallace W. Cummings Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14807 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-010-010*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two-story Spanish Colonial Revival residence has a modified T-plan with a low pitched gable roof covered with tile. Under the medium open eaves are curved rafters and beams. The front gabled wing has a small wrought iron balcony under the second story window. Below the balcony is a decorative arch over a three part double hung and fixed window. Windows are all slightly recessed with some six-over-six panes and others one-over-one wood sashes with wood sills. The front door, located on the west side of the house, is a single inset wood door with Moorish details. French doors open onto the patio, located across the southeast portion of the house. A solid stucco clad balustrade defines the patio from the formal garden. The house is covered with a smooth stucco finish and rests on a concrete perimeter foundation. The house is in good condition and has retained its architectural integrity. [continued]

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 4/04/95 #1414



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1926-F
owner *Richard W. Cummings*

P7. Owner and Address

Richard W. Cummings
14807 W. Santa Paula St.
Santa Paula, CA 93060

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: *8/30/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Wallace W. Cummings Ranch*

B1. Historic Name: *Wallace & Lula Cummings Residence*

B2. Common Name: *Cummings Ranch*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Spanish Colonial Revival*

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

The house was started in 1925 and completed in 1926. The only alteration has been the second story addition to the garage in 1940s

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features: *barn, employee's residence, garage, shed*

B9a. Architect: *Sauter & Lockard*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This residence is historically significant for the role it has played in the continual development of agriculture in the Santa Clara Valley. It represents the development patterns that have occurred during the period of significance. The house was built for Wallace W. and Lula Cummings. Wallace was the son of pioneer John F. Cummings, Ohio native, who purchased land on Telegraph Road in 1868. Following the pattern of other settlers, Cummings had previously worked in Northern California during the gold rush era before coming to Santa Paula. Wallace Cummings raised walnuts on his acreage, followed by oranges, lemons and avocados. Richard Cummings and his family now own the house. Richard serves on the Board of the Mupu Citrus Association and Sunkist and is a member of the Ventura County Citrus Exchange.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

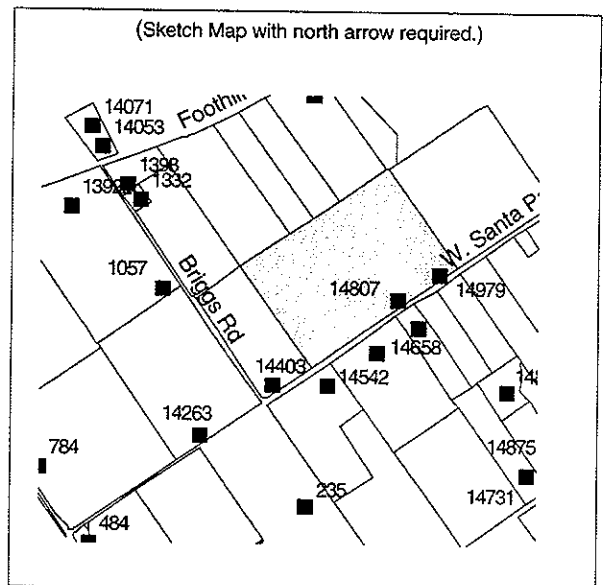
- Interview with Richard Cummings, 4/4/95
- Sheridan, Sol. *History of Ventura County*, Vol.II, 1926, p. 529
- Architectural drawing collection, Ventura County Historical Society Library.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (Assigned by recorder) *Wallace W. Cummings Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *8/30/95* Continuation Update

P 3. Description [continued]

At the rear of the house is a detached double garage with a second story addition. The house is set back from the main road with a long drive leading up along the west side of the house. Numerous mature trees (palms, Deodar Cedars and pines) help define the somewhat formal grounds with expansive lawn, shrubs and flower beds. The house is located in the center of a 58 acre parcel surrounded by citrus trees.

North of the foreman's house is a two-story wooden barn with a gable roof with a single story shed roof lean-to on either side. Sliding doors on tracks are located at the front with openings for hay storage at the second floor level.

A small gable roofed board-and-batten shed is located east of the barn along the Haines barranca. Further north along the barranca is a small wooden gable roofed building once housing the Chinese servant. It was moved from the original Cummings Ranch on Telegraph Road.

A number of large mature trees, including Oaks and a pine, surround the barn and foreman's house.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, south elevation, 4/04/95, #1415

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

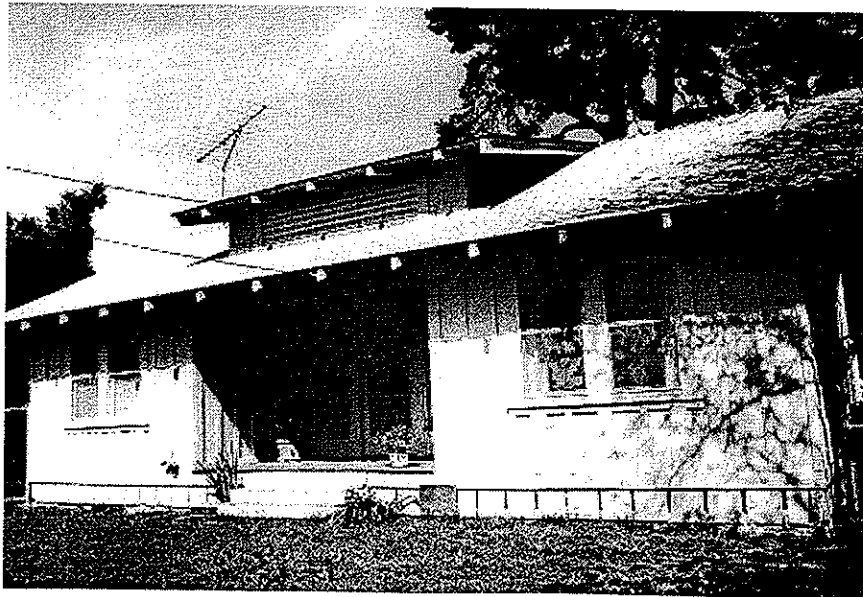
Page 4 of 4 Resource Name or #: (Assigned by recorder) *Wallace W. Cummings Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/18/95* Continuation Update

P3. Description [continued]

Foreman's House - 14979 W. Santa Paula Street

This one story Craftsman bungalow, with its rectangular plan, features a sidefacing low gable roof with a distinctive shed dormer with a lattice vent. The recessed porch is located in the center of the facade with paired windows on either side. French doors open onto the porch. Exposed rafters are located under the broad eaves. The double hung windows have flat wood mouldings. The house is covered with board and batten siding and rests on concrete piers covered by a wooden skirt. A brick chimney punctuates the roofline on the north side of the house. The house is in good condition.

Supplemental Photograph or Drawing



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

Residence, south elevation, 4/04/95, #1416

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *John Thille Ranch*

P1. Other Identifier: *Main Residence*

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *15341 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-20-12*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two-story Queen Anne style residence with a t-shaped plan and intersecting medium-pitched gable roofs covered with composition shingles. An open, projecting porch with a vertical 2 by 2 baluster is centered on the front of the house, and is supported by square posts. The eastern elevation features a two-story slanted bay terminated by a fish-scale shingled gable end. The house is covered with medium horizontal shiplap siding and rests on a stone foundation. The eaves are boxed. A brick chimney is located on the west side of the house. The house has narrow, one-over-one, double-hung windows with plain wood casings. The house has retained its architectural integrity and is in good condition.

A drive leads in from the main road through the lemon trees to a parking area. East of the house is a two-car garage/shed. It is a long rectangular building with a low gable metal clad roof covered with horizontal wood siding. Another smaller two-car garage is located behind the house. The 39 acre parcel is separated by the Adams barranca that cuts through the property north to south. On the east side of the barranca is a foreman's residence.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, southeast elevation, 6/16/95, #1100



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1895 E

P7. Owner and Address

*Louise Thille Kennedy
768 Via Somonte
Palos Verdes, CA 90274*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/2/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1995, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *John Thille Ranch*

- B1. Historic Name: *John Thille Ranch House*
- B2. Common Name: *none*
- B3. Original Use: *Single Family Residence*
- B4. Present Use: *Single Family Residence*
- B5. Architectural Style: *Queen Anne Victorian (folk)*
- B6. Construction History: (Construction date, alterations, and date of alterations)
Probably constructed circa 1895, with addition of enclosed porches occurring circa 1910.

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

B8. Related Features: *one story woodframe garage/storage building and two-car garage, lemon orchards and landscape features*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is an important example of the Victorian Folk style that served as the main ranch house for the John Thille family. Thille had been a carpenter in Iowa before coming to California in the 1880s. The family settled first in Los Angeles, before buying the 25 acre parcel in 1890 on Santa Paula Street. By 1912 they owned 40 acres. The Thille children, John, J.Nicholas, Albert and Mary, all continued the family tradition of farming by acquiring adjacent or nearby properties. Apricots were planted first, followed by lemon trees. The ranch is also important for its over one hundred year history of ranching in the West Santa Clara Valley.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

B12. References:

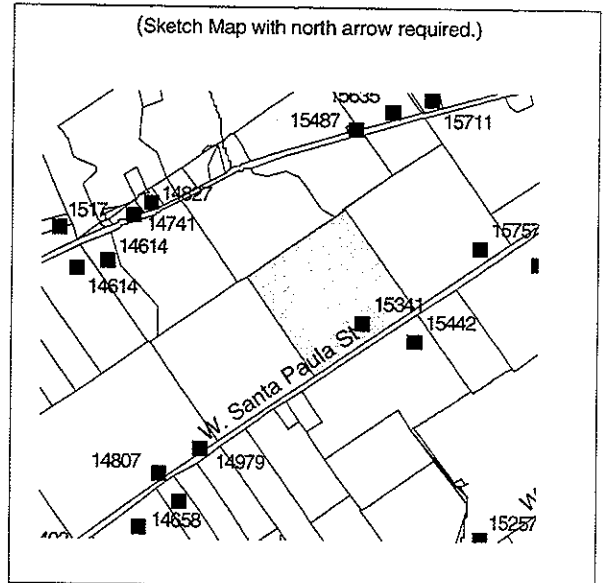
- Gidney, Brooks & Sheridan. History of Santa Barbara, San Luis Obispo and Ventura Counties, Vol. 2, 1917, p. 653.*
- Santa Paula Chronicle, Souvenir Edition, July, 1899, p. 11.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

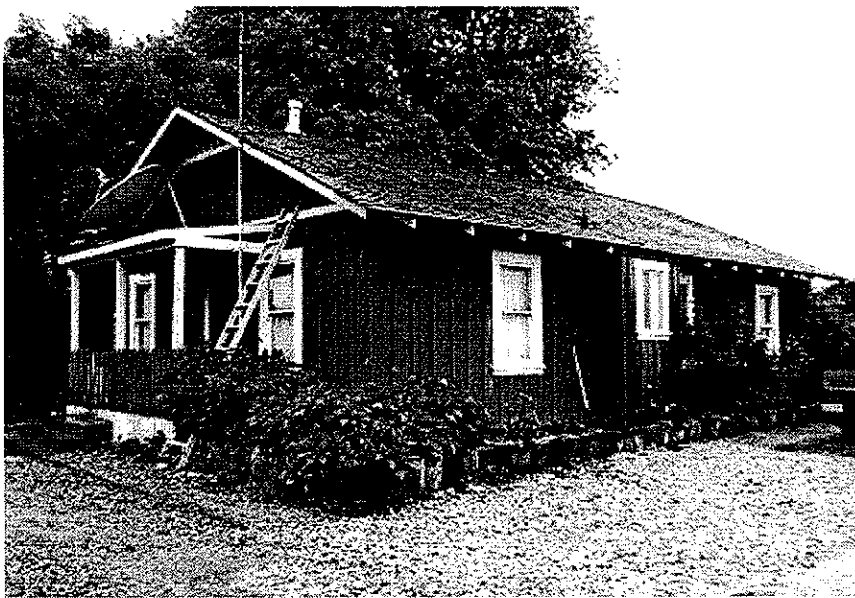
Page 3 of 3 Resource Name or #: (Assigned by recorder) *John Thille Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/16/95* Continuation Update

P3. Description [continued]

Foreman's residence

This is a small, one-story California Bungalow style residence with a rectangular plan and a front-facing medium-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster is centered on the front of the house, and is supported by square posts. The house is covered with medium, vertical board and batten siding and rests on a concrete perimeter foundation. The eaves are open, and the rafter tails exposed. The house has vertical slatted vents under the gable ends and medium, one-over-one, double-hung windows with plain wood casings. The house is in good condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Residence, southeast elevation, 6/16/95,
#1102*

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Charles J. Cleveland Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15442 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-030-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This attractive Queen Anne cottage has a modified t-plan with a low pitched hip roof covered with composition shingles. A brick chimney punctuates the roofline. A prominent gabled slanted bay window is centered on the front of the house with a porch extending from the bay window to the west side of the house. The porch is supported by graceful round columns topped with decorative curved brackets. A second porch is located on the west side of the house similar to the front porch only containing a wood slatted railing. Under the boxed eaves are paired flat brackets. Windows are long and narrow, one-over-one double hung with plain wood casings. The house is covered with wide horizontal shiplap siding and rests on a raised foundation covered with a vertical board skirt. The house is in excellent condition and has maintained its architectural integrity.

A driveway leads up from the main road along the west side of the house to the two-car gable roofed garage. Beyond the garage, an unpaved road leads back through the citrus orchard to a large wood-framed and sided gable roofed barn. Surrounding the house is a picket fence and mature trees and lawn. The ranch contains approximately 33 acres.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, west elevation, 9/07/95, #1804



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1891-E Sheridan, Sol N. History of Ventura County; p. 452

P7. Owner and Address

*J.M. Sharp Co.
P.O. Box 4067
Saticoy, CA 93007*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/2/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Charles J. Cleveland Ranch*

- B1. Historic Name: *Charles J. Cleveland Residence*
- B2. Common Name: *J.M. Sharp Company Ranch*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Queen Anne*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1891-E

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

B8. Related Features: *two-car garage, barn, foreman's house*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is important for its strong associations to the development of ranching in the West Santa Clara Valley. The ranch was developed by Charles J. Cleveland after he purchased the property in 1891. Cleveland, a native of Virginia, came to Ventura County in 1886. He and his brother E.M. Cleveland built Cleveland Hall in downtown Santa Paula about 1887. It served as a social hall for the community. The first floor was used for events such as opera or dancing, and the second floor was used by fraternal organizations and religious groups until they could construct their own buildings. In 1891 C.J. Cleveland traded his interest in Cleveland Hall for this 35 acre ranch, built a house and began raising walnuts and lemons. He served as director of the Santa Paula Water Works, the Thermal Belt Water Company and the Santa Paula Land Company.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

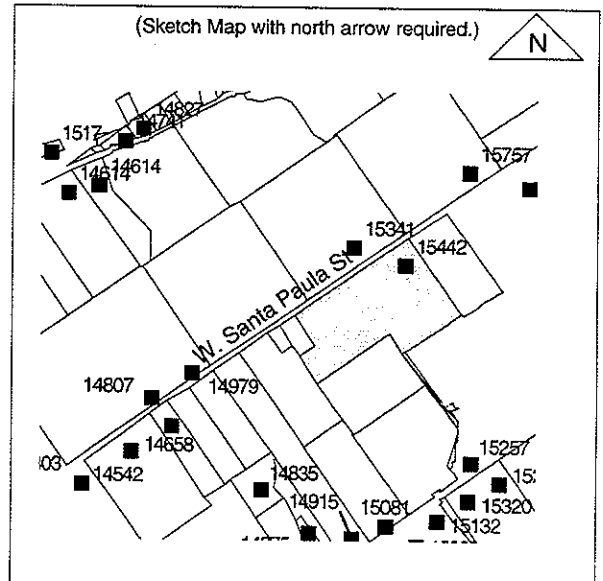
- Sheridan, Sol N. *History of Ventura County*, 2 vols. Chicago: S.J. Clarke, 1926.
- Clarke, Robert M. *Narrative of a Native*, Los Angeles: Times-Mirror Co., 1936.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Pinkerton Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15716 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-040-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one story Queen Anne style residence features a distinctive front porch with spindle and spool frieze and decorative offset front gable repeated in a slanted bay window on the east side of the house. The medium pitched hipped roof residence, covered with composition shingles, contains paired decorative brackets under the boxed eaves. The porch is recessed on the east side and is supported by a clapboard railing and square capped posts. A brick chimney punctuates the roofline on the east side of the house. The lower third of the house is covered with narrow clapboards and the upper two-thirds with wide horizontal shiplap siding. The house rests on a stone foundation. Windows are wood one-over-one sash with plain wood mouldings.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 4/27/95, #0902



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

*1900-E
Robert Pinkerton*

P7. Owner and Address

*Pinkerton Family Trust
15716 W. Santa Paula St.
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/24/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Pinkerton Ranch*

B1. Historic Name: *Wm. J. Pinkerton Ranch*

B2. Common Name: *Pinkerton Ranch*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Queen Anne*

B6. Construction History: (Construction date, alterations, and date of alterations)
1900-E; bathrooms and sleeping porch added circa 1920 in same style as house

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *two-story gable roofed wood barn, metal walnut dehydrator building*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is important as a classic example of a turn-of-the-century Queen Anne cottage that has maintained its integrity of design and setting. Surrounding the house is a formal front lawn and rose garden, avocado and citrus trees and a large gable roofed wood barn and metal shed.

The house is historically important as it continues to be occupied by descendants of the William J. Pinkerton family, who purchased the land about 1898. William Pinkerton, a native of Ireland, arrived in Ventura County during the 1860s. Pinkerton worked as a miner, constructing oil tunnels for the Union Oil Company in the Sulphur Mountain district of Santa Paula during the 1890s. Two tunnels were named after him. Taking his pay in stock, Pinkerton soon had enough funds to purchase land for farming. The house was built a few years later about 1900. The Pinkertons raised lima beans followed by apricots and walnuts, followed by citrus.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

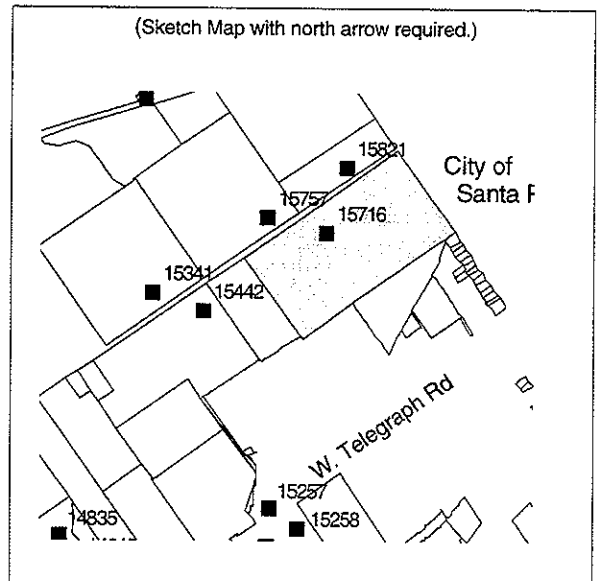
Interview with Donna Pinkerton, 10/28/95
"Oil & Gas Yielding Formations of Los Angeles, Ventura, and Santa Barbara Counties" *California State Mining Bureau. Bull. No. 11, 1897.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Pinkerton Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *8/24/95*

Continuation Update

P3. Description [continued]

The 51 acre citrus ranch also features two large barns. The wood barn has a very steep pitched gable roof with eaves that come within five feet of the ground. Cut-out openings in the walls serve as doorways. Siding is vertical boards. Adjacent to the barn is a corrugated metal clad shed that once served as the walnut dehydrator building. Sliding doors are located on the northern end. A long drive leaves the main road past the east side of the house, garage and finally to the barns. The front yard is well manicured with walkways and flower beds. All of the buildings are in excellent condition.

Supplemental Photograph or Drawing



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

*Barn & Walnut dehydrator, north elevation,
4/27/95, 0904*

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Isaac P. Browne Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15757 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-020-11*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story rectangular plan residence with a medium-pitched, hip roof combined with a front gable roof on the west side covered with composition shingles. A projecting porch with a shed roof is located on the right side of the house. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. Horizontal slatted vents are located under the gable ends. The house has medium, one-over-one, double-hung windows with plain wood casings. The west gable wing appears to be an addition. The open porch railing was also added later. The house is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 10/15/95, #2019



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

1912-E

P7. Owner and Address

*Todd Browne
1489 Rainbow Road
Sanger, CA 93657*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/5/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Isaac P. Browne Ranch*

B1. Historic Name: *Browne Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1912-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *shed, lemon orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The ranch is important for its historical contributions to the development of agriculture in the Santa Clara Valley. The house is located on a 39 acre citrus ranch and serves as the residence for the ranch employees. The original house constructed on the property no longer remains. The property was originally owned by Isaac P. Browne, who operated Browne's Cash Grocery in Santa Paula in 1898. By 1912, Mr. Browne's business is listed as real estate and insurance.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Clarke, Robert. *Narrative of a Native*, 1936, p. 147.

Alexander, W.E. *Historical Atlas of Ventura County*, 1912.

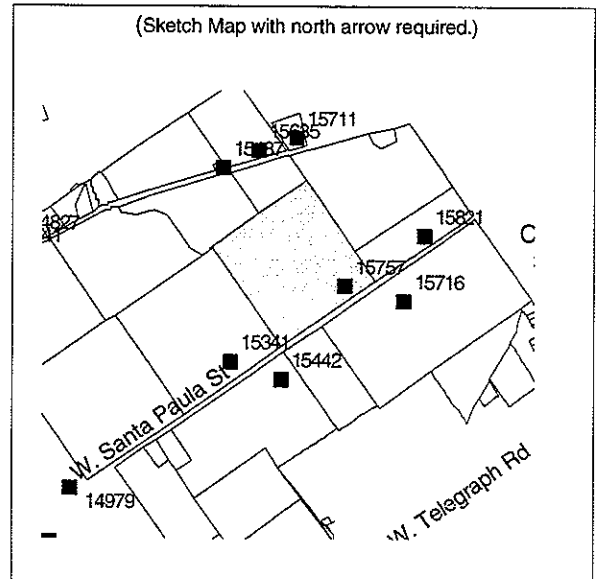
Santa Paula City Directories, 1898-1912.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Edward Atmore Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15821 West Santa Paula Street* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-020-100*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

At the end of a long tree-lined driveway, lies a stately two-story Colonial Revival style residence. The main body of this long rectangular shaped house is two-stories with a one story portion that creates an L-shape. The front facing medium gable roof is covered with composition shingles and contains two brick chimneys. Fenestration is symmetrically arranged with six windows across the first and second story. Windows are six over six wood sash with wood mouldings. The single paneled front door is located to the left of center and is recessed within a small porch opening. The house is covered with narrow horizontal clapboard siding and rests on a concrete perimeter foundation. The house is in excellent condition and has retained a high degree of integrity.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 6/27/95, #1319

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

1937-F

P7. Owner and Address

*Lucille Atmore
15821 West Santa Paula St.
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/10/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Edward Atmore Ranch*

B1. Historic Name: *Edward Atmore Residence*

B2. Common Name: *same*

B3. Original Use: *single family residence*

B4. Present Use: *same*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1937-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *pool house, swimming pool*

B9a. Architect: *Roy C. Wilson*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is architecturally significant for its outstanding setting, with the large house located at the end of the long tree-lined drive and surrounded by citrus trees. It is also a somewhat rare example of Colonial Revival architecture, designed by prominent local architect Roy C. Wilson.

The house was built in 1937 for Edward and Lucille Atmore and their family. Edward continued the family tradition of ranching. His grandfather settled in Santa Paula in 1874 and owned 75 acres of land along Telegraph Road. Over the years, the family raised grain and stock, walnuts and eventually lemons. Edward Atmore graduated from UC Berkeley with a degree in agriculture economics. He invented both a boom sprayer and a "brush cutter," the latter being patented. He served as president of the Briggs Lemon Association and on the Board of Directors of Sunkist.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

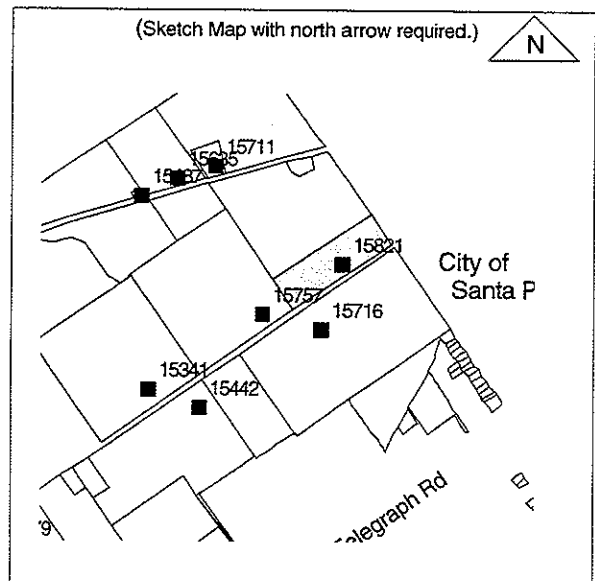
*Interview with Lucille & Allan Atmore, 6/27/95; Sheridan, Sol.
History of Ventura County, Vol. II. Chicago:S.J. Clarke, 1926.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Edward Atmore Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *8/10/95*

Continuation Update

P3. Description [continued]

The house is surrounded by a formal garden, front and back, and contains numerous mature ornamental trees and shrubs. A two-car garage is attached to the south end of the one-story portion of the house. At the rear of the house is a gazebo, pool house and swimming pool. A low brick-capped wall separates the drive from the grounds and is lined with umbrella pines. The ranch contains 12 acres of lemons and two acres of avocados.

Supplemental Photograph or Drawing



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

*View looking north down drive, 6/27/95,
#1320*

Blank Page

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3B
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) *Hubert Sharp Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11263 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-021-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Designed in the Swiss Chalet mode of the Craftsman Bungalow style, this large two-story residence features long sloping gabled rooflines with overlaid gables, and broad projecting eaves. Beams are exposed under the eaves and the roof is covered with composition shingles. The main two-story front facing gable is intersected on the west side by a steep sloping sidefacing gable that covers the recessed front porch. The porch is supported by massive square posts. The paired casement windows are found in pairs or threes and are slightly recessed with wood frames and three sashes. A wood pergola extends across the front and west side of the house. The arbor addition was made in 1985-86. The house is covered primarily with smooth stucco cladding except for shingle siding on the rear, and rests on a raised concrete perimeter and masonry foundation. Two stucco clad chimneys punctuate the roofline. Recessed vents are located along the foundation. The house is in excellent condition and has a high degree of architectural integrity. A concrete lined drive leaves the main road and runs along the west side of the main house leading into the 49 acre ranch. Stone curbs separate the large grassy lawn from a number of mature trees including a cork oak, pine, three redwoods, palms and a Colorado blue spruce. A small hired man's house and barn, built about 1895, and some mature trees, are all that remain from the previous owner, George Crane who raised walnuts on the ranch.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 3/31/95, #1404

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-F, J.M. Sharp

P7. Owner and Address

*Sharp James M. Trust
11263 W. Telegraph Rd.
Santa Paula, CA 93060*

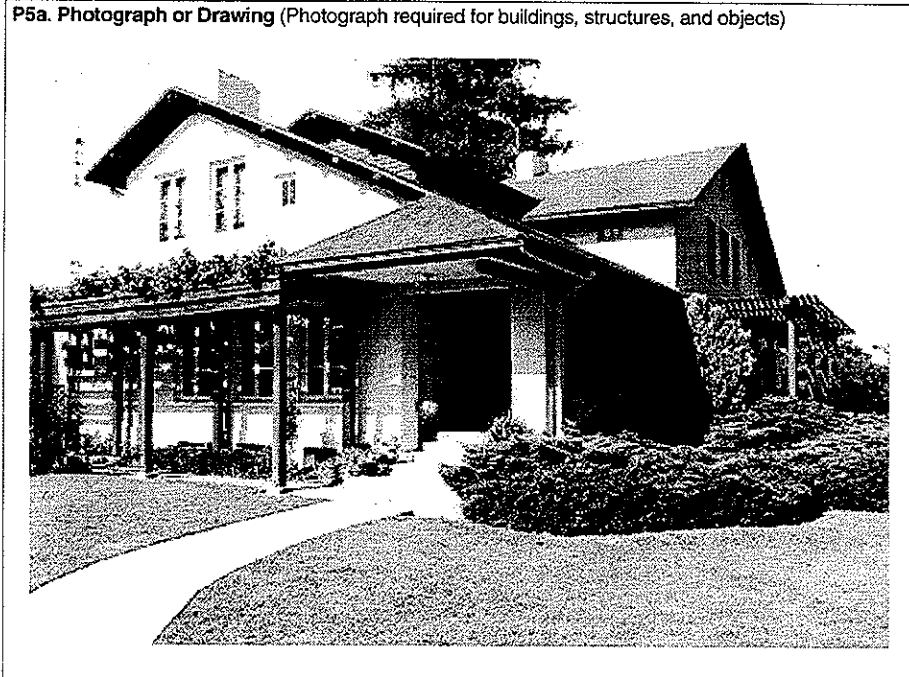
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/22/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Hubert Sharp Ranch*

B1. Historic Name: *Crane/Sharp Ranch*

B2. Common Name: *Quinta Mariposa*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
1920; arbors built in 1985-86

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

B8. Related Features: *barn, walnut dehydrator building, worker's housing, two hired man houses, garages*

B9a. Architect: *Hunt & Burns*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is architecturally significant because it was designed by the prominent Los Angeles firm of Hunt and Burns, who also designed the Glen Tavern and the Ebell Club in Santa Paula. It is important historically for its associations with the James M. Sharp Family, a pioneer family who arrived in the valley during the 1870s. The house was built for Hubert Sharp, son of James Sharp, on land not far from the "home place." Hubert, a graduate of the University of Michigan, returned to his home and ran the walnut packing house in Saticoy in addition to his own farm. He worked as an inspector for the California Walnut Growers Association. His son, James Sharp, has lived on the ranch since 1957. Both father and son served on a number of agriculturally-related boards and committees including Mupu Citrus, Alta Mutual Water Company and Saticoy Water Company.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

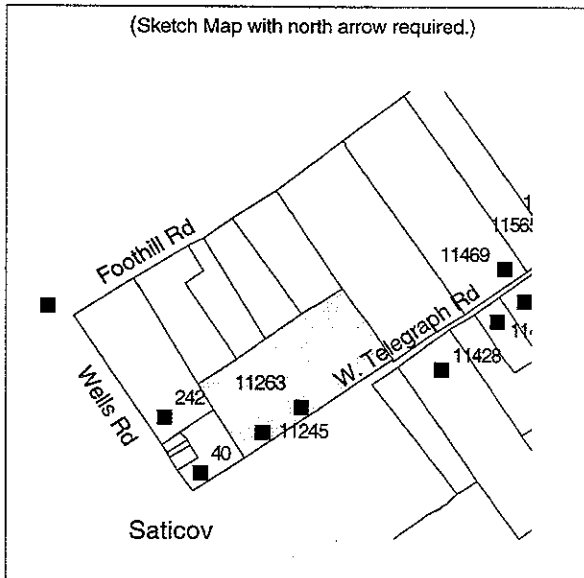
Interview with James Sharp, 3/14/95; architectural drawings, 1919

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 Resource Name or #: (Assigned by recorder) *Hubert Sharp Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/18/95*

Continuation Update

P3. Description [continued]

Foreman's house (11245 West Telegraph Road)

Another residence, used for the "hired man," is located west of the main house. It was built circa 1914 and has a medium hip roof over a rectangular shaped building. A projecting porch extends from the east side and is supported by square posts. The house is covered with narrow horizontal siding except for the board-and-batten wing that extends on the north side of the house.

Supplemental Photograph or Drawing



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

*Residence, northeast elevation, 3/31/95,
#1410*

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CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 Resource Name or #: (Assigned by recorder) *Hubert Sharp Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *10/22/95*

Continuation Update

P3. Description [continued]

Original Crane house

The small house, located behind the main house, is a rectangular shaped gable roofed cottage covered with board-and-batten siding. The house has a single paneled door with small fixed wood windows and one multi-paned wood window. Adjacent to this house is an open pavilion made of wood supports and covered with corrugated plastic over wood framework on a brick tile foundation.

Located nearby is one main three-car garage with a hip roof, narrow horizontal siding and a small one-car garage covered with board-and-batten siding and a gable roof.

Supplemental Photograph or Drawing



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

*Residence, southwest elevation, 3/31/95.
#1400*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 Resource Name or #: (Assigned by recorder) *Hubert Sharp Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/18/95* Continuation Update

P3. Description [continued]

The barn is typical of early hay barns with its two-story gable roofed section flanked by one-story shed roof lean-to sections. It is covered with a metal roof and board-and-batten siding. Adjacent to the barn is the walnut dehydrator building. It is a two-story gable roofed building with one gable extending lower on the south side and becoming a shed roof. Another shed roof section extends from the north side of the building. A raised gabled vent is located along the ridge of the roof. The building is covered with corrugated metal siding and has some multi-paned wood windows. The barn and walnut dehydrator building are in fair condition.

A rectangular shaped low pitched gable roofed building once housed farmworkers who worked processing walnuts. The building is covered with a corrugated metal roof and siding. Its wood windows have been removed and the building now serves as storage. The building is in poor condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Walnut dehydrator, northwest elevation,
3/31/95, #1407*

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D [land] 6Z [house]

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) Gill Ranch

P1. Other Identifier: Employee Residence

P2. Location: Not for Publication Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.
City Santa Paula Zip 93060

c. Address: 11428 West Telegraph Road

d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 90-032-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing high-pitched, gable roof covered with composition shingles. The short eaves are open. A projecting porch with a vertical slat baluster is located on the north side of the house, and is supported by square posts. The house is covered with medium, horizontal beveled siding and rests on a concrete perimeter foundation. The house has medium, one-over-one, double-hung windows with plain wood casings. This house, which once served as the bunk house, has been considerably altered. The house is in good condition. At the end of the long drive is the renovated bunk house on the east adjacent to a two car gable roofed garage and small gable roofed shed both covered with medium horizontal clapboard siding. The main house, built in the 1960s, is located to the west.

In the mid-1940s, Ives Vanoni purchased this property. The old Gill residence and barn were demolished and the new house was built in the 1960s. The Gills raised walnuts, lemons and oranges. The Vanonis replaced the walnuts with citrus. Today the 39 acre ranch produces avocados. This property should be considered as a contributor to a district for the ranch land use only.

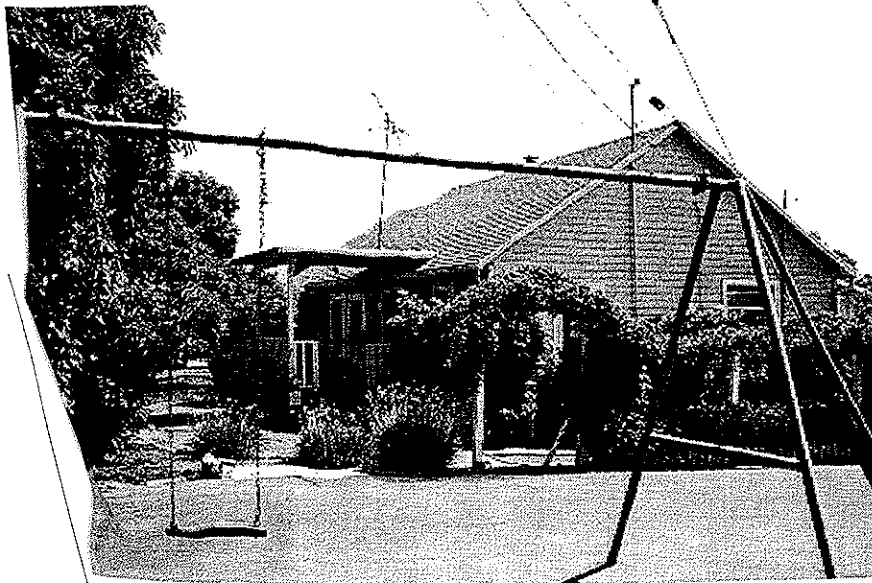
P3b. Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

HP3 - Multiple Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 9/09/95, #1917



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

1920-E

P7. Owner and Address

Gilbert Kim
11428 W. Telegraph Road
Santa Paula, CA 93060

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

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded:

P10. Survey Type: (Describe)

Intensive

Citation: (Cite survey report and other sources, or enter "none")

Ventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Dickenson Ranch*

P1. Other Identifier: *Rancho Caron*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11469 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-031-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

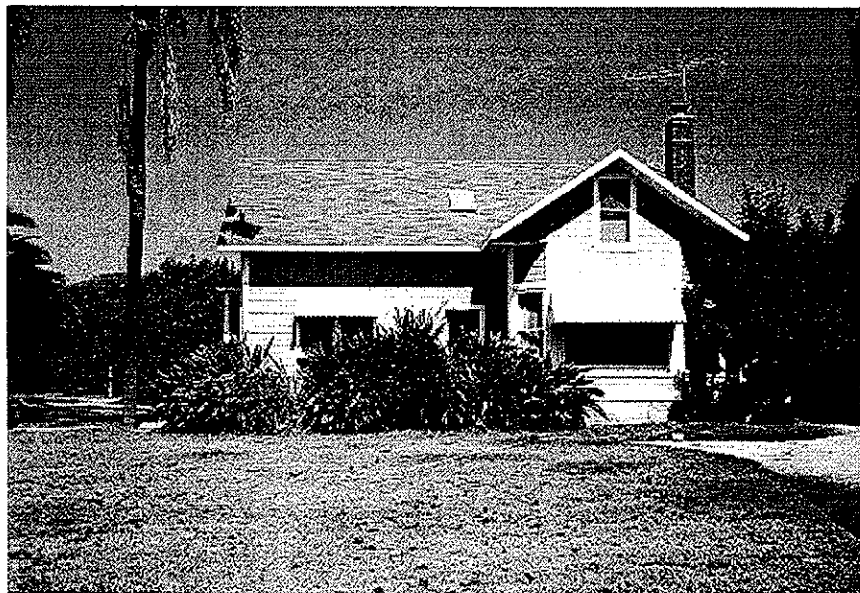
This forty-four acre ranch contains a main residence and a small employee's cottage to the east. A circular driveway leads to the main house creating a formal entry surrounded by mature ornamental trees and shrubs. The two-story Folk Victorian style residence features a rectangular plan and a side-facing high-pitched, gable roof covered with composition shingles. The eaves are both open and closed. A large two-story slanted bay window is located on the east side of the facade under an intersecting front gable. A square bay window is located on the west elevation and is covered with a hip roof. The house is covered with wide, horizontal shiplap siding and rests on a stone foundation. A brick chimney is located on the east side of the house. The house has narrow, one-over-one, double-hung windows with plain wood casings. The front porch is open with stone railings and concrete steps that lead to a concrete patio. The front door has some decorative features including a sunburst design. A second porch is located on the east side of the house with a hip roof supported by circular capped columns and a closed railing. The house is in good condition. Alterations occurring after a fire damaged the roof apparently resulted in a lowered roofline and the unusual relationship between the windows and the eave line. It is uncertain what other changes have taken place. Two flat and shed roof wings are located at the rear of the house. The surrounding 44 acre property is planted in avocado trees. A second house is also located on the property.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 9/09/95, #1909



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

1886-E

P7. Owner and Address
Caron Trust

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/19/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) *Dickenson Ranch*

B1. Historic Name: *J.M. Dickenson Ranch*

B2. Common Name: *Rancho Caron*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1886-E, uncertain when alterations occurred

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *employee residence*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is historically important because of its association with the development of agriculture in the Santa Clara Valley. The 44 acre ranch was purchased in 1886 by J.M. Dickenson, a native of Virginia. He raised walnuts on the ranch and was one of the organizers of the Saticoy Walnut Grower's Association and served on the board of directors of this company as well as the Saticoy Water Company and the Alta Mutual Water Company.

Although the house has lost some of its architectural integrity, it still is sufficiently intact to be considered a contributor to an historic district.

B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

B12. References:

Sheridan, Sol. *History of Ventura County*, Vol.II, 1926, p. 539.

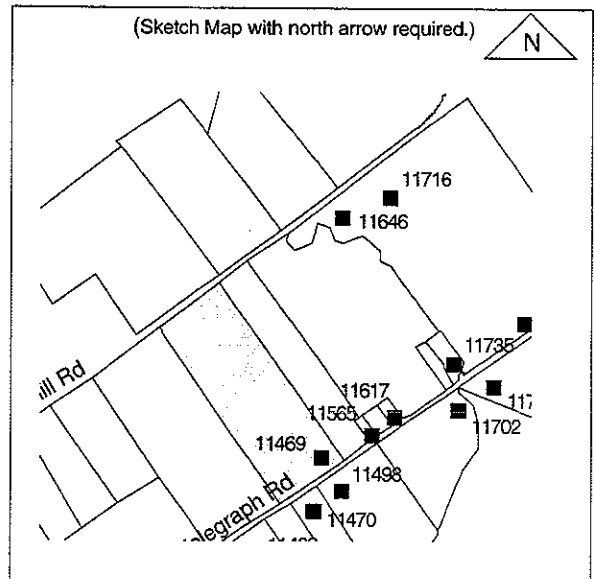
Alexander, W.E., *Ventura County Historical Atlas*, 1912.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Dickenson Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/19/95*

Continuation Update

P3. Description [continued]

Employee residence

This small cottage has a hipped roof covered with composition shingles. A shed roof extends over the porch and is supported by square posts and slatted wood baluster. A wood frieze and curved brackets are found between the posts. The windows have been changed from wood frame to sliding aluminum with wood mouldings. The house is covered with board-and-batten siding and has a vertical board skirt.

Supplemental Photograph or Drawing



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

*Residence, southwest elevation, 9/09/95,
#1911*

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Charles T. Wason Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted **a. County** *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* **Date** *1951* **T** ; **R** ; **1/4 of** *1/4* **of Sec** ; **B.M.**

c. Address: *11470 West Telegraph Road* **City** *Santa Paula* **Zip** *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-032-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story folk residence has a rectangular plan with a sidefacing gable roof intersected by front facing gables on each side. The roof has a medium pitch and is covered with composition shingles. The eaves are open with a slight overhang and plain frieze. The porch is recessed between the two front gables with one gable extending further forward on the east side. Windows are a combination of fixed and single hung one-over-one with plain wood casings. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation. It appears to be in good condition. It is uncertain what alterations may have occurred, but since the house is believed to have been built about 1893, the windows are likely to have been altered, perhaps during the 1920s or later.

The house is set back from the road at the end of the drive that runs along the east side of the house. It is surrounded by avocado orchards. The ranch totals approximately thirty-five acres.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 9/09/95, #1819



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

1893-E

P7. Owner and Address

*Eldon Davis Trust
Blackburn Pl. No. 13
Ventura CA 93004*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/3/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Charles T. Wason Ranch*

B1. Historic Name: *Wason Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *folk house*

B6. Construction History: (Construction date, alterations, and date of alterations)
1893-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *avocado orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is significant because of its long association with the development of agriculture in the Santa Clara Valley. Charles T. Wason inherited this 35 acre parcel upon his father's death in 1893. He moved onto the property, built a house and planted walnuts. He arrived in Ventura County with his parents, Milton and Maria Wason, in 1868. They purchased 275 acres in the Briggs Tract. Milton Wason, a native of New Hampshire, had come to California as a "forty-niner." His son Charles was born in Solano County in 1859. Milton Wason had a law degree from Dartmouth, but did not practice after he came West, until he was appointed the first judge of the newly formed Ventura County and was elected to the State Legislature in 1879, serving two terms.

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

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

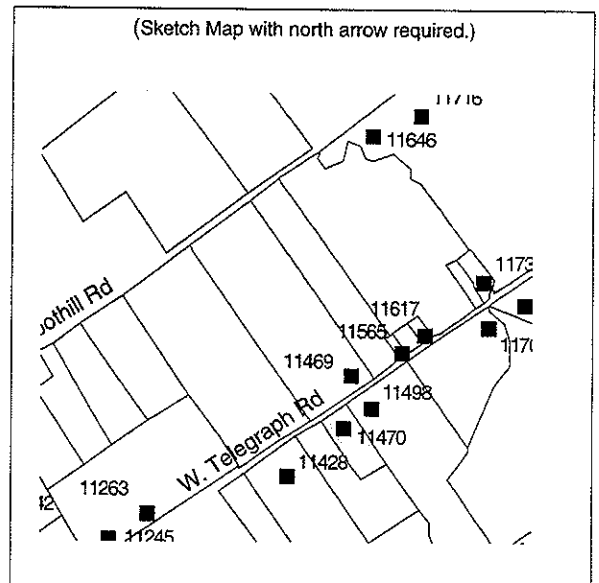
*Storke, History of Santa Barbara & Ventura Counties, 1891.
Alexander, W.E. Ventura County Historical Atlas, 1912.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Ernest Nichols Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11498 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-032-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

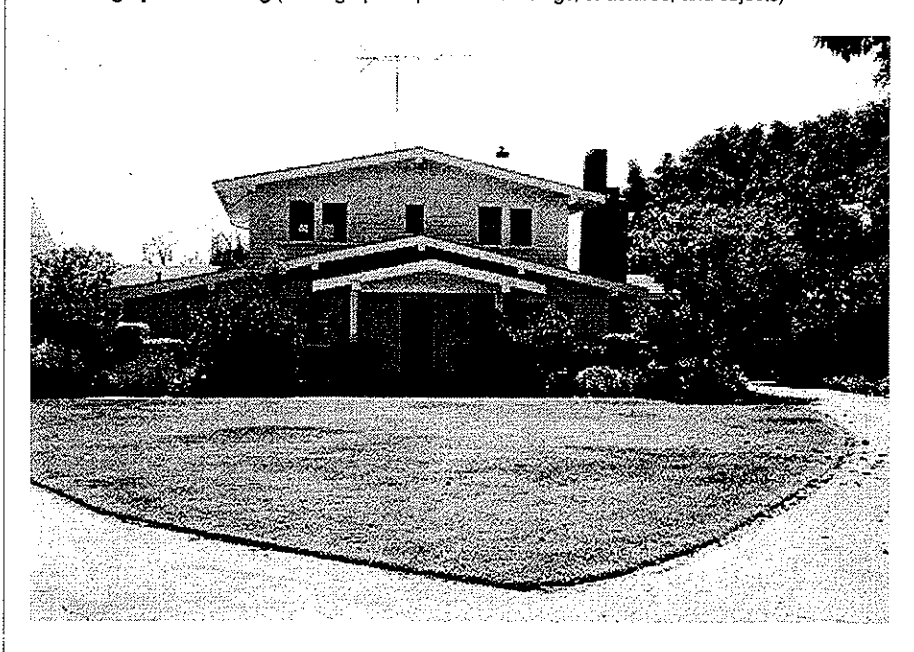
A circular drive defines the broad expanse of lawn leading up to this large two-story California Bungalow ranch house. Large beams extend from under the broad eaves of the low pitched front facing gable roof. The projecting front porch is centered with a gable roof supported by square posts and a brick balustrade. The second story is slightly recessed. Two tall brick exterior chimneys are located on the west side of the house. On both sides of the front door is one large fixed window flanked by two smaller windows. Windows are one-over-one double hung found in pairs or singly on the second floor. The house is covered with medium horizontal clapboard siding and rests on a concrete perimeter foundation. The house is in excellent condition.

The house is surrounded by foundation plantings and well manicured lawn with large mature trees. The property contains approximately 37 acres, with a portion devoted to avocados and lemons. In addition to the main house is a newly constructed two-story residence built to imitate the main residence. In addition there is an older corrugated metal walnut dehydrator barn with a gable roof and rectangular plan.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 9/09/95, #1919

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

1914-E

P7. Owner and Address

*Jane N. Rader Trust
11498 W. Telegraph Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/30/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Ernest Nichols Ranch*

B1. Historic Name: *Ernest Nichols Ranch*

B2. Common Name: *Nichols Ranch*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1914-E

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

B8. Related Features: *second house, walnut dehydrator building, orchards*

B9a. Architect: *unknown*

b. Builder: *uncertain*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The ranch is important because of its association with the development of agriculture in the Santa Clara Valley. The 42 acre site was purchased by Ernest Nichols, a native of Canada, circa 1900. The property had been owned by Judge Wason and his first house was on the property. In 1914 Ernest Nichols built a new house, designed by his wife, then demolished the Wason house. Nichols replaced the lima bean crop with English walnuts. Ernest Nichols also managed the Farmer's Irrigation Company.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Interview with Ernest Nichols, 10/30/95

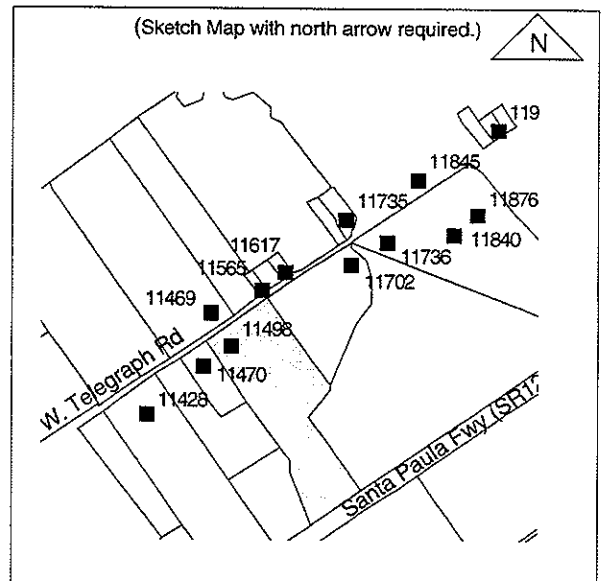
Interview with Vickie Nichols, 11/30/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Clarence Hawley Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *11565 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-031-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Mediterranean style residence with a rectangular plan and a low-pitched, hip roof with two intersecting hip roof wings, covered with composition shingles. An inset porch with a spindle baluster is centered on the front of the house, and is supported by classical columns. The house is covered with stucco siding and rests on a concrete perimeter foundation. The eaves are boxed. The house has wide, one-over-one, single-hung windows with plain wood casings.

Located on a 22 acre citrus ranch, the house is set back from the road with a semi-circular driveway leading up to the front door. A lawn, shrubs and mature ornamental trees surround the house which is separated from the street by a wrought iron fence and gate. The house is in good condition and has maintained its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 9/09/95, #1818



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

1922-E

P7. Owner and Address

*Dr. Charles Hair
11565 West Telegraph Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded:

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Clarence Hawley Residence*

B1. Historic Name: *Clarence Hawley Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Mediterranean*

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

1922-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *orchard*

B9a. Architect: *Alfred Priest*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This residence is architecturally significant for its unusual Mediterranean design, believed to be the first to be executed in the valley in this new popular style of the 1920s. It was designed by prominent Glendale architect, Alfred Priest, who designed several residences for local ranchers, including the Ayers house at 14136 Telegraph Road in a similar style.

The house is believed to have been built for Clarence Hawley on property originally owned by his father Oscar Hawley. The elder Hawley owned 42 acres on Telegraph Road as early as 1898 and raised walnuts. He divided the parcel between his two sons, Clarence and Lee, who acquired the parcel adjoining their property on the east. Today this house is one of three remaining houses built for members of the Hawley family. The other two are located at 11617 and 11735 Telegraph Road.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Clarke, Robert. *Narrative of a Native*, 1936, p. 143.

Interview with Jim Sharp, 11/12/95

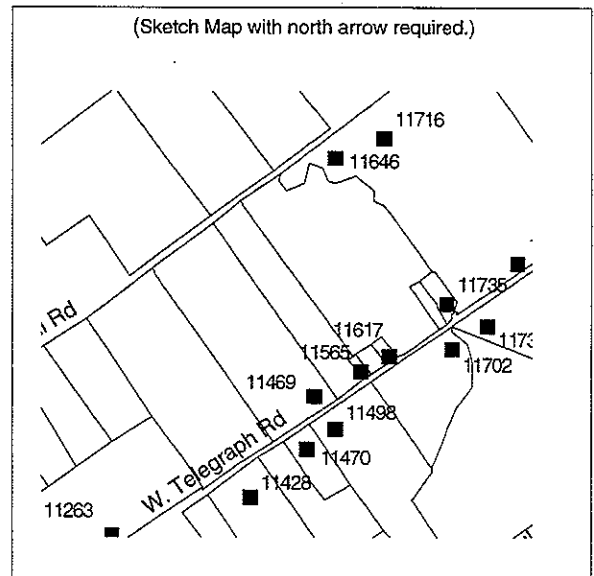
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Bertram Lee Hawley Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11617 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-041-07*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This unusual English Tudor style residence features a very steep pitched hip roof with a tall brick chimney creating a major design element with its clinker brick and central position rising adjacent to the front entrance. A second chimney is located on the east side near the rear of the house. The roof comes down low to the ground and has a small shed dormer window near the chimney. The eaves are open with exposed rafters. The narrow double hung windows are multi-paned with plain wood casings. The house is covered with stucco siding and rests on a concrete perimeter foundation. The house is in excellent condition.

A circular driveway is located directly in front of the house. Surrounding the house is a brick border with rose bushes, shrubs and trees. The house is surrounded by lemon trees. The house was built about 1930 for Clarence Hawley's son, Bertram Lee Hawley.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 9/09/95, #1906



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

1930-E

P7. Owner and Address

*Peter G. Gaal
11617 W. Telegraph Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/30/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Bertram Lee Hawley Residence*

B1. Historic Name: *Bertram Lee Hawley Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *English Tudor*

B6. Construction History: (Construction date, alterations, and date of alterations)
1930-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *greenhouse, orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is architecturally distinctive for its English Tudor design, a popular revival style of the 1920s and 1930s. The house has maintained its architectural integrity and is the only example of this style in the rural area of the western Santa Clara Valley.

It is also important because of its historic association with the Hawley family, early settlers in the valley. It was built about 1930 for Bertram Lee Hawley, grandson of Oscar Hawley, the first to settle in this area in the 1890s. The elder Hawley owned 42 acres on Telegraph Road as early as 1898 and raised walnuts. He divided the parcel between his two sons, Clarence and Lee, who acquired the parcel adjoining their property on the east. Today this house is one of three remaining houses built for members of the Hawley family. The other two are located at 11565 and 11735 Telegraph Road.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Clarke, Robert. *Narrative of a Native*, 1936, p. 143.

Interview with Jim Sharp, 11/12/95

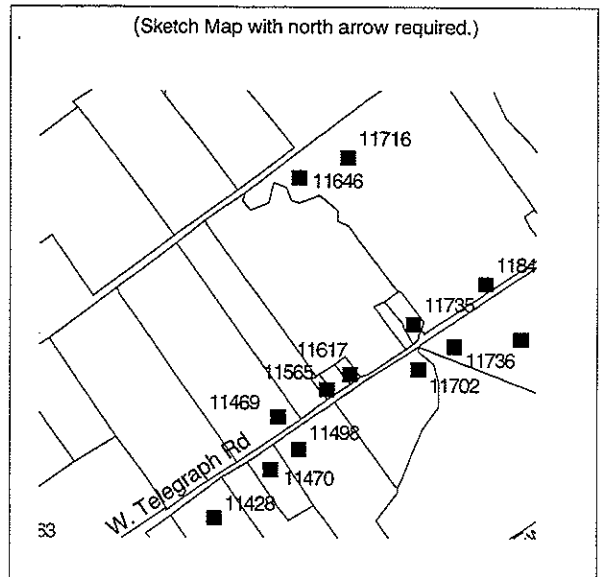
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Tom Parker Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11702 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *98-042-03*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Three houses are located on this 21 acre lemon ranch. The main residence is surrounded by citrus and other mature trees just west of the Wason Barranca. Adjacent to the house is a garage and shed.

Rectangular in plan, this one story main residence has a hip roof covered with composition shingles. The broad eaves are open. At the south end of the house is a projecting porch supported by square supports. Windows are multi-paned casements. The house is covered with wide horizontal wood siding and rests on a concrete foundation. It is in good condition and has retained its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 9/22/95, #2014



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

1935-E

P7. Owner and Address

*Myra Harrison Trust
277 Brookshire
Ventura, CA 93003*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/14/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Tom Parker Ranch*

B1. Historic Name: *Parker Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *ranch*

B6. Construction History: (Construction date, alterations, and date of alterations)
1935-E; 1907 -small house; 1940 (11664 W. Telegraph Rd.)

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

B8. Related Features: *employee residence, second house, shed, garage*

B9a. Architect: *none*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is significant because of its historic associations with the development of agriculture in the Santa Clara Valley. The property was originally owned by George M. Wason until it was purchased shortly after 1912 by Tom and Esther Parker. The Parkers raised both citrus and walnuts on the ranch. The small house was supposedly built in 1907 by the Wason Family and located at the front of the lot close to Telegraph Road. It was moved further south to its present location, and a new house built in 1935. The property was owned by the Parker family until about eight years ago when it was sold to the present owners. A second house on the west side of the parcel was built by Tom Parker in 1940 for his son Jim Parker. It was built by Saticoy contractor, Mr. Gordon.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP3 - Multiple Family Property

B12. References:

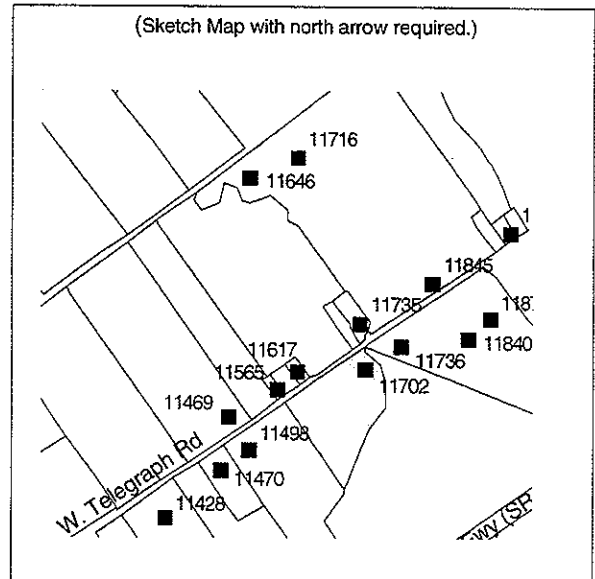
- W.E. Alexander, Historical Atlas of Ventura County, 1912.*
- Interview with James E. Parker, 11/14/95*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (Assigned by recorder) *Tom Parker Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/14/95* Continuation Update

P3. Description [continued]

11664 West Telegraph Road

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. The house is covered with medium, horizontal wood siding and rests on a concrete perimeter foundation. The eaves are open. A brick chimney is located at the front of the house, just to the west of the front door. The house has wide, two-over-two, double-hung windows with raised wood casings. A few small additions have been made at the rear of the house. The house appears to be in good condition and has retained its integrity.

The drive enters the ranch from Telegraph Road east of the house. In front of the house is a lawn defined by shrubs and a few large trees. A garage is located at the rear east side of the house.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Residence, north elevation, 9/09/95, #1920

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Tom Parker Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/18/95*

Continuation Update

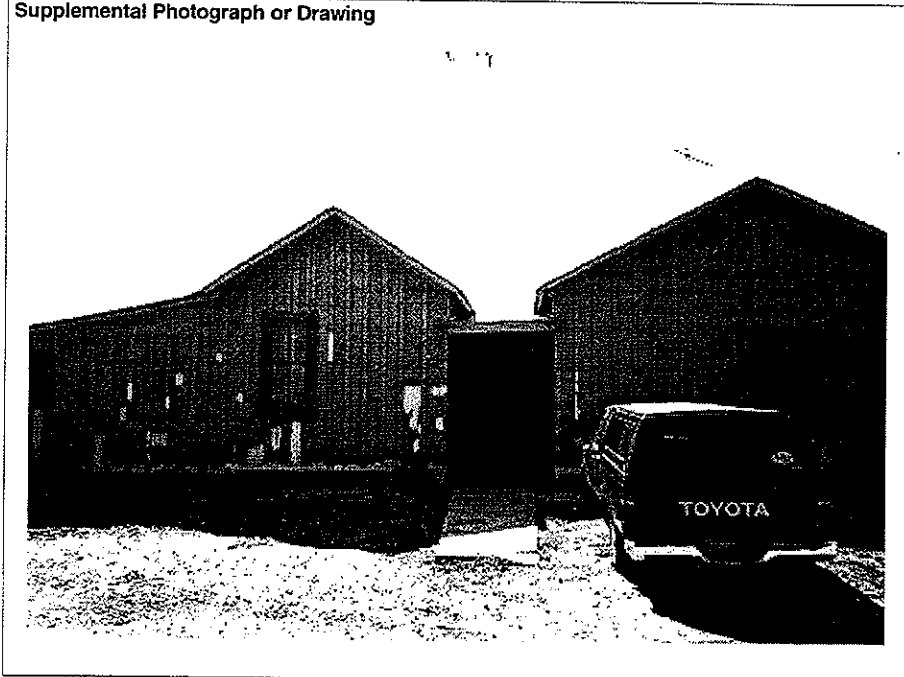
P3. Description [continued]

Employee residence

This second house is located to the south of the main house, adjacent to the barranca. It has two front-facing medium gable roofs with a shed roof section on the south side. The recessed entrance has a flat roof with a concrete sidewalk leading up from the dirt road. The tall narrow windows are two over two double hung with plain wood casings. Small circular vent holes are located under the gable peak. The house is covered with board-and-batten siding and has a wood skirt. A brick chimney is located at the rear of the house.

The house is in fair condition. Some of the window openings have been altered. It is difficult to tell what other changes have occurred. The house still retains some degree of integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Employee residence, east elevation,
9/22/95, #2013*

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Lee Carroll Hawley Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11735 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-041-10*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Irregular in plan, this one-story gable roofed Spanish Colonial Revival style residence features a prominent hipped roof tower entrance. An open patio surrounds the single front door that is recessed under a round arch with inset decorative tiles between the door and the tower roof. Under the tiled gable roof are exposed beams and rafters. Adjacent to the front entrance is a large segmented arched window. Other windows are in pairs or single double-hung wood sash or casements. The south elevation contains a pergola at the west side. The house is covered with smooth stucco siding and rests on a concrete perimeter foundation. At the east side of the house is an exterior chimney with decorative clinker brick and stucco finish. The house is in good condition and retains a high degree of architectural integrity.

A driveway leads up from the main road paralleling the Wason barranca. On the west is the main house with a formal front yard containing numerous shrubs and trees, including palms and a redwood. The front yard is slightly depressed. Behind the house is a gable roofed garage designed in the same style as the house.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 9/09/95, #1904



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

1928-E

P7. Owner and Address
*J.W./Phyllis Park; Kenneth/Cynthia Edwards
11735 W. Telegraph Rd.
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/30/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Lee Carroll Hawley Residence*

B1. Historic Name: *Lee Carroll Hawley Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *residential*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1927-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *second small house, garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is a fine example of the Spanish Colonial Revival style of architecture, and one of the few examples of this type on Telegraph Road.

It is also important for its historic association with the Hawley family, early settlers in the valley. It was built circa 1928 for Lee Carroll Hawley, son of Oscar Hawley, the first family member to settle in this area in the 1890s. The elder Hawley owned 42 acres on Telegraph Road and as early as 1898, raised walnuts. He divided the parcel between his two sons, Clarence and Lee, who acquired the additional parcel adjoining their property on the east. Today this house is one of three remaining houses built for members of the Hawley family. The other two are located at 11565 and 11617 Telegraph Road.

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

HP3 - Multiple Family Property HP33 - Farm/ranch

B12. References:

Clarke, Robert. *Narrative of a Native*, 1936, p. 143.

Interview with Jim Sharp, 11/12/95

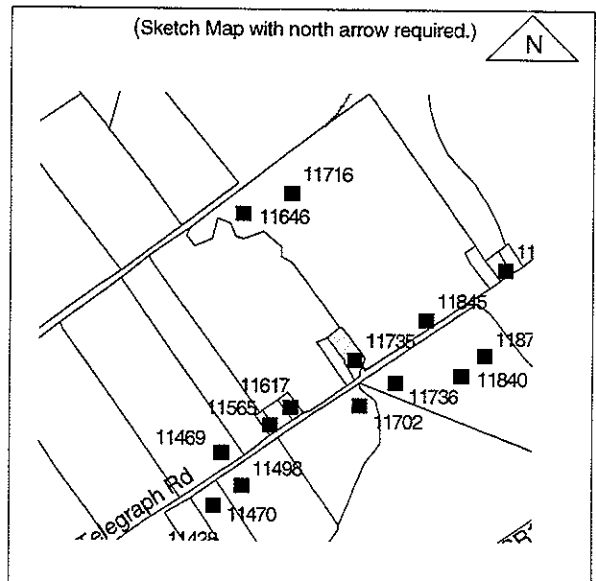
Alexander, W.E. *Historical Atlas of Ventura County*, 1912.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



Primary # _____
HRI # _____
Trinomial _____

CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Lee Carroll Hawley Residence*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *10/30/95* Continuation Update

P3. Description (continued)

This second house is located behind the main house. Built in the 1920s, this house has a low front facing gable roof with exposed rafters under the eaves. Windows are medium sized wood casement with wood mouldings. The house is covered with horizontal wood siding and has an exterior brick chimney at the south side.

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Sharp-Thille Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11840 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-042-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The primary residence of the ranch is a two and three-story Italian Villa tower-house with an irregular plan, multiple roof shapes, and complex, asymmetrical elevations. The primary focal element of the main, north-facing elevation is a three-story, square tower with a steeply-pitched pyramidal roof topped by an iron finial and weather vane. The western, two-story mass of the house forms a bay which projects slightly in front of the tower. Its front-facing, medium-pitched gable roof forms a classically-inspired pedimented gable end. The eastern, two-story wing is set back slightly behind the tower. The roof is hipped, and terminated with iron cresting. A secondary wing projecting from the eastern elevation supports a first-story slanted bay and an intersecting gable roof with a pedimented gable end. A one-story, partial, attached porch projects from the northern elevation, and envelops the first story of the tower and western wing. The porch is supported by paired, square columns. Balusters composed of turned posts enclose the porch on the first and second story levels. Windows on the northern elevation are pairs of segmentally-arched wood sashes, enclosed by plain wood casings and topped by neoclassical pediments. Single, second and third-story windows on the northern elevation of the tower are arched and hooded. The main entrance is centered on the northern elevation, under the tower. A segmental arched opening above the door contains a transom light. (continued)

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 2/22/95, #0819

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1890-F; Sharp, James M. Early Recollections, 1931.

P7. Owner and Address

*J.M. Sharp Co.
P.O. Box 4067
Ventura, CA 93007*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/14/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Sharp-Thille Ranch*

B1. Historic Name: *Sharp-Thille Ranch*

B2. Common Name: *same*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Italian Villa*

B6. Construction History: (Construction date, alterations, and date of alterations)
1890-F

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *employee housing, office*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is significant historically because of its association with one of the leading pioneer families in the Santa Clara Valley and their contributions in the development of agriculture in the valley. James M. Sharp, a native of Ohio, purchased this 150 acre parcel in 1882. A small house was built first and used until 1890, when using his own sketch, Jim Sharp had a magnificent new house built for his family. Sharp's interest in agriculture found him serving as president of several organizations including the Saticoy Walnut Growers, Alta Mutual Water Company and the Saticoy Water Company and the Farmers and Merchants Bank of Santa Paula. One of James and Susanna's six children, Grace Thille, lived in the house for many years and managed the ranch following the death of her parents. Grace attended Cooper Medical College, and was one of only two licensed physicians in the State of California. She practiced medicine for a short time and then became the bookkeeper for the Saticoy Walnut Grower's Association. The first crop raised on the ranch was lima beans, followed by walnuts and citrus.

The house was declared Ventura County landmark #114 in November 1987.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Sharp, James M. Early Recollections, 1931. p. 70-72.

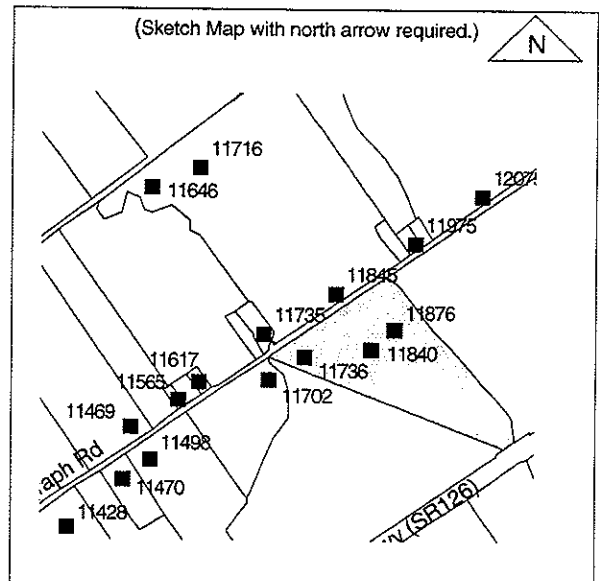
Thille, Grace. Yesterday. 1958. p. 42.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6 Resource Name or #: (Assigned by recorder) *Sharp-Thille Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/14/95*

Continuation Update

P3. Description [continued]

Eaves are closed, and supported by flat brackets. The siding material is wide, horizontal ship-lap. The roofing material is standing-seam metal (perhaps copper). The house is set on a raised perimeter foundation. The house is in excellent condition and has retained a high degree of architectural integrity.

The house is set well to the south of Telegraph Road, at the end of a long drive flanked by a colonnade of mature specimen trees, including conifers, palms and a very large California Laurel. The drive sweeps immediately in front of the house to enclose a circular lawn area.

Supplemental Photograph or Drawing



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

View looking north down driveway, Laurel tree in foreground, 2/22/95, #0823

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6 Resource Name or #: (Assigned by recorder) *Sharp-Thille Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/2/95* Continuation Update

P3. Description [continued]

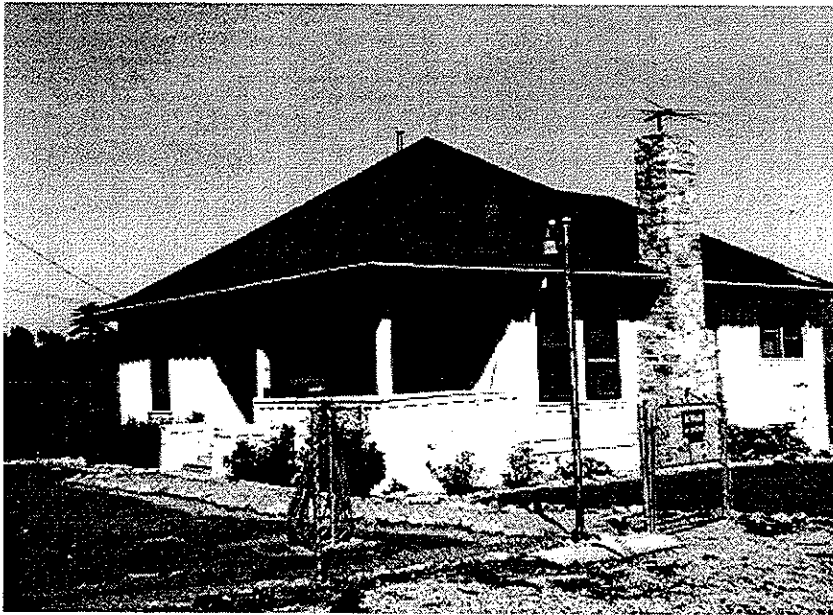
Ranch Office and Residence (11736 W. Telegraph Road)

The residence is a one-story pyramidal folk house with a rectangular plan and a front-facing, medium-pitched, pyramidal roof covered with composition shingles. An inset porch with a solid, board-and-batten baluster is located on the right side of the house, and is supported by square posts. The house is covered with medium, vertical board-and-batten siding and rests on a perimeter foundation. The open eaves have exposed rafter tails. An exterior stone chimney is located on the west side of the house. The house has double-hung windows with plain wood casings and a diamond pane window over a fixed window on the front elevation. This house was constructed in 1908 by Hubert Sharp, son of James M. Sharp. It was lived in by the family until 1920, when he built the home at 11263 Telegraph Road.

The quonset hut located to the south of the residence has been converted to a ranch office and single-car garage by shearing off one side longitudinally and inserting a vertical building wall containing a pair of two-over-two fixed windows, door and swing-up garage door. This building was a pre-fab or butler building ordered from a catalog and assembled by the Sharp Family in 1945.

This house is surrounded by citrus orchards and has an office adjacent to it. It is in good condition and has retained its integrity of design. It lies directly west of the Sharp/Thille residence, adjacent to Telegraph Road.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Residence, northeast elevation, 6/15/95,
#1520*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 Resource Name or #: (Assigned by recorder) *Sharp-Thille Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/14/95* Continuation Update

P3. Description [continued]

11876 -78 West Telegraph Road

At the east side of the Sharp-Thille Ranch, along the barranca, are four worker's houses. The oldest was built in 1914. It is rectangular in plan, with a low pitched gable roof and exposed rafters under the eaves. A brick fireplace is located on the south side. A shed roof with exposed rafters supported by two square posts covers the front porch. The windows are wide one-over-one double hung with plain wood casings. The house is covered with board-and-batten siding. The house is in good condition and has maintained its integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Residence, southwest elevation, 6/15/95,
#1523*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 6 Resource Name or #: (Assigned by recorder) *Sharp-Thille Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/14/95* Continuation Update

P3. Description [continued]

Employee's housing - 11876 -78 W. Telegraph Road

These three California Bungalow style houses were built between 1922 and 1930. They all are virtually identical and are one-story with a rectangular plan and low-pitched front-facing gable roofs with exposed rafters under the eaves. A projecting porch on the left side is supported by square posts and vertical slatted baluster. The windows are double hung medium sized with two-over-two panes and plain wood casings. The houses are covered with medium horizontal clapboard siding and set on a concrete block foundation. The houses are all in good condition and have maintained their integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Residences, northwest elevation, 6/15/95 , #1522

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Steele Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *11845 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-041-11*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This simple, one-story Folk Victorian style residence has a rectangular plan and a side-facing, high-pitched, gable roof covered with composition shingles. A projecting porch with an open baluster is centered on the front of the house, and is supported by square posts. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. The shallow open eaves and horizontal slatted vents are located under the gable ends. The house has medium, one-over-one, double-hung windows with plain wood casings and is in good condition with a high degree of architectural integrity. The house is surrounded by a lawn, landscaped area, and avocado orchards.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
residence; southeast elevation; 8/21/95;1613



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1898 E

P7. Owner and Address

*Teague Family Trust
11716 Foothill Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/14/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 3B

Resource Name or #: (Assigned by recorder) *Steele Ranch*

B1. Historic Name: *H.R. Steele Ranch*

B2. Common Name: *none*

B3. Original Use: *Ranch House*

B4. Present Use: *Ranch House*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1900-E

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

B8. Related Features: *Garage, ornamental landscaping and avocado orchards.*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is important because of its historical contribution to the development of agriculture in the Santa Clara Valley. Two parcels, totaling approximately 45 acres, were owned by H. R. and Catherine Steele in 1912. The house appears to date from at least the early 1900s, if not before. No additional information could be found on the Steele family, except that they were referred to as early Saticoy settlers.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Clarke, Robert M. *Narrative of a Native*. 1936, p. 143

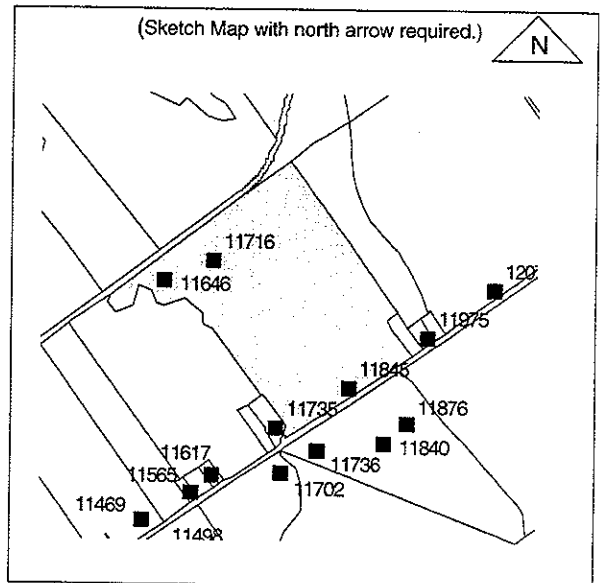
W.A. Alexander. *Historical Atlas of Ventura County*, 1912

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Thomas W. Harwood Residence*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *11975 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-51-05*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one- and-a-half story Colonial Revival residence features curved bay windows on both the south and west sides of the house. The hipped roof has four hipped dormer windows that repeats the boxed eaves and paired decorative brackets under the eaves of the main roof. A decorative recessed porch is located on the west side of the house and is supported by Doric columns with curved brackets and a spindle and spool frieze. There is a transom window over the front door. The windows are narrow and one-over-one double-hung with shelf mouldings. The house is covered with narrow clapboard siding with shingles on the dormer windows. It rests on a raised stone foundation. A sidewalk runs around the house and leads up to the front steps with stone railings capped with cement.

Located just east of the Ellsworth Barranca on one acre of land, the house is surrounded by a large lawn and garden with numerous ornamental trees including a Redwood and several large palms. In addition, there is a small citrus orchard.

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

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, southwest elevation, 5/03/95, #0616

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1898-E

P7. Owner and Address

*Mary/Dale Peace
11975 West Telegraph Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/26/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Thomas W. Harwood Residence*

B1. Historic Name: *Thomas W. Harwood Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *residence*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1898-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *storage building, garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This residence is significant for its historical contributions to the development of agriculture in the Santa Clara Valley. It was originally part of an 146 acre parcel purchased by Thomas Harwood between 1883 and 1887. Harwood raised beans, corn and apricot trees before eventually transitioning to oranges and lemons. Harwood came to Ventura County from Butte County in Northern California, where he had raised sheep. In 1922, the Harwood property, except for a roughly two acre parcel that contained the main residence (11975 W. Telegraph Road) and another house, was sold to the Limoneira Company.

The house was probably built after Harwood attained some success as a rancher and could afford a large new house. Its style suggests a circa 1898 date of construction. It is a very fine example of the Colonial Revival style, has maintained a high degree of integrity and is in excellent condition.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

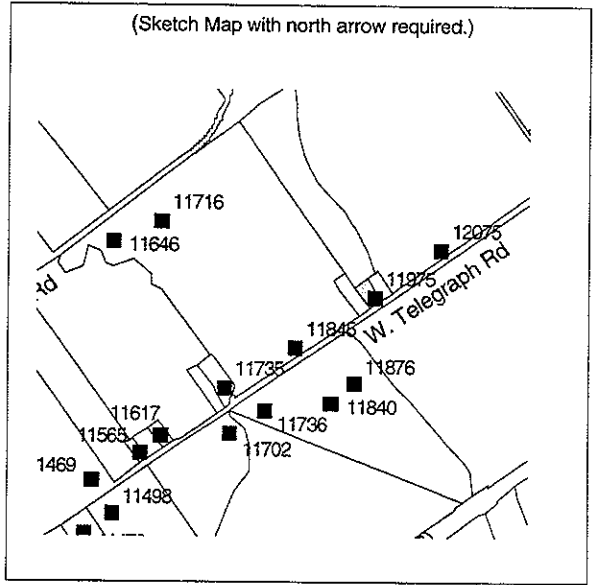
Storke, Yda. A Memorial & Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, CA. 1891, p. 308.
Assessment Rolls, 1885, Ventura County Historical Society Museum Library.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Thomas W. Harwood Residence*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/26/95*

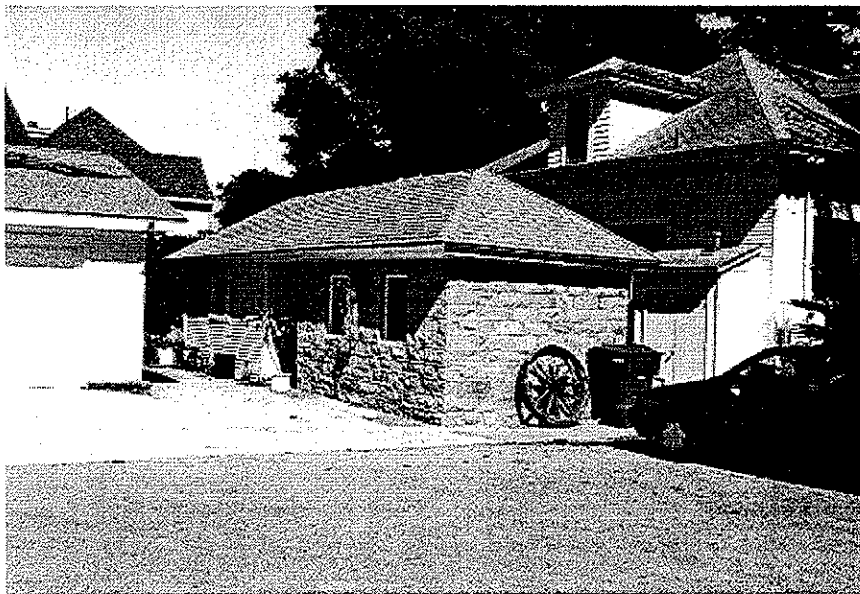
Continuation Update

P3. Description [continued]

Behind the house is a small stone and wood storage building connected by a hipped roof. The west side of the one-story building is of dressed native stone, whereas the east side is covered with clapboard siding. Windows are medium-sized with wood casings. An open passage divides the building in two.

A modern six-car garage is located directly north of the storage building

Supplemental Photograph or Drawing



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

Stone & wood storage building, northwest elevation, 5/03/95, #0617

Blank Page

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Henry Flint Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12484 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-070-03*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two-story Queen Anne style residence with a rectangular plan and a front-facing high-pitched, gable roof covered with composition shingles. A projecting porch with a spindle baluster is located on the right side of the house, and is supported by square columns with curved brackets. The house is covered with medium, horizontal tongue and groove siding and rests on a brick foundation. The open eaves have flat brackets under the gable ends. The most distinctive features of the residence are the gable end treatments with the projecting curved brackets and the decorative shingled siding. On the west side of the house, below the decorative gable, is a two-story slanted bay window. A corbeled brick chimney is located on the south side of the house. The house has tall, one-over-one, double-hung windows with plain wood casings. The house is in excellent condition and retains most of its original integrity except for a few changes to the porch with the addition of new balusters, vinyl siding over wood siding on western and southern elevations, and addition of French doors on the west side of the house. [continued]

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 9/09/95, #1923

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1889-E

P7. Owner and Address

*Paul J. Leavens, Jr. et al
5156 McGrath St.
Ventura, CA 93003*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/25/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Henry Flint Ranch*

B1. Historic Name: *Henry Flint Ranch*

B2. Common Name:

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Queen Anne*

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

1889-E; porch has new balustrade and French doors added to west side of house, new siding over original siding on west and south side(1990)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This house is historically important because of its association with the development of agriculture in the Santa Clara Valley. The land was purchased in the 1880s by Henry and Lizzie Flint, a brother and sister from Illinois. The Flints raised lima beans and corn on their property. The second owners were the Joseph Leavens family, whose descendants continue to own the property. They replaced the earlier crops with lemons and eventually avocados.

The house is architecturally distinctive because of its Queen Anne style details and is important as one of the few remaining houses that date from the 1880s and has retained the majority of its architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

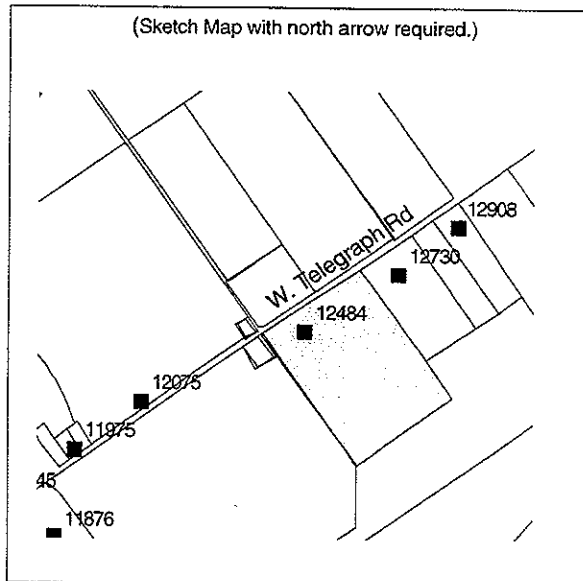
*Interview with Heather Leavens August, 9/14/95
Santa Paula City Directories, 1898- 1921.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



Primary # _____

HRI # _____

Trinomial _____

CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Henry Flint Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *10/25/95*

Continuation Update

A driveway leads into the 52 acre citrus and avocado ranch from the main road along the west side of the house. A spacious lawn surrounds the house and contains a number of mature ornamental trees including a Deodar cedar. Adjacent to the main house is a long rectangular shaped one-story four-car garage with a gable roof, wide horizontal siding, two double doors, and multi-paned windows.

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Edward Henderson Ranch*

P1. Other Identifier: *Buena Floral*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *12730 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-070-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 20 acre ranch has a main residence that is actually two connected buildings with a separate building in the rear. All of the three buildings share similar characteristics. They are one story with a low pitched gable roof covered with composition shingles. The windows are in pairs or threes and are one-over-one or multi-paned double hung with plain wood casings. The siding is board-and-batten and the foundations are concrete perimeters. A brick chimney punctuates the roofline. Also on the 20 acre seed flower ranch are a garage, sheds and greenhouses.

The buildings have retained their integrity with minor changes including the recent addition of a deck and railing. The buildings are in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, west elevation, 9/07/95, #1811



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

1935-F

P7. Owner and Address

*K and M Properties
390 Calle Converse
Camarillo CA 93010*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *4/8/96*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Edward Henderson Ranch*

- B1. Historic Name: *Edward Henderson Ranch*
- B2. Common Name: *Buena Floral*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *California Bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1935-F (4-rooms); 1940-2 bedroom addition; 1944-third addition (duplex)

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *garage, greenhouse, shed*

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This cluster of cottages was built for the Henderson Family. Edward Henderson, his sister Cecilia Henderson and a maid lived on the property. Edward Henderson was born in 1894 on another Santa Paula ranch of his parents Herbert C. and Harriet Henderson. Herbert was elected to the County Board of Supervisors. Edward graduated from Stanford University with a degree in law. He was elected County District Attorney in 1923 and was also elected Superior Court Judge of Ventura County in 1926. He and his sister Cecilia lived together at the ranch. Cecilia was one of Ventura County's first librarians. Valencia trees were raised on the property before it was converted to flowers and leased to the Burpee Seed Company. This parcel was originally part of a 37 acre property owned by a Cecile Henderson dating to 1876. By 1922 the parcel was split in two with the west portion (current property) of 20 acres owned by Herbert C. Henderson and the east portion of 16.63 acres owned by Samuel C. Henderson.

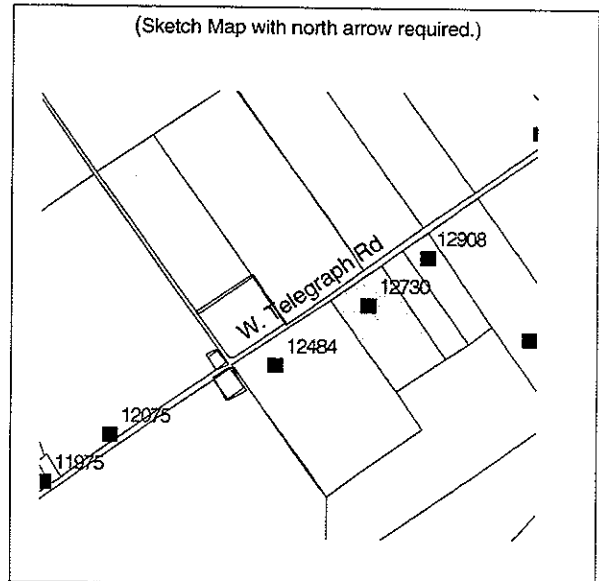
- B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

- B12. References:
Sheridan, History of Ventura County, Vol. II, 1926, p.270.
Interview with Martha Coates 11/8/95; Interview with Mary Henderson Johnston, 4/9/96

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Haines T. Henderson Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *12908 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-70-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Ranch style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with an intersecting front facing gable on the west side. The roof is covered with composition shingles. An inset porch is located on the left side of the house, and is supported by decorative posts. The house is covered with stucco siding and rests on a concrete perimeter foundation. The eaves are open under the porch and front gable with short eaves at the sides of the house. A brick chimney is located on the east side of the house. The house has wide, six-over-six, double-hung windows and one large multi-paned fixed window with plain wood casings.

The house is in fair condition and has retained its architectural integrity. There is another small rectangular plan house on the property west of the driveway. It is covered with stucco siding and has a gable roof and multi-paned wood casement windows. The site includes several large evergreens, a Monkey Puzzle tree and avocado trees on the 9.42 acre parcel. A garage and shed are also located on the site.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 9/07/95, #1810

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

1935-E

P7. Owner and Address

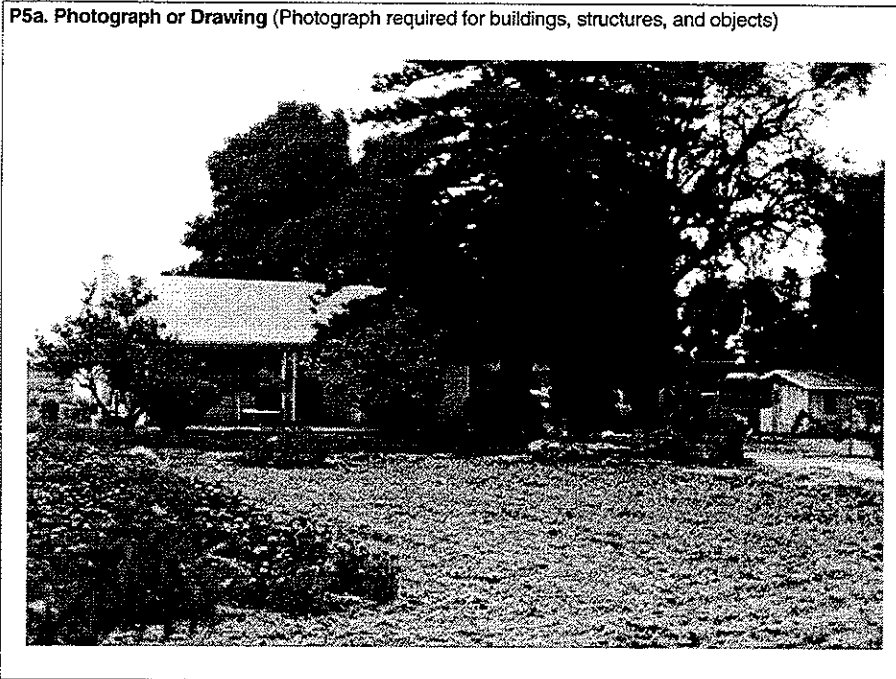
*Martha J. Driggers Life Estate
12908 W. Telegraph Road
Santa Paula, CA 93060*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/18/95*

P10. Survey Type: (Describe)
intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Haines T. Henderson Ranch*

- B1. Historic Name: *Haines T. Henderson Ranch*
- B2. Common Name: *none*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *ranch*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1935-E

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

B8. Related Features: *second house, garage, shed*

B9a. Architect: *unknown* b. Builder: *Unknown*

B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The ranch originally belonged to Haines T. Henderson, who raised lima beans, walnuts and lemons on the property. He was the grandson of Abner Haines. Haines, known as "Ted", farmed other ranches in addition to his own. He is believed to have built the house in the 1930s. Prior to this time, "Ted" was an early motion picture actor who got his start in 1911 when movie director Gaston Melies established his Star Film Company in Santa Paula. He appeared in more than 300 silents in the early twenties and supported such stars as Harold Lloyd, Lillian Gish and Charlie Chaplin. With the advent of the "talkies", he set up his own company, Henderson Productions, and rented a studio in Hollywood. Eventually he returned to Santa Paula and took up ranching again during the 1930s.

This parcel was originally part of a 37 acre property owned by a Mrs. Henderson in 1912. By 1922 the parcel was split in two with the west portion (current property) of 20 acres owned by Herbert C. Henderson and the east portion of 16.63 acres owned by Samuel C. Henderson. This parcel was further subdivided into a 9.42 acre site.

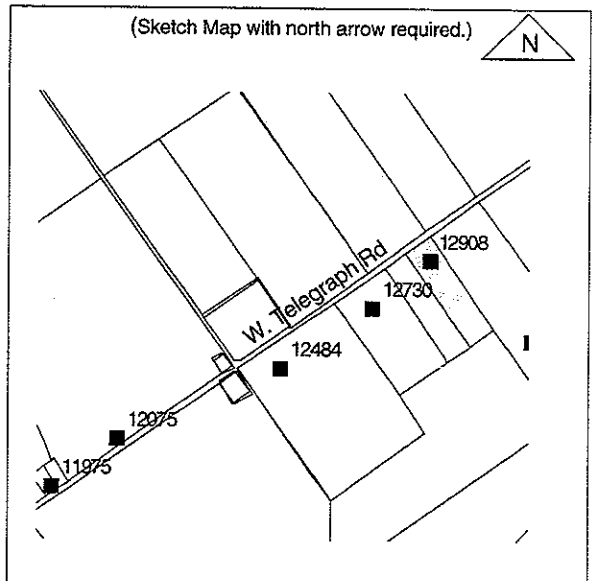
B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

- B12. References:
- Interview with Martha Coates, 11/8/95.
 - Smith, Wallace. "Santa Paula's Film Days" Ventura County Historical Society Quarterly., Vol. XIV, no. 2, pp. 19-22.

B13. Remarks:

B14. Evaluator: *Judy Triem*
 Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *California Ranch Company*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *13243 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-060-17*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-and-a-half story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. A projecting porch with a solid baluster is centered on the front of the house, and is supported by square posts. The house is covered with medium, horizontal clapboard siding, except for shingles under the porch gable, and rests on a concrete block foundation. The open eaves have exposed rafter tails and louvered vents under the gable ends. The house has medium, one-over-one, double-hung windows with plain wood casings. The house is in good condition with only a few windows, at the rear of the house, changed from wood frames to sliding aluminum.

The house is set back from the road and is surrounded by a lemon orchard. Behind the main house is a garage, barn and a more recent house.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 4/27/95, #1919



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

1910-E

P7. Owner and Address

*J.M. Sharp Company
P.O. Box 4067
Saticoy, CA 93007*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/3/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *California Ranch Company*

- B1. Historic Name: *California Ranch Company*
- B2. Common Name: *Sharp Ranch Company*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *California Bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1910-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *barn, garage, new residence*

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is historically significant because of its contribution to the development of agriculture in the West Santa Clara Valley. This 62 acre citrus ranch was once part of a 150 acre parcel owned by the California Ranch Company in 1912. Apparently the property was always run as a business and the residence was no doubt built for the ranch foreman. In later years the property was owned by A.J. West before being purchased by the Sharp Ranch Company.

- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

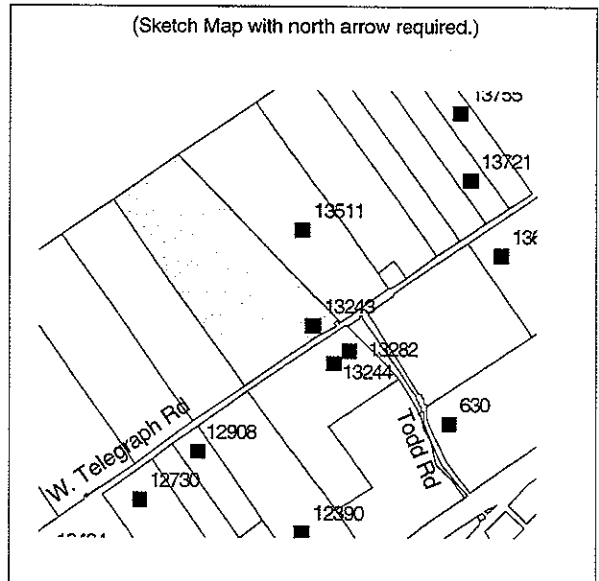
HP2 - Single Family Property

- B12. References:
Alexander, W.A. Historical Atlas of Ventura County. 1912.
Interview with Jim Sharp, 11/12/95

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *M.D.L. Todd Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: *13660 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-010-16 & 17*

P3. Description (Describe resource and its major elements. include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Colonialized California Bungalow style residence with a rectangular plan and a medium-pitched, hip roof covered with composition shingles. A small, projecting portico with a solid brick baluster is centered on the front of the house, and is supported by square wood columns. The house is covered with medium, horizontal clapboard siding and rests on a river-rock foundation. The eaves are boxed. A small louvered vent is located under the gable end of the portico. An exterior brick chimney is located on the western elevation of the house, and an interior brick chimney is located at the rear. The house has wide, multi-pane, fixed windows with plain wood casings.

Behind the main house is a large two-story garage/residence connected to the main house by a walkway from the second floor. The driveway leads into the property on the west side of the house. The house, set back from the road a few hundred feet, is surrounded by a few mature Redwood trees and a large front lawn. The house has retained its architectural integrity and appears in good condition. The landscaping has not been maintained.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/03/95, #0620

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1922-E

P7. Owner and Address

*Evergreen Ranch
2525 S. Euclid Ave
Ontario, CA 91761*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/2/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *M.D.L. Todd Ranch*

B1. Historic Name: *M.D.L. Todd Ranch*

B2. Common Name: *Evergreen Farms*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Colonial Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1922-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *garage/residence, open fields*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This acreage was part of the original 90 acres purchased by Marquis de Lafayette Todd in 1869. Todd, a native of New York, had immigrated to Sutter County in Northern California in 1859. In the gold rush country he met the Beckwith family and married their daughter, Mary. After her death, he came south with the Beckwiths who settled on adjacent land. By 1883, Todd had a fruit orchard on part of his land and he had married Isadore Rickard, a native of Massachusetts. Four children were born, and they and their descendants continued to live on the property until the 1960s. The main house burned down in 1948. A second house was built on the property in the early 1920s. It was lived in later years by the Frank Joy family. M.D.L. Todd was active in the establishment of the Farmer's Canal in the 1860s and 1870s. Todd also served for a year as the Briggs School trustee and the original schoolhouse was located on his property.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Thompson & West, History of Santa Barbara and Ventura Counties, 1883, p. 403.

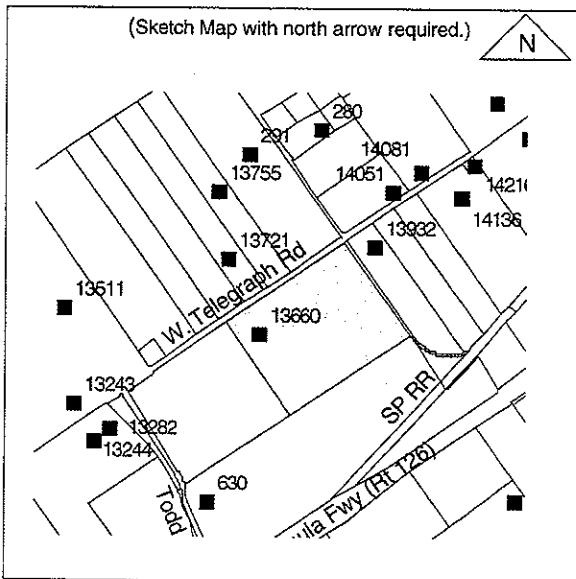
Ventura County Historical Society Quarterly, Vol. 2, No.1, p. 12.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *J. F. Cummings Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *13721 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-60-10*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. A centered gabled dormer window punctuates the roofline. An inset porch with a solid baluster is located on the right side of the house, and is supported by a square post covered with wood siding. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails and knee-brackets. An exterior brick chimney is located on the east side of the house. The house has medium, one-over-one, double-hung windows with plain wood casings. The house has maintained its architectural integrity and is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, southeast elevation, 3/22/95, #0801

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1918-E

P7. Owner and Address

*Sue and Ben Caughey
13721 W. Telegraph Road
Santa Paula, CA 93060*

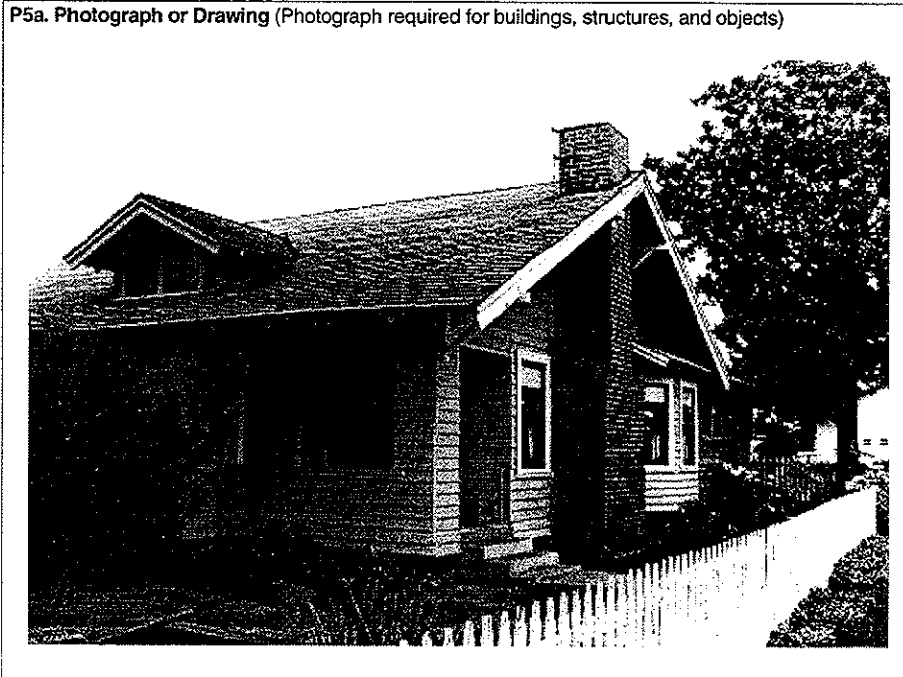
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/22/95*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *J. F. Cummings Ranch*

- B1. Historic Name: *John F. Cummings Ranch*
- B2. Common Name: *Fig Tree Farm*
- B3. Original Use: *ranch*
- B4. Present Use: *ranch*
- B5. Architectural Style: *California Bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1918-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *barn, garage, lemon orchard*

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is important as one of the earliest in the Briggs district, having been established in 1869 when 150 acres were purchased by John F. Cummings, Sr. A native of Ohio, Cummings arrived in California in 1860 and to Ventura County in 1869. He pioneered in the planting of lima beans and raised hogs and he and his wife Georgia raised nine children on the property. The original house was destroyed by fire. Son Wallace Cummings lived in the second house on the ranch built about 1918. He was instrumental in the construction of new ranch buildings in the 1920s and in the planting of walnut trees.

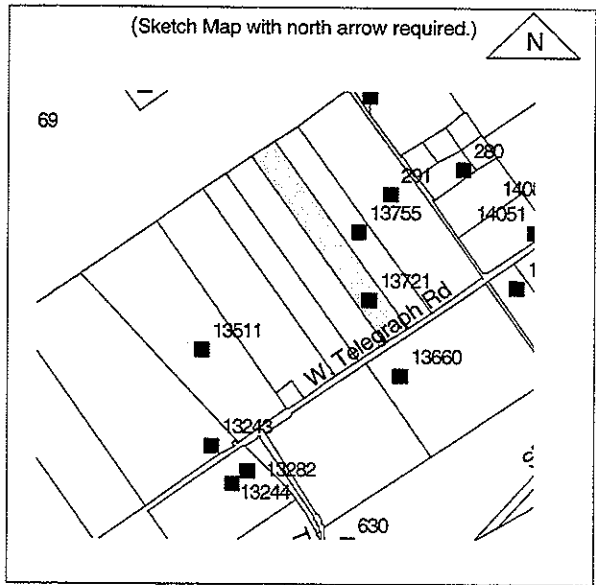
- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

- B12. References: *HP2 - Single Family Property*
- Sheridan, S. History of Ventura County, Vol. II, 1926.*
- Interview with Richard Cummings, 8/7/95*

- B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *J. F. Cummings Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *9/22/95*

Continuation Update

P3. Description [continued]

The house is set back from the road about 300 feet. In the front yard is a huge Moreton Bay Fig tree. The driveway and lawn are separated by a picket fence. Behind the house is the garage and large barn. The two-car garage is in the same style as the house and has large sliding doors on tracks. The barn has a central two-story section with sloping shed roof wings on either side. Large openings have sliding doors. The barn is covered with board-and-batten siding. Surrounding the 18 acre site is a lemon orchard.

Supplemental Photograph or Drawing



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

Barn, south elevation, 3/22/95, #0811

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Elmer Outland Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *13932 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-020-02/12*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 13 acre lemon ranch consists of a house, barn, garage and minor outbuildings. The residence is a one-and-a-half story Queen Anne style residence with a rectangular plan and a complex, medium-pitched, gabled and hipped roof covered with composition shingles. A wrap-around porch with a vertical slat baluster is located on the left side of the house, and is supported by classical columns. The house is covered with narrow, horizontal clapboard siding and shingles under the main, north-facing gable, and rests on a cast stone foundation. The eaves are both boxed and open, and are supported by flattened, decorative brackets. A small, semi-circular leaded glass window decorates the north-facing gable end. A brick chimney is located on the west side of the house. The windows are medium and narrow, one-over-one, sash units with plain wood casings. Some are fixed with diamond pane transom lights. The front door is oak, with an oval window and flanked by sidelights.

The gardens in the immediate vicinity of the residence are planted in a variety of ornamental shrubs, flowers and avocado trees.

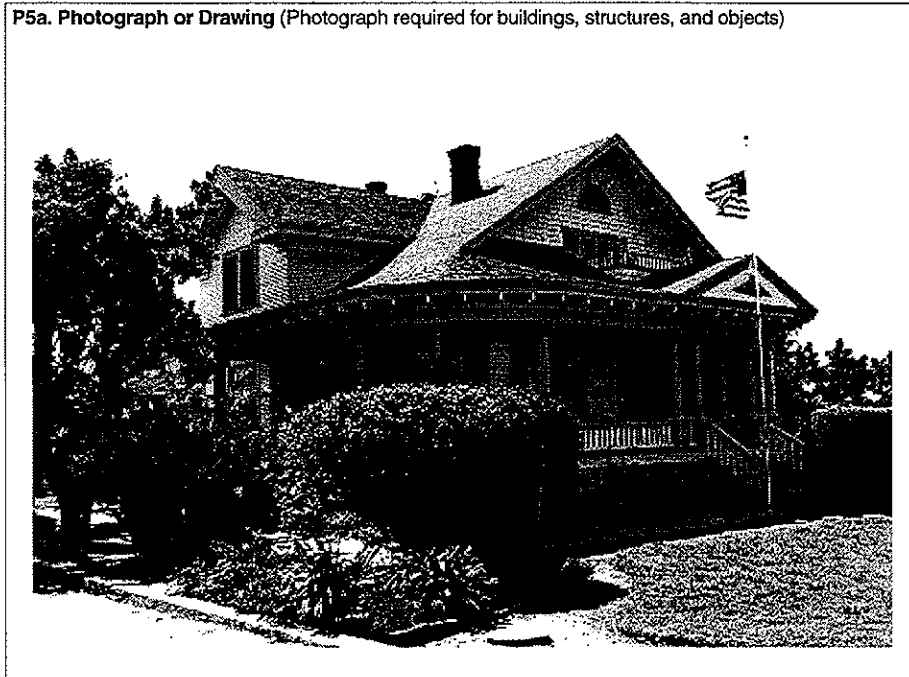
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 3/22/95, #0803



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1910-F, Interview with Hazel Outland

P7. Owner and Address

*Laurence Outland Trust
426 Swain Ct.
Stockton CA 95207*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/20/95*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Elmer Outland Ranch*

B1. Historic Name: *Outland Ranch*

B2. Common Name: *same*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Queen Anne*

B6. Construction History: (Construction date, alterations, and date of alterations)
1910-F

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn, garage, citrus orchards*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The Ayers Ranch is important both historically and architecturally. The residence was built in 1910 for Elmer and Stella Faulkner Outland. The land was originally part of the 150-acre Faulkner Ranch acquired by George W. Faulkner in 1879, and was divided in 1910 between the three children with Stella Faulkner receiving her third of approximately 50 acres.

Stella married Elmer Garfield Outland in 1904. They lived in the original ranch house on the Faulkner Farm until their new house was built in 1910. Elmer built the barn first, and it contained a second story with a maple floor that the children used for roller skating. Elmer, born in 1880 in Indiana, raised lima beans, walnuts and row crops on the ranch. He was active in the Methodist Church and a member of the Farm Bureau and the Oddfellows. He also served on the Briggs School Board of Trustees.

The Outlands raised four children in the large house: George, Lawrence, Charles and Esther. George served in the U.S. Congress from 1942 to 1946 and was a political science teacher at Santa Barbara College. Charles Outland was a rancher and prominent local history author. Among his works are *Manmade Disaster: The Story of St. Francis Dam; Mines, Murders and Grizzlies; Stagecoaching on El Camino Real and Sespe Gunsmoke, an Epic Case of Rancher versus Squatter*.

Lawrence became a rancher, like his father, and inherited the family home. The land was gradually sold to the Burpee Seed Company and some was taken for the Santa Paula Freeway. Today the ranch contains twelve acres and is owned by the descendants of Lawrence Outland.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Sheridan, Sol. *History of Ventura County, Vol. II, 1926, p. 529.*

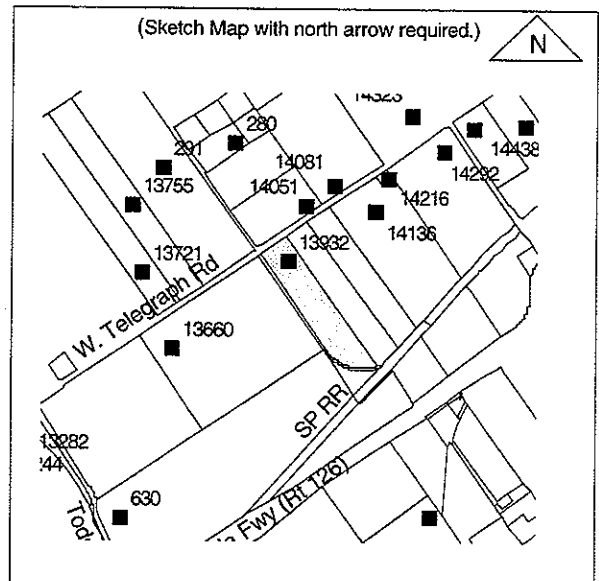
Interview with Loren Ayers, 11/16/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Elmer Outland Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/20/95*

Continuation Update

P3. Description [continued]

The barn located to the south of the house is two stories in height, with a rectangular plan and a steeply-pitched side-facing, metal gable roof. The center loft is a raised clerestory, topped with a cross-gabled cupola. Siding is vertical board and batten, and the roofing material is metal. Barn doors slide on overhead tracks.

Supplemental Photograph or Drawing

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

Barn , north elevation, 3/22/95, #0805



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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Errett Norman Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14051 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-200-26*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two-story Queen Anne style residence with a rectangular plan and a medium-pitched, cross gable roof covered with composition shingles. A one-story addition has been recently created with a wrap-around porch with a spindle baluster supported by tapered columns. The house is covered with medium, horizontal shiplap siding and rests on a concrete perimeter foundation covered with a wood skirt. Under the gable ends are both knee-brackets and decorative brackets as well as fishscale shingles. A brick chimney punctuates the roofline on north side of the house. The house has medium, one-over-one, double-hung windows with plain wood casings. A slanted bay window is located along the west side of the house.

This house was originally a twin of the house next door at 14081 W. Telegraph Road. In 1978, the new owners replaced the clapboard siding with shiplap and added the entire first floor hipped roof extension on all four sides of the house. They also added balconies, windows and decorative elements that changed the original modest California Bungalow facade to the Queen Anne style. The house is in excellent condition. The board-and-batten garage was built in 1980 to resemble a barn.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

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

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



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 6/15/95, #1512

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1911-E; Sheridan

P7. Owner and Address
*George/Rebecca Dabney
14051 W. Telegraph Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/9/95*

P10. Survey Type: (Describe)
Intensive

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

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Errett Norman Ranch*

B1. Historic Name: *Errett Norman Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Queen Anne*

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

1911-E; first floor hipped roof additions, new siding, decorative features under roofline done after 1978

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *garage, lemon orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

Although this house has been heavily altered from its original appearance, it is still considered a contributor to a potential rural historic district since the original house still exists. The center portion of this house was built for Errett Norman, one of two sons of H.N. Norman. Mr. Norman, a native of Missouri, purchased the 96 acre ranch in 1911 for his two sons, Errett and Fenton. Two identical houses were built for the brothers about 1911. They raised Valencia oranges, walnuts and grew lima beans between the rows of trees. The ranch land has since been subdivided and this parcel contains 10 acres.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Sheridan, Sol., History of Ventura County, Vol. II, 1926, p. 541.

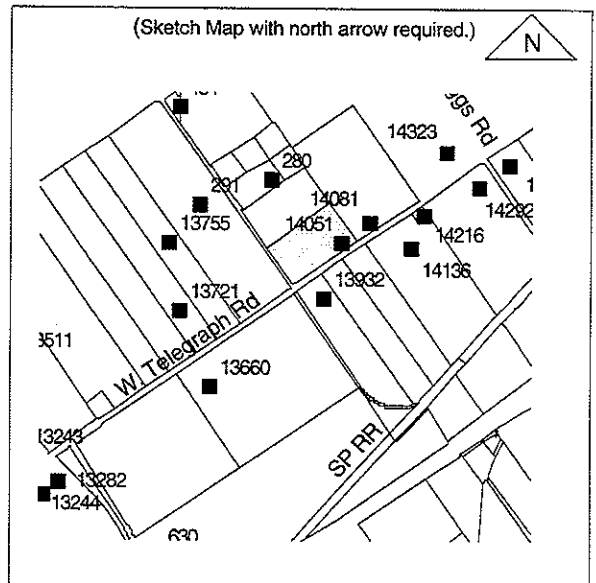
Alexander, W.E. Historical Atlas of Ventura County, 1912.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Errett Norman Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/9/95*

Continuation Update

P3. Description (continued)

The house is set back a short distance from the road with a wrought iron fence and gate separating it from the street. The front yard contains a number of shrubs and foundation plantings around the house with a concrete sidewalk leading up to the front door. Surrounding the house are lemon trees.

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Fenton Norman Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14081 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-200-16/06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story farm residence has a square plan and a front-facing medium-pitched, gable roof covered with composition shingles. Modest elements of the California Bungalow style can be seen in the knee brackets under the broad eaves, the simple lines and the medium clapboard siding. A projecting porch is centered on the front of the house, and is supported by square columns. A deck has been added that extends around all four sides of the house and has square capped posts and a vertical slat railing. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves are knee-bracketed. A wood clad chimney is located on the west side of the house. The house has narrow, one-over-one, double-hung windows with plain wood casings, except where they have been changed to sliding aluminum windows. There are two one-story hipped roof wings on the west and north sides of the house. It is uncertain when these were added, but they have the same siding and window shapes as the original house. The house is in excellent condition.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 6/15/95, #1513

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

1911-E

P7. Owner and Address

*John/Adrienne Slagboom
4903 Island View
Oxnard, CA 93035*

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

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/9/95*

P10. Survey Type: (Describe)
Intensive



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Fenton Norman Ranch*

B1. Historic Name: *Fenton Norman Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

1911-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *implement shed, garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is important because of its historic associations with the development of agriculture in the Santa Clara Valley. It was built for Fenton Norman, one of two sons of H.N. Norman. Mr. Norman, a native of Missouri, purchased the 96 acre ranch in 1911 for his two sons, Errett and Fenton. Two identical houses were built for the brothers about 1911. They raised Valencia oranges, walnuts and grew lima beans between the rows of trees. The ranch land has since been subdivided and this parcel now contains approximately 24 acres.

B11. Additional Resource Attributes: (List attributes and codes)

HP3 - Multiple Family Property HP33 - Farm/ranch

B12. References:

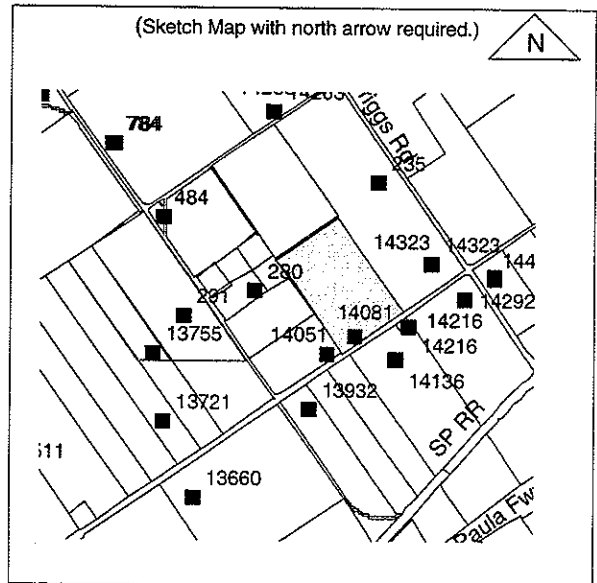
*Sheridan. History of Ventura County, CA, Vol. II. 1926, p. 541
Alexander, W.E. Historical Atlas of Ventura County, 1912.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Fenton Norman Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/9/95*

Continuation Update

P3. Description [continued]

The house faces onto the Telegraph Road and is surrounded by a lemon orchard. Behind the house are a two-car garage and an implement shed. Both have medium pitched gable roofs and are covered with vertical wide wood siding. The shed is open on the west side. The dates of construction are uncertain.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)

Shed, south elevation, 6/15/95, #1517



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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) *Farel Ayers Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *14136 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-20-03*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A semi-circular drive leads up to the front of this Mediterranean style residence, surrounded by lemon trees. The one story u-plan building features a porte cochere on the west side. The low pitched hipped roof is covered with clay tiles and has boxed eaves. The broad porch is recessed across the eastern two-thirds of the front facade and is supported by Doric columns in pairs and singly. Large rectangular columns with recessed panels and caps support the porte cochere. The front windows are symmetrically arranged in threes with the door and sidelights in the middle. Windows are a combination of large single fixed panes with casement sidelights and one-over-one wood sash windows. The house rests on a concrete perimeter foundation and has a partial basement. It is covered with stucco siding over hollow clay tiles. Two stucco chimneys punctuate the roofline at the rear of the house. The house is in good condition and has retained its architectural integrity.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 3/22/95, #0806

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1923-F

P7. Owner and Address

*Loren Ayers Life Estate
14144 Hancock Dr.
Anchorage, AK 99515*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/9/95*

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Farel Ayers Ranch*

B1. Historic Name: *Farel Ayers Ranch*

B2. Common Name: *Ayers Ranch*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Mediterranean*

B6. Construction History: (Construction date, alterations, and date of alterations)
1923-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *barn, garage, shed*

B9a. Architect: *Alfred Priest*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Ayers Ranch is important both historically and architecturally. It was built in 1923 for Farel and Alpha Faulkner Ayers. Originally located on the original Faulkner Ranch of 150 acres acquired by George W. Faulkner in 1879, the land was divided in 1910 between the three children with Alpha Faulkner receiving her third of approximately 50 acres. The present parcel has been reduced to 26 acres. After her marriage to Farel Ayers, the couple lived in a small cottage on the property until the new home was built in 1923. The Ayers raised four children on the ranch. Their son Loren continues to live on the property. Farel Ayers was a member of the Ventura County Farm Bureau and the Methodist Episcopal Church of Santa Paula. The ranch is representative of the agricultural development of the Santa Clara Valley.

The house is architecturally significant for its design by prominent Glendale architect, Alfred Priest. Priest designed several fine residences and commercial buildings in Oxnard and Santa Paula between 1911 and 1930.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Interview w/ Loren Ayers, 8/10/95

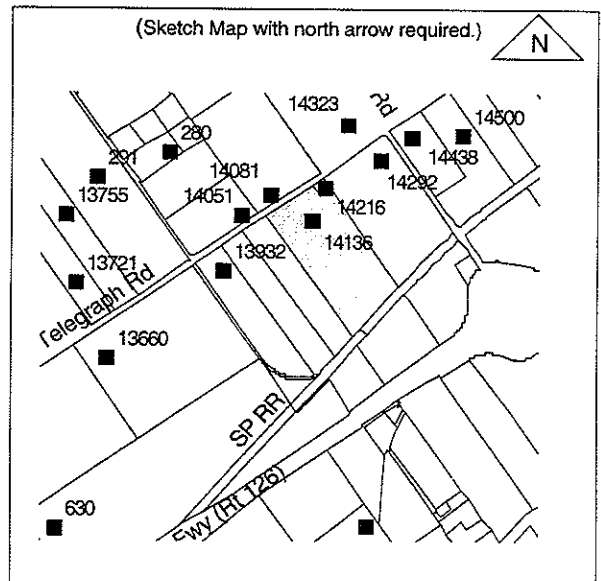
Sheridan, Sol. History of Ventura County, Vol.II, Chicago: 1926

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 Resource Name or #: (Assigned by recorder) *Farel Ayers Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *8/9/95*

Continuation Update

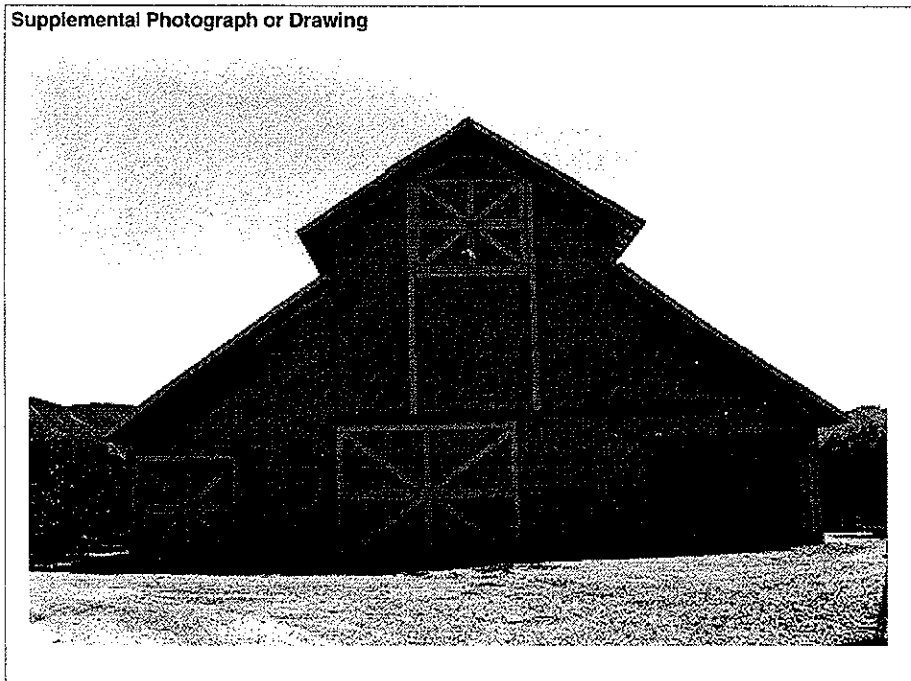
P3. Description [continued]

Barn

Typical of the Western style or Prairie barn is this barn with its tall two-story gable roofed portion flanked by shed roof sections that drop low to the ground on either side. Openings under the gable were for the storage of hay, while the short one-story portion was for the animal stalls. The large wooden door with its criss-cross design, for strengthening, is on a track. A garage-type door has been added to the west side. The barn is covered with board-and-batten siding.

A two-car garage is built of concrete block with a double door and wood siding under the gable. The roof is covered with clay tiles and has exposed rafter tails.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Barn, north elevation, 3/22/95, #0810

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 4 of 5

Resource Name or #: (Assigned by recorder) *Farel Ayers Ranch*

P1. Other Identifier: *Ranch Employee Residence*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14216 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-020-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Built in a modified L-shape, this one-story residence has a small two-story section at the rear. The low pitched gable roof has open eaves and exposed rafters and beams with vertical vents under the gable peak. The wide windows are fixed and double hung with wood mouldings. A single wood door is located within the inside corner of the "L". A flat roofed open front porch, supported by square posts, projects across the front of the house. Concrete steps with a brick facing form the foundation of the porch. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation. The house exhibits modest characteristics of the California Bungalow with its tapered exterior stone chimney and overall appearance.

The house has had several additions over the years, but they have all used the original materials and basic shapes. A two-car garage, designed in the same style as the house, is located directly east of the house.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 3/22/95, #0813

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1925-F

P7. Owner and Address

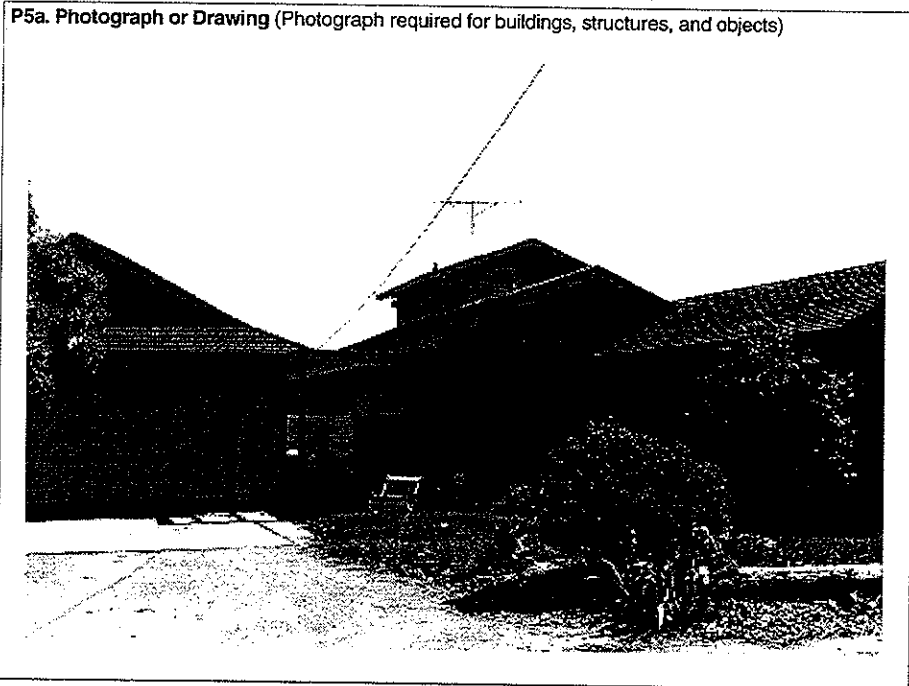
*Loren & Mary Ayers
14136 W. Telegraph Rd.
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/10/95*

P10. Survey Type: (Describe)
Intensive



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Farel Ayers Ranch*

B1. Historic Name: *Ayers Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *residence*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1925-E

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features: *garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house was originally part of the Ayers Ranch, built by Farel Ayers for the "hired man." It is located just east of the main Ayers residence. Additional bedrooms were added later. The property was split off in the 1990s and now covers only 0.48 of an acre.

The Ayers Ranch is important both historically and architecturally. The main house was built in 1923 for Farel and Alpha Faulkner Ayers. Originally located on the original Faulkner Ranch of 150 acres acquired by George W. Faulkner in 1879, the land was divided in 1910 between the three children with Alpha Faulkner receiving her third of approximately 50 acres. The present parcel of 148 acres was divided off from the 26 acres. After her marriage to Farel Ayers, the couple lived in a small cottage on the property until the new home was built in 1923. The Ayers raised four children on the ranch. Their son Loren now lives on the property. Farel Ayers was a member of the Ventura County Farm Bureau and the Methodist Episcopal Church of Santa Paula. The ranch is representative of the agricultural development of the Santa Clara Valley.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Interview w/ Loren Ayers, 8/10/95

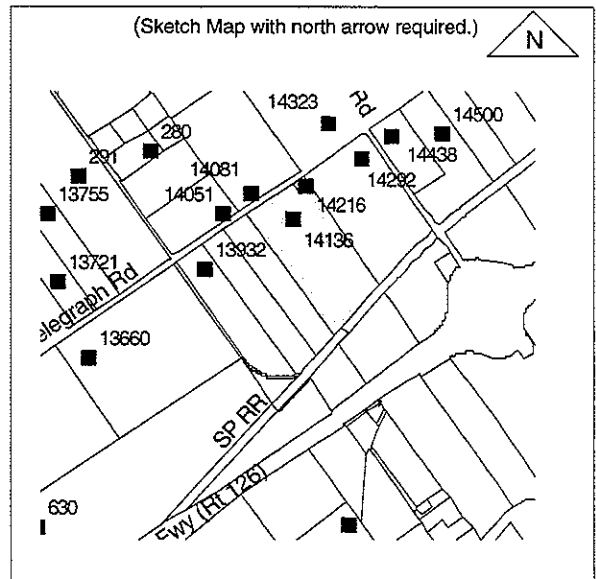
Sheridan, Sol. History of Ventura County, Vol. II, Chicago: 1926

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 1S

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *George W. Faulkner Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14292 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-02-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two and one-half-story Queen Anne style residence dominates the rural landscape with its three-story octagonal tower and irregular roofline with projecting gables and graceful curved porch. The house is covered with medium clapboard on the first floor and narrow clapboard on the upper stories separated by a shingled frieze. A few sections contain pressed metal, and local sandstone is used for the raised foundation and stair railings.

The porch extends across the entire northern elevation of the house and wraps around the eastern elevation. Graceful circular fluted columns with Ionic capitals support the porch roof. Each column is separated with a curved wood frieze that at one time contained spindle and spool details similar to the porch railing. The majority of windows are rectangular double hung wood windows with shelf mouldings. There are a few small round arched windows and one very large horseshoe shaped arched window on the eastern elevation. It is divided into four parts, three of which contain stained and leaded glass panels.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 8/03/89, #2104

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1894-F, National Register Nomination

P7. Owner and Address

*Allan & Linda Ayers
14292 West Telegraph Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/8/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *George W. Faulkner Ranch*

- B1. Historic Name: *George W. Faulkner Residence*
- B2. Common Name: *Faulkner Farm*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Queen Anne*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1894-F

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features: *barns, playhouse, cistern*

B9a. Architect: *Ward & Anlauf*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Faulkner House is significant as the most outstanding example of Queen Anne architecture in the western Santa Clara Valley, and one of the finest in Ventura County. It is also significant for the craftsmanship and design applied by two of Ventura County's most significant architect/builders, Herman Anlauf and Franklin P. Ward. The property is also important for its association with pioneer farmer George Washington Faulkner and the contributions he made to the successful development of agriculture in Ventura County.

Faulkner, a native of Ohio, brought his farming skills with him when he settled in Ventura County in 1876. In 1879 Faulkner purchased 150 acres, including the present ranch location. The land was purchased from the E. Larson family and contained several buildings including a small house. None of these buildings remain except the cistern and outhouse. A new barn was built in 1886 and the present house in 1894. The 150 acres was divided among the three children, Stella Outland, Alpha Ayers and Seymour Faulkner about 1910. The descendants of the family continue to live on or own all three sections of the original ranch.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

B12. References:

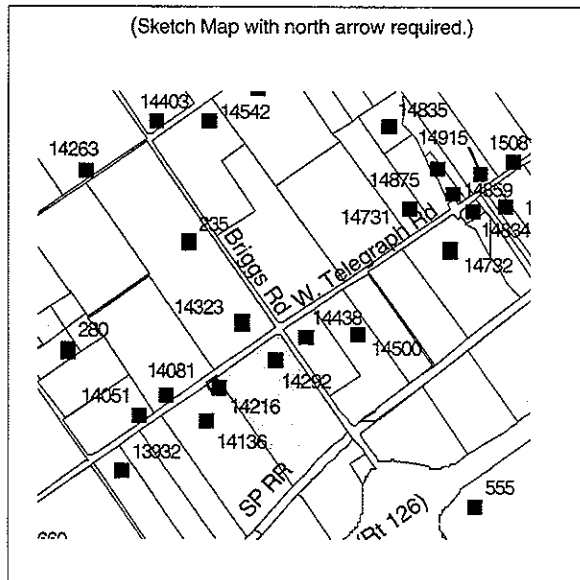
- Interview with Loren Ayers, 9/28/89*
- Gidney, Brooks & Sheridan, History of Santa Barbara, San Luis Obispo, and Ventura Counties, CA. 1917.*
- Triem, Judith. National Register of Historic Places Registration Form, 1989.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *George W. Faulkner Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/8/95* Continuation Update

P3. Description [continued]

Below this window is a slanted bay window at the base of which are raised panels and decorative sawn detail. Adjacent to this window is a three part window with the upper three panels of stained and leaded glass. On the western elevation of the house is a two-story slanted bay window and several small stained and leaded glass windows. The double front doors have beveled glass windows set in copper in the upper half of the doors.

The house has maintained a high degree of integrity, with only minor changes over the years seen in the removal of porch spindles and iron cresting. It is in excellent condition.

Located on 27 acres, the house is surrounded by two barns, a playhouse, a cistern, mature ornamental trees and three fields containing pumpkins, Christmas trees and lemon trees.

The large barn

The large barn was built in 1886. It has a tall central section with a gable roof flanked by two lower shed-roofed lean-to sections. A cupola rests in the center of the gable peak. A large beam, once used to suspend a hay hook, extends from under the front gable. Below the beam is a segmented arched opening for the hay. The barn has several small wood frame windows with multi-panes and a large sliding door on a track. The siding is board-and-batten.

Small barn

The smaller barn was built to emulate the large barn. It was built in 1982 by a movie production company to use for a commercial. Surrounding the barns are pipe corrals and metal fabric fences. Across from the barns is a raised circular cistern that was already on the property when Faulkner first purchased it in 1879. It is built of brick and has been covered with concrete.

Playhouse

The small playhouse was built in the mid-1940s and has a low hip roof with exposed rafters and small porch. Windows are double hung with wood mouldings and siding is clapboard.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, north elevation, 8/03/89, #2113

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *M.H. Anderson Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *14323 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-200-25*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two stories in height, this large rectangular plan Craftsman style residence features a distinctive front entrance with tapered brick columns and porch railing with three part columns in the upper portion. The porch gable has vertical vent detailing and a low gable roof with exposed rafters. A pergola east of the porch extends around the eastern elevation. The main roof is a low pitched side-facing gable with exposed rafters and notched beams. Windows are found in groups of threes, twos and singles and are double hung with wood casings. Some windows have multi-panes in the upper portion. A band of windows on the eastern elevation wraps around to the northern elevation. A square bay window is found on the second floor of the southern elevation. An exterior brick chimney is located south of the porch and also at the southwest corner of the house. The house is covered with shingles on the second floor and alternating wide and narrow horizontal wood siding on the first floor. The house has maintained its integrity with no apparent alterations, and is in good condition. Adjacent to the house is a two-car garage. New open-sided metal buildings have recently been built east of the house. A driveway runs along the east side of the house. The property is landscaped with a small hedge and mature palms and is currently planted in lemon trees.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 3/22/95, #0818

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1911-E

P7. Owner and Address

*John/Barbara Freidrich
P.O. Box 727
Oxnard, CA 93032*

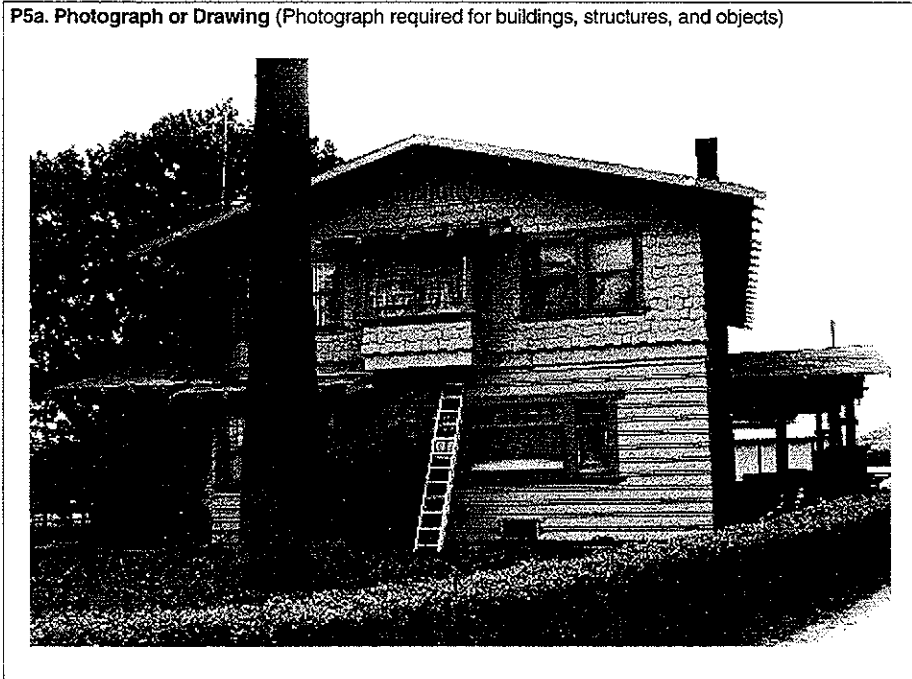
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/10/95*

P10. Survey Type: (Describe)

Intensive



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *M.H. Anderson Ranch*

B1. Historic Name: *M.H. Anderson Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
1911-E

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features: *garage, open sided metal sheds, corrals*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is historically significant for its association with the development of agriculture in the Santa Clara Valley. It was established in 1877 by Mathew H. Anderson, a native of Ohio, who purchased about 50 acres and built a residence and farm buildings. He first raised barley and hogs and then changed to walnuts. Walnuts were later replaced with lemons. About 1911 the present, larger house replaced the original house. This fine Craftsman residence illustrates the agricultural success the family enjoyed.

The house is architecturally significant as one of the finest Craftsman style residences in the Santa Clara Valley.

B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

B12. References:

Sheridan, History of Ventura County, Vol. II, 1926, p. 438.

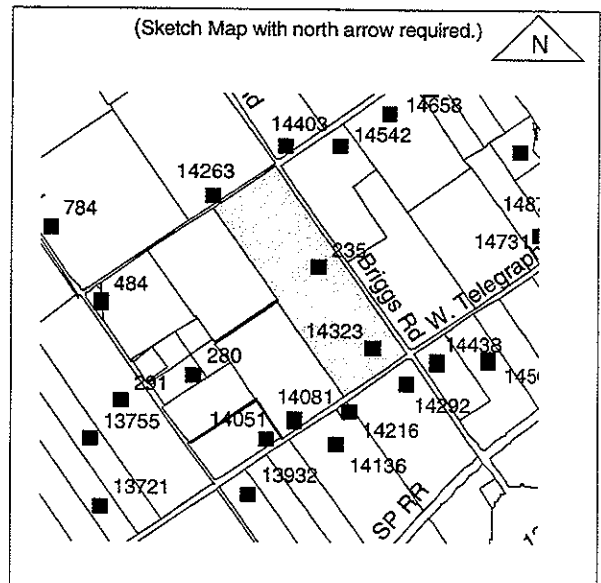
Interview with Loren Ayers, 11/10/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Briggs School*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Santa Paula Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 14438 West Telegraph Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 98-010-01

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The school is located in a rural agricultural area west of Santa Paula on the southeastern corner of Telegraph and Briggs roads. The school building is constructed in an "E" plan with a small addition to the auditorium. The low-pitched gable roofs are covered with Spanish tiles. The front facade is symmetrically arranged with a central two-story section flanked by a one-story portion. The entrance contains a pediment, and on either side of the tall arched entry are engaged pilasters. Above the double front door is a multi-paned segmental arched window with curved moulding. Within the pediment is a quatrefoil vent. The tall narrow multi-paned wood casement windows are slightly recessed and evenly distributed with seven windows on each side of the entry. Similar windows are found on the sides of the school building. The courtyard portion of the school has a long corridor supported by wood columns. Classrooms open into these corridors. The school is covered with a stucco finish. Interior details include hardwood floors, a stage in the auditorium and many built-in wood cabinets. The Mediterranean style with Italian influences can be seen in the formal classical details. The school building has retained a high degree of integrity and is in very good condition.

P3b. Resource Attributes: (List attributes and codes) HP15 - Educational building HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
School, northwest elevation, 3/24/95, #0121



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1925-F

P7. Owner and Address

*Briggs School District
14438 Telegraph Rd.
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: 3/23/95

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments
- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE | <input checked="" type="checkbox"/> Continuation Sheet | <input checked="" type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Briggs School*

- B1. Historic Name: *Briggs School*
- B2. Common Name: *same*
- B3. Original Use: *school*
- B4. Present Use: *same*
- B5. Architectural Style: *Mediterranean with Italian influences*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1925-F; kitchen addition, 1951

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features: *two separate wings built in 1951 and 1958; manual training building (1910), moved on site 1922; board and bat cottage (1908), moved on site circa 1923; quonset hut, moved on site post WWII*

B9a. Architect: *unknown; Roy C. Wilson, 1951 & 1958, wings* b. Builder: *unknown*

B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Briggs School district, formed in 1869, is one of the earliest districts in Ventura County, and is named after George G. Briggs who settled in the area in 1862, purchasing 15,000 acres of Rancho Santa Paula y Saticoy from T.W. More. Briggs eventually subdivided the rancho in 1867 into 150 acre parcels, opening the land to farming. One of those farmers, Abner Haines, donated one acre of his land for the present Briggs School. Classes were held in other nearby locations until 1881 when a small school building was moved to the present site. In 1900 a new building was constructed on the site. By the 1920s, with the steady growth of agriculture and especially the economic success of the nearby Limoneira Company, a new larger school was built in 1925. This present school building is significant as a reflection of the increasing economic influence of citriculture. Limoneira, founded in 1890, went on to become the world's largest lemon growing and packing company. The ranchers along Telegraph Road followed Limoneira's success by switching from apricots and walnuts to citrus. In addition, the building is architecturally distinctive, built in the Mediterranean style popular in the 1920s and has maintained a high degree of integrity.

Many noted Santa Paulans received their early education at Briggs School. Among these were Dr. Grace Thille, the second California woman to receive a medical degree from Stanford; Charles Outland, noted historian and author of several books on Ventura County history; and George Outland, U.S. Congressman from 1952 to 1956. The building was designated Ventura County Landmark #155 in March 1994.

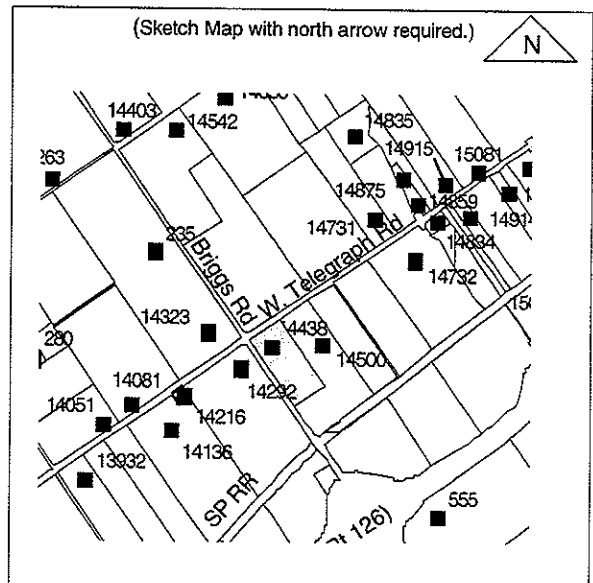
B11. Additional Resource Attributes: (List attributes and codes) *HP15 - Educational building HP2 - Single Family Property*

- B12. References:
"Briggs School Story," Ventura County Historical Society Quarterly, Vol. 4, No. 4, pp.13-16.
Interview with Loren Ayers, 11/8/93; architectural plans, 1951, 1958; Interview with Louis Wagner, 11/11/93

B13. Remarks:

B14. Evaluator: *Judy Triem*
Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (Assigned by recorder) *Briggs School*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *3/23/95*

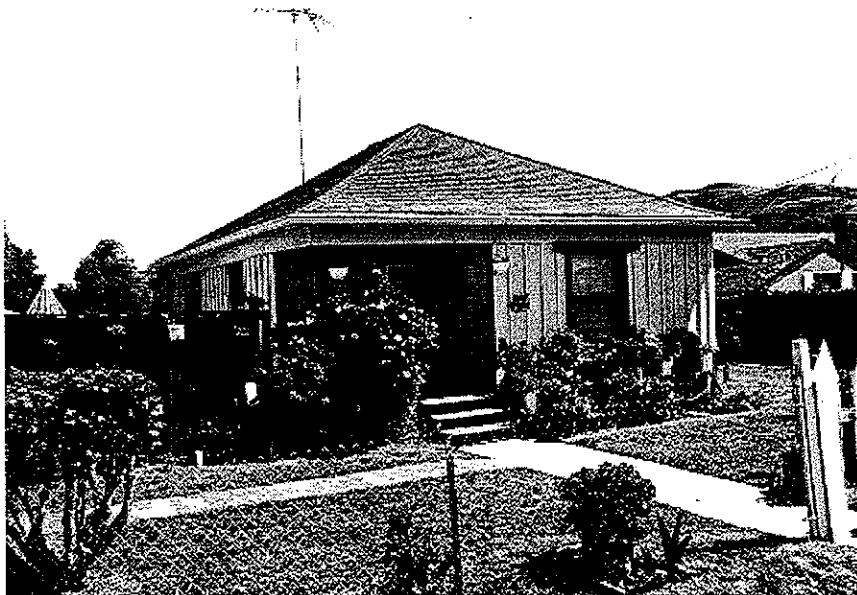
Continuation Update

P3. Description [continued]

176 Briggs Road

This board and batten cottage features a recessed porch at the north corner of the facade supported by a square capped post. The building is square in plan with a medium hip roof covered with composition shingles. The eaves are closed with a plain fascia below. Windows are one over one wood sash double hung with plain wood mouldings. The house rests on a concrete perimeter foundation. A lawn, foundation plantings, and picket fence maintain the space between the house and the road. The house appears to be in good condition and maintains its integrity of design and materials.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

*Residence , northwest elevation,
3/24/95, #0122*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Briggs School*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *4/28/95* Continuation Update

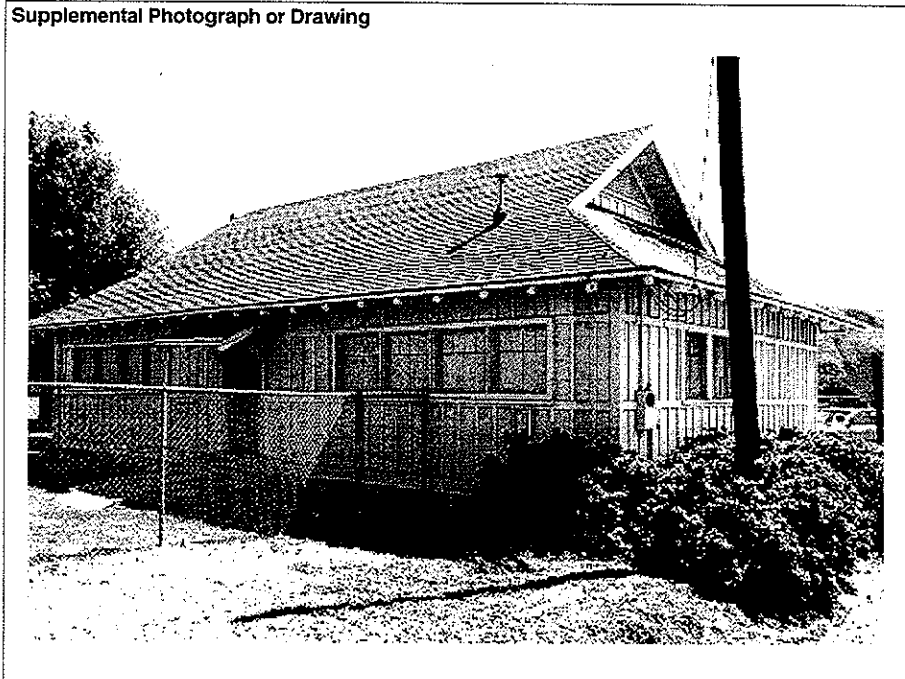
Manual Training Building

This one-story building has an unusual gable on hip roof with exposed rounded rafter tails under the broad open eaves. A lattice vent is located under the peak of the gable. Rectangular in plan, the building rests on a concrete perimeter foundation. The building has a symmetrical appearance with a centered front entrance flanked by a bank of four windows on each side. Over the front entrance is a small shed roof supported by wood brackets. The wood frame casement windows have four small panes in the upper portion and two panes in the lower portion. The building is clad in vertical board-and-batten siding with the windows set off by horizontal strips of wood. The roof is covered with composition shingles, and a wooden ramp has replaced the steps in front of the entrance. The building appears to have maintained its original appearance except for the wooden ramp.

Quonset Hut

The half-cylindrical framework of this small quonset hut is covered by corrugated metal. At the south end of the building are two woodframe windows with four panes. A louvered vent is located directly above the windows. Three small metal vents are found at the top of the building. The entry is on the north side. The building is located at the south end of the school play yard and is surrounded by a chainlink fence.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Manual Training Building, northwest elevation, 3/24/95, #0123

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Abner Haines Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14732 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *98-010-39*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two-and-one-half story Folk Victorian style residence has a t-shaped plan with porches on the northern and eastern elevations. The high pitched roof is sidefacing across the east elevation with a centered front facing gable over the porch. The tall porch is supported by slender paired wood columns and is topped with a wood balcony. A slightly taller hipped roof extension forms the t-shape at the rear of the house. A hipped roof porch, located along this north elevation, has an elaborate wood porch railing and carved brackets attached to chamfered porch posts. A gabled dormer window with round arched window extends from the roofline on the north side. The eaves are boxed with returns and trusswork is found under the gable ends. A decorative slanted bay window with a shingled and bracketed mansard roof is also located on the north side. Surrounding the windows are wood panels and fluted columns. Windows are four-over-four double-hung with wood mouldings. The house is covered with wide horizontal shiplap siding and rests on a stone foundation. The house was altered during the 1890s when a second story was added in the t-section, the addition of the slanted bay window and the two second story windows were moved into the center of the gable. The two brick chimneys have been removed. The house reflects its 1890s modifications with no alterations since that time. It is in good condition.

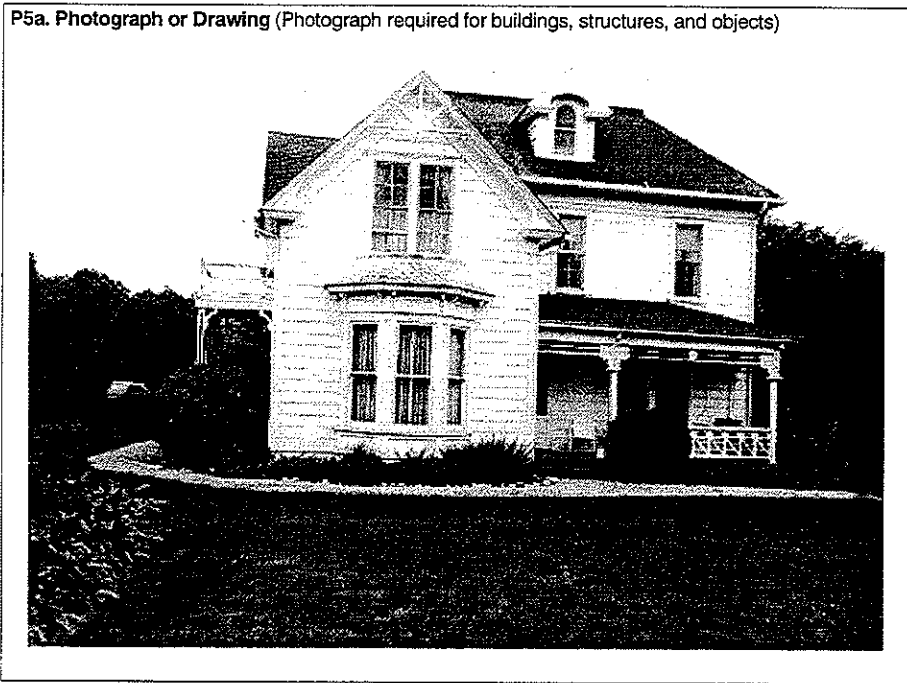
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 3/04/95, #0702



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1872-E

P7. Owner and Address

*Dorothy E. Axell
14732 W. Telegraph Rd.
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/9/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code

3B

Resource Name or #: (Assigned by recorder) *Abner Haines Ranch*

- B1. Historic Name: *Abner Haines Residence*
- B2. Common Name: *None*
- B3. Original Use: *ranch*
- B4. Present Use: *same*

B5. Architectural Style: *Folk Victorian with elements of the Stick style*

B6. Construction History: (Construction date, alterations, and date of alterations)
1890 second story added in rear, bay window added, windows moved

B7. Moved? No Yes Unknown Date : Original Location:

B8. Related Features: *2 barns, foreman's house, garage, utility building*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Abner Haines ranch is significant as one of the oldest remaining ranches in the survey area. Haines, a native of Maine, worked as a miner in the Northern California goldfields in 1853, and then became a farmer in Sonoma County before moving to Santa Paula in 1867. He purchased 250 acres as part of the first large scale subdivision of the western Santa Clara Valley by George Briggs in 1867. The house was built circa 1868 and enlarged circa 1890. The family has raised numerous tree crops over the years including walnuts and citrus. Gradually the acreage was sold off, so that today just twenty of the original acres remain. The buildings on this citrus ranch have maintained a high degree of integrity.

Abner Haines donated the land for the Briggs School. Haines, along with a few other early settlers, was instrumental in establishing the Farmer's Irrigation Company. He served as chairman of the organizing committee in 1869 and as a member of the board of trustees.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Thompson & West. *History of Santa Barbara and Ventura Counties.*
Oakland, Ca: Thompson & West, 1883.

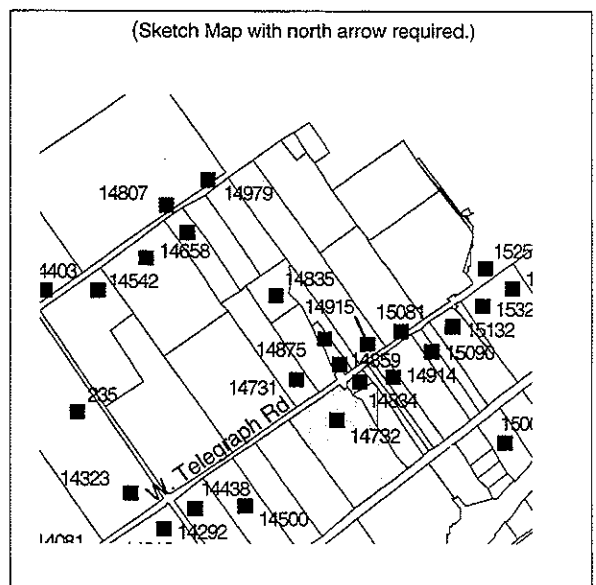
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (Assigned by recorder) *Abner Haines Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *8/9/95*

Continuation Update

P3. Description [continued]

Foreman's Residence

Built in an L-shaped plan, this one story residence has a low pitched gable roof with exposed rafters under the eaves. A small porch is located on the inside corner of the "L" and has a flat roof supported by a square post. The windows are both one-over-one double hung or multi-paned with plain wood mouldings. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation. A brick chimney is located on the west side. This house was built ca 1920 and is in good condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Residence, north elevation, 3/04/95, #0703

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Abner Haines Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date

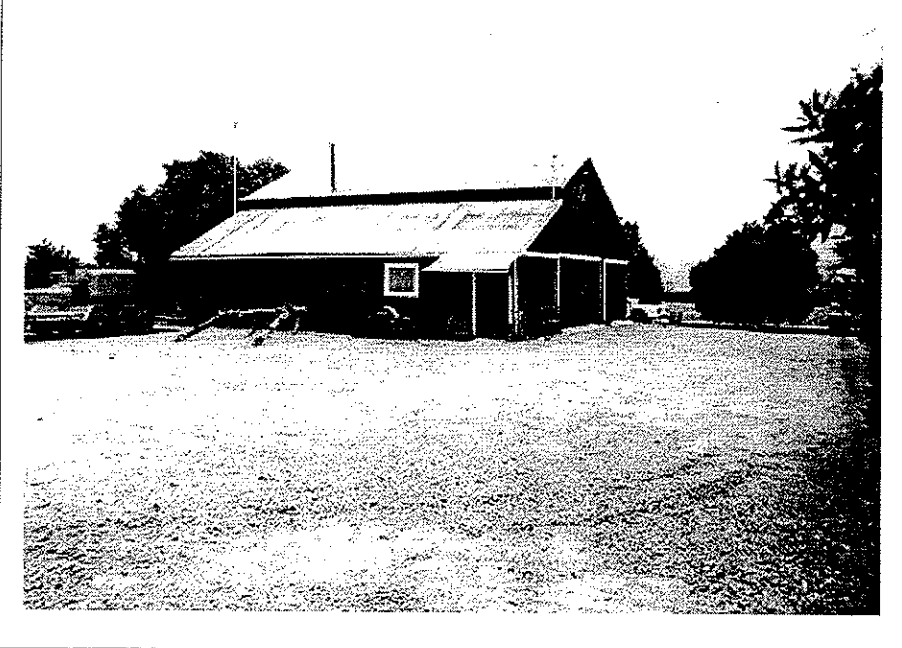
Continuation Update

P3. Description [continued]

Barns

Two large barns are located east of the house. They are both long rectangular buildings with high pitched gable roofs that slope low on one end. One of the barns has a raised vent along the ridgeline of the roof. The other barn has a split roof on one side where the lower portion drops down below the upper gabled portion to allow for air to flow. The barns are covered with vertical plank siding or board-and-batten siding and have several openings and sliding wood doors on tracks. The barns probably date from the early 1900s, if not earlier. A drawing of the ranch in 1883 shows a barn that is very similar to these barns.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Barn, southwest elevation, 3/04/95, #0707

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) 14834 West Telegraph Road

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Santa Paula Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 14834 West Telegraph Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 98-10-40

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

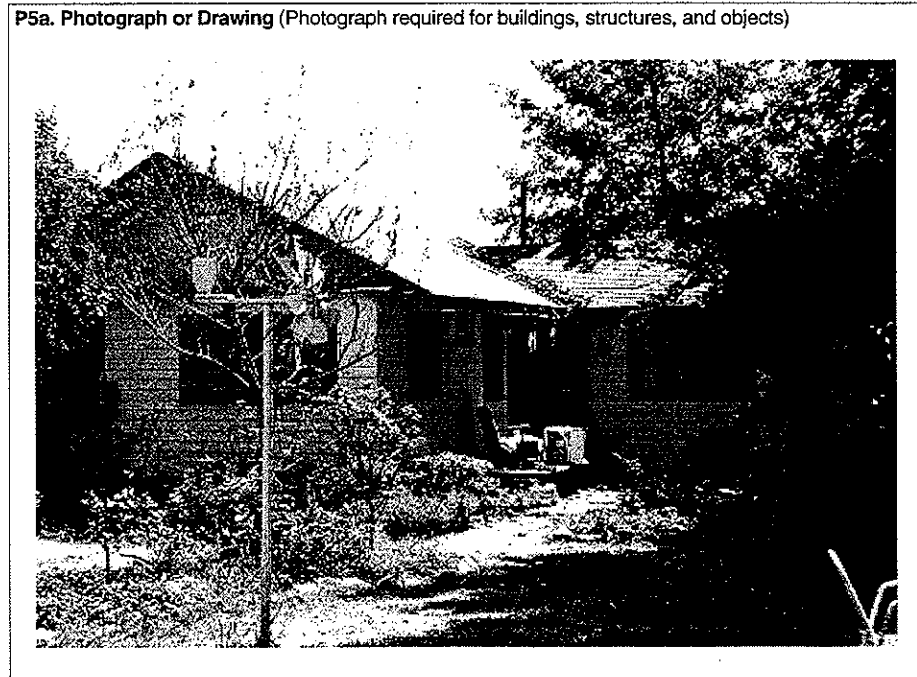
This is a one-story California Bungalow style residence with an I-shaped plan and a side-facing low-pitched, gable roof covered with composition shingles. The entrance was moved from the corner of the front gabled wing to the corner of the "L" where a small wood stoop is located. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves are knee-bracketed. Lattice vents are located under the gable ends. The house has medium, one-over-one, double-hung windows with plain wood casings, as well as fixed windows. The original portion of the 1890 residence is the 20 by 30 foot east wing, originally covered with vertical plank siding. The house is in fair condition.

Behind the house is a detached garage that has been converted to a shop. The house is located on 0.88 acres just east of Haines Barranca and is surrounded by mature eucalyptus trees and a large pine tree.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 9/22/95, #2008

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1890-E

P7. Owner and Address

Nola Clow Trust
14914 W. Telegraph Road
Santa Paula, CA 93060

P8. Recorded by: (Name, affiliation, and address)

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 10/24/95

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) 14834 West Telegraph Road

B1. Historic Name: *Uncertain*

B2. Common Name: *None*

B3. Original Use: *residence*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

1890-E; remodeled and west wing added ca 1920

B7. Moved? No Yes Unknown Date: *1950-E*

Original Location: *northeast corner Briggs & Foothill roads*

B8. Related Features: *garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The oldest portion of this house (east section) was originally located on the Ricker Ranch and was moved to this location about 1950. The Ricker family came to Ventura County in the 1860s and eventually purchased land on the northeast corner of Briggs and Foothill road. About 1950 the house was moved from that location by Howard Todd Yungling to its present location. It is uncertain when the west wing was added.

The house qualifies as a contributor to a historic district, because of its age and the family's contribution to the development of agriculture in the Santa Clara Valley.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

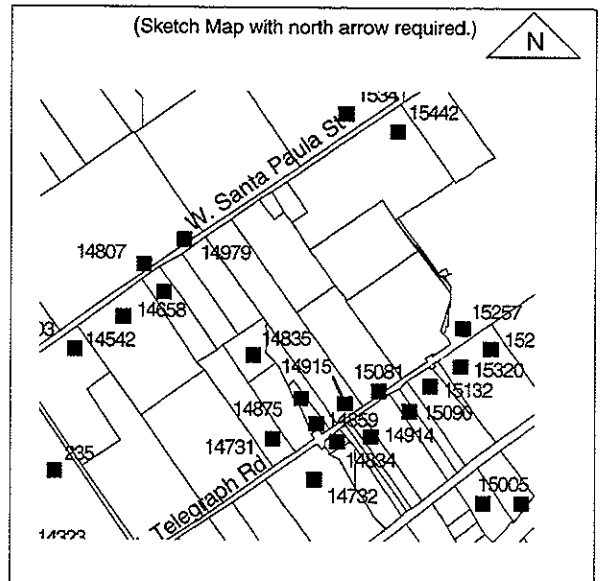
Interview with occupant of residence and Nola Clow, 10/24/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Jacob G. Nicely Ranch*

P1. Other Identifier: *Ranch Foreman's House*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *14859 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-030-43*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a front-facing medium-pitched, gable roof covered with composition shingles. A projecting porch is located on the right side of the house, and is supported by square posts. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. Exposed beams are located under the open eaves with vertical slatted vents under the gable ends. The house has medium, one-over-one, double-hung windows with plain wood casings. A flat roofed porch supported by square posts is a more recent addition on the east side of the house. The house is in good condition.

The house is partially screened from the road by a concrete block fence and small landscaped area bordered by stones. The driveway runs along the east side of the house and leads to the modern house at the rear of the lot. The houses and grounds are on a 2.1 acre site.

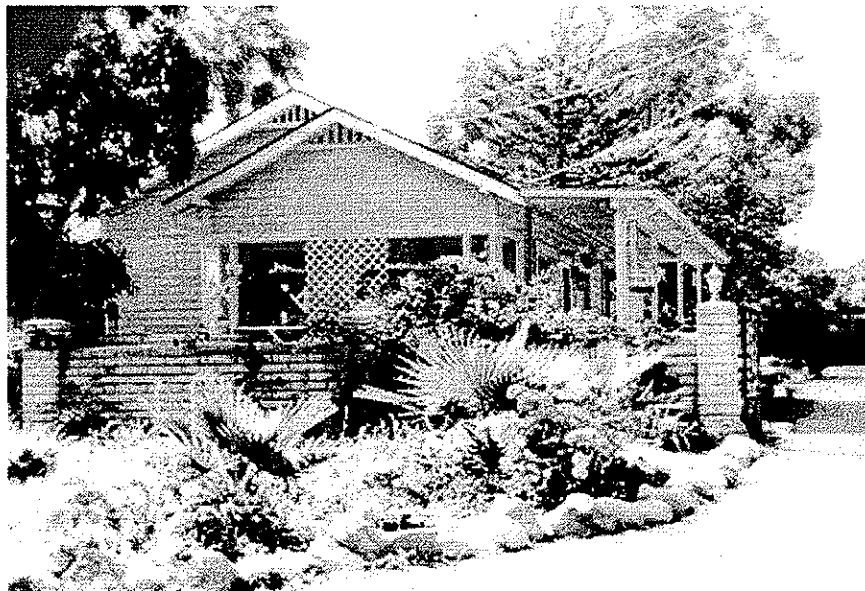
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, southeast elevation, 8/21/95, #1610



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1920-E

P7. Owner and Address

*Michael/Christine Hyatt
14859 W. Telegraph Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/20/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Jacob G. Nicely Ranch*

B1. Historic Name: *Frank Nicely Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1920-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *second modern house in rear*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house is significant for its historical associations with the development of agriculture in the Santa Clara Valley. It was built as a foreman's house for the Nicely family, who also owned a much larger adjacent parcel to the east. The original Nicely residence is located at 14915 West Telegraph Road. This ranch was purchased by J.G. Nicely, a native of Virginia, in 1888. Nicely raised lima beans, apricots and walnuts on his ranch. He built a fine residence for his family about 1888 and enlarged it around 1905. The Nicely residence and apricot drying field were featured in the 1899 Souvenir Edition of the Santa Paula Chronicle. Santa Paula produced more than half of Ventura County's apricot harvest in 1899. The apricot was the principal orchard crop of the county that year, and California was the leading west coast state in the production of apricots.

The newer house at the rear of this property was built circa 1950 by J.G. Nicely's son, Frank.

B11. Additional Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

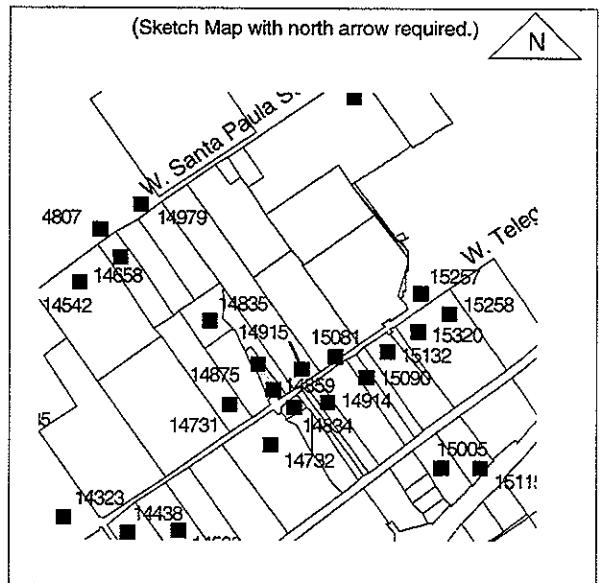
- Santa Paula Chronicle Souvenir Edition, July 1899.*
- Sheridan. History of Ventura County, Vol.II. 1926, p. 433*
- Interview with Alan Atmore, 9/19/95*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Leonard Clow Ranch

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Santa Paula Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 14914 West Telegraph Road City Santa Paula Zip 93060

d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 99-070-005

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story folk Victorian style residence with an I-shaped plan and a front-facing medium-pitched, gable roof covered with composition shingles. A wrap-around porch is located on the right side of the house, and is supported by square posts. The house is covered with wide, horizontal shiplap siding and rests on a river-rock foundation. The boxed eaves have a frieze band and knee brackets on the rear addition. A brick chimney is located on the east side of the house. The house has medium, multi-pane, casement windows with wood casings. It is in fair condition.

The windows and porch columns have been altered. Originally the windows were six-over-six double-hung with hooded casements. The two windows under the front gable retain the original hooded casings. The remainder are plain casings. The original porch columns were double narrow columns. An addition made to the rear and east side of the house in 1955 used the same wide horizontal siding as the historic portions of the house, but the windows are aluminum sliders. The addition has a concrete block foundation.

P3b. Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 8/21/95, #1614



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1890-E; Nola Clow

P7. Owner and Address

Nola Clow
14914 W. Telegraph Road
Santa Paula, CA 93060

P8. Recorded by: (Name, affiliation, and address)

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: 9/14/95

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Leonard Clow Ranch*

B1. Historic Name: *William J. Sheriff Ranch*

B2. Common Name: *Clow Ranch*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)

1890-E, changes to windows in 1920s; addition to residence in 1955; Changes to lemon curing building during the 1940s

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *barn, lemon curing building, citrus orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This residence is significant as one of the few folk Victorian style houses remaining from the 1890s. Although it has had some alterations and additions, it still retains a considerable degree of integrity of design and materials. Two of the original ranch buildings remain to illustrate its use as a citrus ranch.

The house was apparently built for William J. Sheriff about 1890. Sheriff sold the ten acre ranch to Leonard R. and Grace Clow in 1898. The Clows joined other ranchers along Telegraph Road in growing lemons and walnuts. In 1904 they acquired 35 additional acres south of their property on which they raised corn, alfalfa, tomatoes and barley. The Clow family gradually increased their holdings by purchasing property on either side of their original ranch, and today own approximately 52 acres.

B11. Additional Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

Interview with Nola Clow, 8/21/95

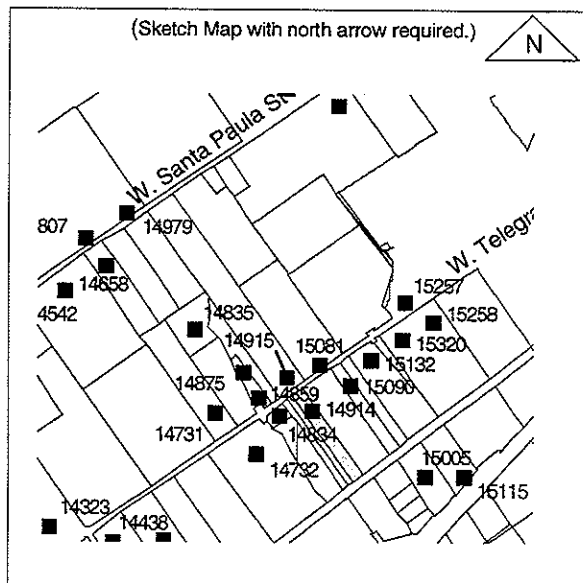
Santa Paula City Directories, 1898-1926

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Leonard Clow Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *9/14/95*

Continuation Update

P3. Description [continued]

The house is located on a 27 acre lemon orchard and is set back approximately 200 feet from Telegraph Road, with a sidewalk leading up to the front porch. A driveway runs along the west side of the house to the rear where a barn and outbuildings are located.

The two-story barn is rectangular in plan and is covered with wide vertical board siding. The low pitched gable roof is covered with corrugated metal. Large openings are found on the north side.

Between the barn and the house is the medium-high pitched gable-roofed lemon curing building. This building has a two-story portion with a low pitched gable roof with exposed rafters under the eaves. The building has wood frame double-hung and casement windows with wood casings and is covered with wide horizontal siding. It was converted to a residence during the 1940s.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Lemon curing house, west elevation,
8/21/95, #1615*

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Jacob G. Nicely Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *14915 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-030-06/10*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Colonial Revival style residence is irregular in plan. The main body of the house has a medium-pitched, hip roof covered with composition shingles. Two, intersecting gable-roof wings intersect, one with a boxed and pedimented gable end surrounding a horizontal slatted attic vent; the other displaying a sunburst panel. A projecting porch is located on the left side of the house, and is supported by square posts. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. The eaves are boxed. The house has medium, two-over-two, double-hung windows with decorative wood casings. The architectural style of the house as it was built during the late 1880s was essentially Stick-Eastlake Victorian. It was evidently remodeled and expanded circa 1905, and simplified to take on its present, Colonial Revival appearance. The house is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, southwest elevation, 9/22/95, #2001



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1888-E

P7. Owner and Address

*C. Raymond Galbraith
14915 W. Telegraph Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/14/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Jacob G. Nicely Ranch*

B1. Historic Name: *Nicely Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

Built circa 1888, altered and expanded circa 1905. Minor later alterations.

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *Barn, outbuildings, vegetable garden, ornamental plantings, citrus orchards.*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is historically significant for its contributions to the development of agriculture in the Santa Clara Valley. The ranch was purchased by J.G. Nicely, a native of Virginia, in 1888. Nicely raised lima beans, apricots and walnuts on his ranch. He built a fine residence for his family about 1888 and enlarged it around 1905. The Nicely residence and apricot drying field were featured in the 1899 Souvenir Edition of the *Santa Paula Chronicle*. Santa Paula produced more than half of Ventura County's apricot harvest in 1899. The apricot was the principal orchard crop of the county that year, and California was the leading state on the west coast in the production of apricots.

B11. Additional Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

Santa Paula Chronicle Souvenir Edition, July 1899.

Sheridan. History of Ventura County, Vol.II. 1926, p. 433.

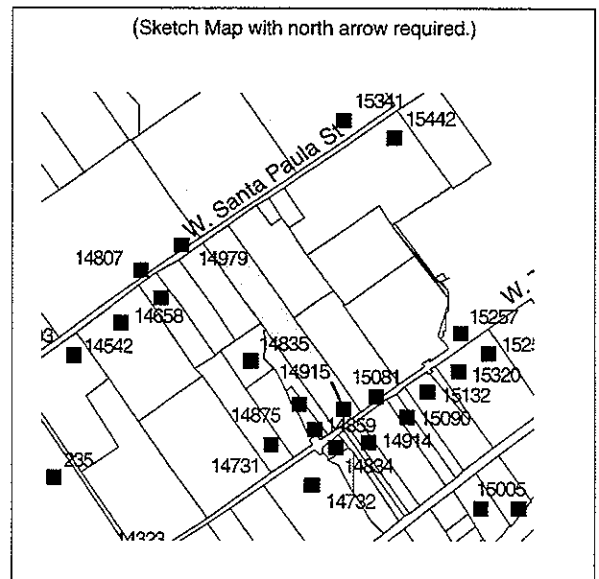
Original photographs, Galbraith Family

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

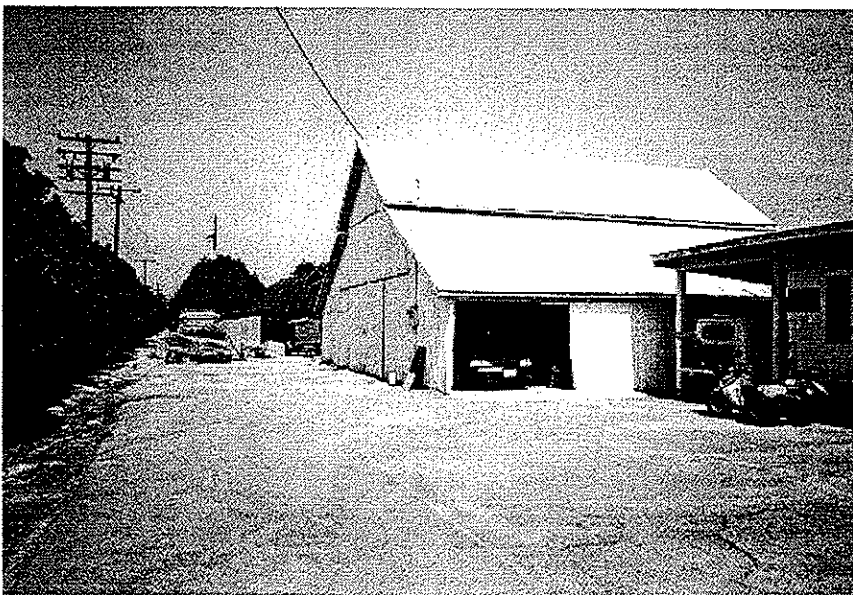
Page 3 of 3 Resource Name or #: (Assigned by recorder) *Jacob G. Nicely Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/14/95* Continuation Update

P3. Description [continued]

Barn

This barn is a typical Western or Prairie Barn with a high pitched gable roof and shed roof sections sweeping low to the ground on either side of the gable. This feature allowed for ventilation. The barn is covered with wide vertical plank siding and has several openings with large sliding doors on tracks.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, southwest elevation, 9/22/95, #2003

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Harpold Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *15081 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-030-145*

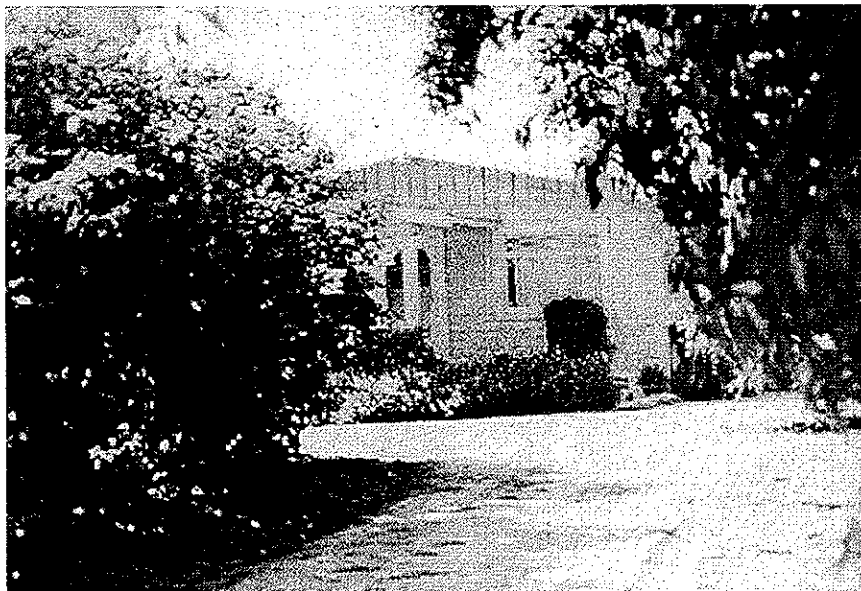
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a front-facing low-pitched, gable roof covered with composition shingles. A projecting porch is centered on the front of the house, and is supported by square posts. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. It has vertical slatted vents under the gable ends. The house features two wide, diamond pane, fixed windows with plain wood casings. The remainder of the windows are double hung with wood casings.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 8/21/95, #1609

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

*Betty Pinkerton
14230 Pinkerton Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/19/95*

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Harpold Ranch*

B1. Historic Name: *Harpold Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1920-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *orchard, mature trees*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house was built circa 1920 as employee housing for the Harpold Ranch, originally a 40 acre ranch. The main house burned down and all that remains today on the remaining 14.99 acre site is this small bungalow. Christopher Harpold, a native of Missouri, purchased the ranch about 1875 and raised corn and lima beans before turning to apricots. He is credited as the inventor of the first lima bean cutter. He later raised walnuts on his property.

This ranch is important for its contribution to the development of agriculture in the Santa Clara Valley.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Sheridan, Sol. History of Ventura County, Vol. II, 1926, p. 446.

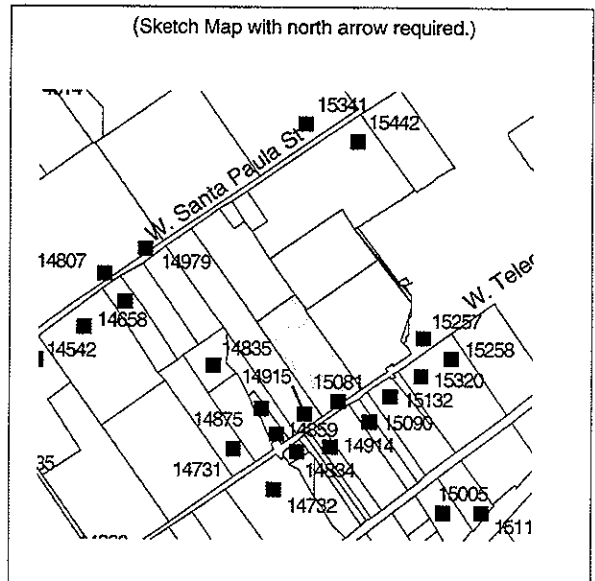
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Robert S. Colley Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15090 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *98-010-11*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Folk Victorian residence has a medium-pitched sidefacing gable roof covered with composition shingles, and features a centered projecting gable with decorative fishscale shingles under the gable end. A plain frieze is found under the closed eaves. The house is basically rectangular in plan, except for the gabled wings in front and rear. The porch projects across the east side of the house and is supported by square posts. Windows are tall and narrow double hung two-over-two with wood mouldings. A pair of windows is located under the projecting front gable. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation. A brick chimney punctuates the roofline. The house has retained its architectural integrity and is in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 9/22/95, #2006

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1890-E

P7. Owner and Address

*Nola Clow Trust
14914 West Telegraph Road
Santa Paula, CA 93060*

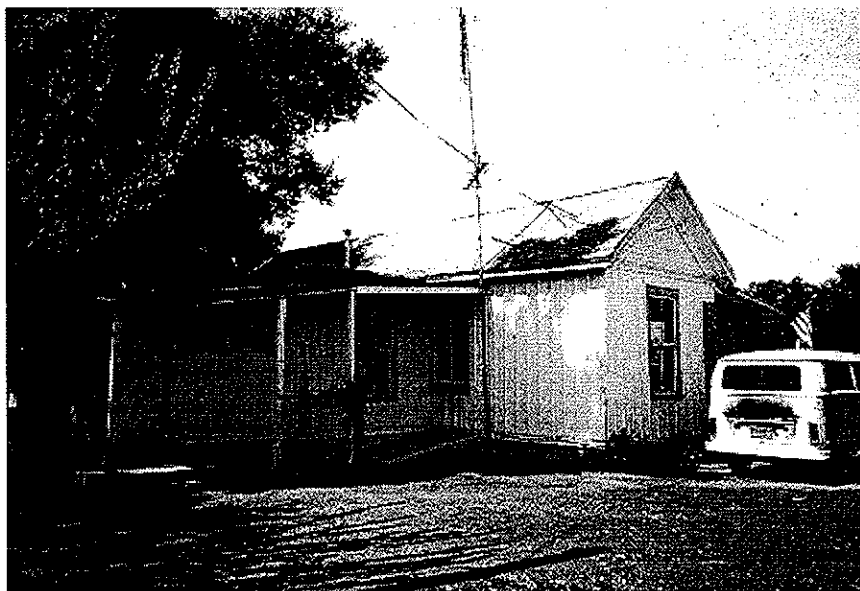
P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)

Intensive



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Robert S. Colley Ranch*

B1. Historic Name: *Colley Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1890-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn, citrus orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This small ranch of just seven acres was owned by Robert S. Colley in the 1890s. Not much is known about the Colley family, except that they were ranchers and W.A. Colley owned a roughly 21 acre parcel north of Telegraph Road. The ranch is important because it represents the development of agriculture in the Santa Clara Valley. The house is a fine example of a Folk Victorian and has retained the important characteristics of that style.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

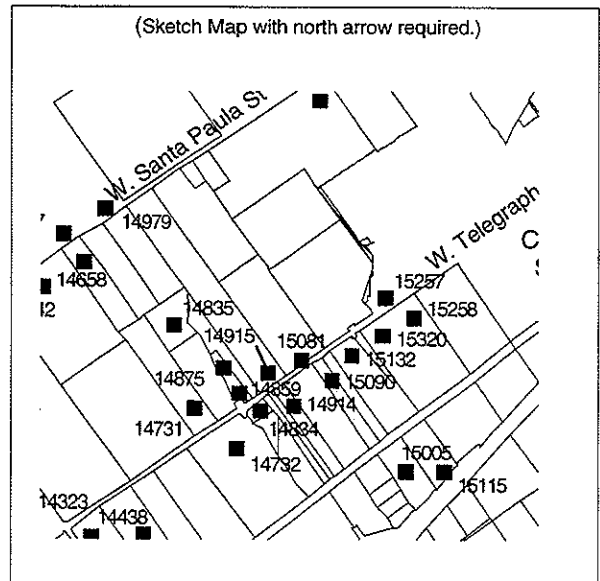
*Alexander, W.E. Historical Atlas of Ventura County, 1912.
Santa Paula City Directories, 1898-1926.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

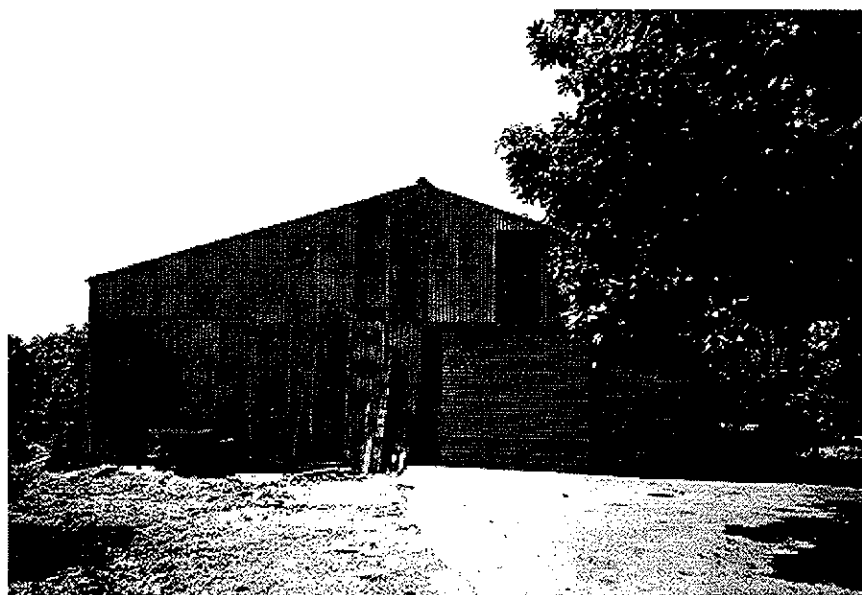
Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (Assigned by recorder) *Robert S. Colley Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/16/95* Continuation Update

P3. Description [continued]

A long drive leads up from the street through the lemon orchards past the east side of the residence and then makes a loop around past a large mature oak tree and a barn. The large gable-roofed barn has corrugated metal sides and roof. Large openings are located on the east side. One door is on a track and the other on hinges.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, east elevation, 9/22/95, #2005

CONTINUATION SHEET

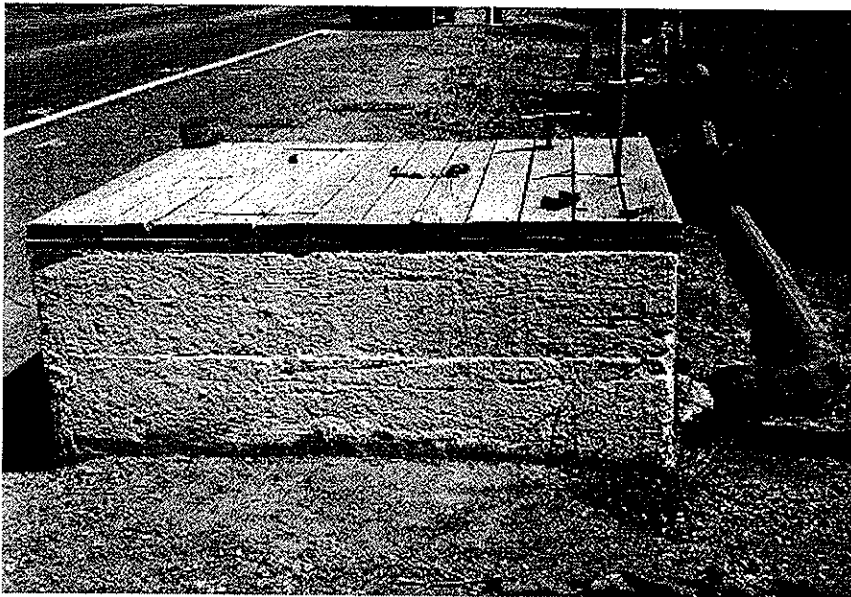
Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Weir Box in front of Colley Residence*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/7/95* Continuation Update

P3. Description

This is one of many weir boxes built along Telegraph Road and the other main roads. The concrete boxes are about two feet by three feet and about two feet in height. They hold the mechanisms to transfer a measured amount of water from the main water lines into the pipes to each ranch. They all have wooden covers.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Weir box, west elevation, 9/22/95, #2007

PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	3D
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Linebarger Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15132 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *98-010-13*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story folk Victorian style residence with an I-shaped plan and a side-facing medium-pitched, gable roof with an offset front gable on the west side covered with composition shingles. A projecting porch is located on the east side of the house, and is supported by chamfered columns. The house is covered with board-and-batten siding and rests on a stone foundation. The closed eaves have a frieze band with decorative fishscale shingles and sawtooth detail under the gable ends. The house has tall, one-over-one, double-hung windows with plain wood casings. The mouldings are slightly pointed at the top, and together with the siding and narrow windows, adds a modest element of Italianate detail to the residence. The house is in excellent condition and has retained its architectural integrity. The house lies just a few yards south of Telegraph Road with a driveway entering the property on the east side leading to a wooden gable roofed garage located behind the house. In front of the house are some avocado trees and a small yard with foundation plantings. The 8.76 acre ranch contains lemons and oranges. The house has retained a high degree of architectural integrity and is in excellent condition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 8/21/95, #1608



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1888-E; Sheridan

P7. Owner and Address

*Richard Marshall
111 W. Guiberson Road
Fillmore, CA 93015*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/19/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments

<input type="checkbox"/> NONE	<input type="checkbox"/> Continuation Sheet	<input checked="" type="checkbox"/> District Record	<input type="checkbox"/> Rock Art Record	<input type="checkbox"/> Other: (List)
<input type="checkbox"/> Location Map	<input checked="" type="checkbox"/> Building, Structure, and Object Record	<input type="checkbox"/> Linear Feature Record	<input type="checkbox"/> Artifact Record	
<input type="checkbox"/> Sketch Map	<input type="checkbox"/> Archaeological Record	<input type="checkbox"/> Milling Station Record	<input type="checkbox"/> Photograph Record	

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Linebarger Ranch*

B1. Historic Name: *Linebarger Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1888-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *detached garage in rear. orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house is important as one of the earliest remaining houses in the Briggs District, built about 1888 for William and Callie Linebarger. Linebarger, a native of Illinois, first settled in Wheeler Canyon in 1877 after living in the gold rush country in Northern California. He purchased the 15 acre ranch in 1888 and began raising walnuts. The Linebarger's son John G. lived on the ranch after his father's death and married his neighbor, Minnie Atmore. The ranch was subdivided and now contains just 8.76 acres.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

*Sheridan, Sol N. History of Ventura County, Vol. II, p. 521.
Santa Paula City Directories, 1898-1921-22.*

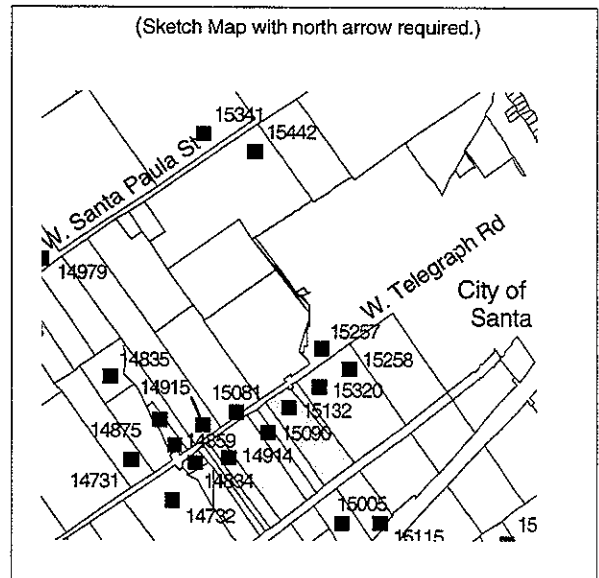
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *W. A. Colley Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15257 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *97-30-42*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

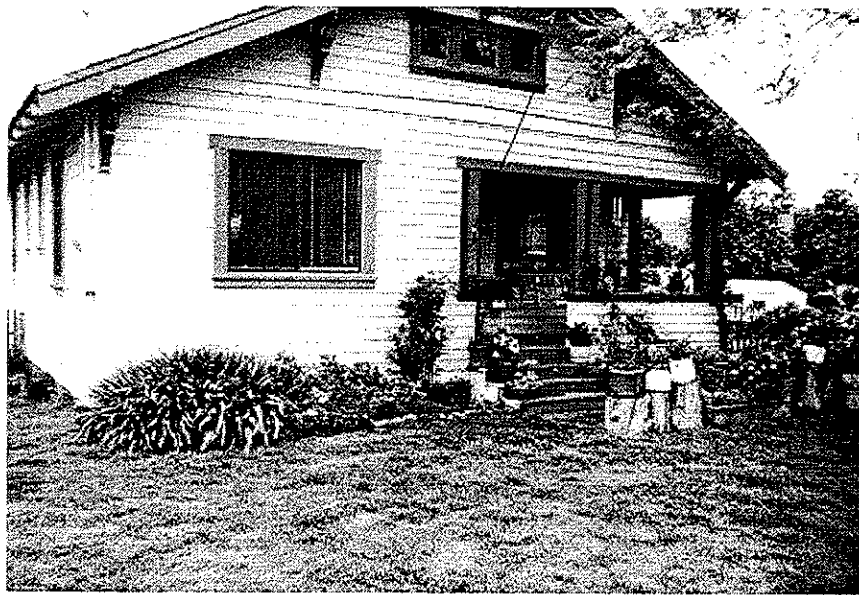
This is a one-story California Bungalow style residence with a rectangular plan and a front-facing medium-pitched, gable roof covered with wood shingles. An inset porch with a solid baluster is located on the right side of the house, and is supported by square posts. The house is covered with medium, horizontal clapboard siding and rests on a concrete block foundation. The open eaves have exposed rafter tails and knee-brackets. It has lattice vents under the gable ends. A brick chimney is located on the east side of the house. The house has medium, one-over-one, single-hung windows with plain wood casings. The front window has been changed to aluminum sliders within the original opening. The house is in good condition.

The house is set back a short distance from Telegraph Road and has a front yard with several mature trees, including an oak tree. A driveway leads in from the main road along the east side of the house. A detached garage is located toward the rear of the property adjacent to the driveway.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 3/04/95, #0701

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1915-E

P7. Owner and Address
*Twiford Plant Laboratories
15245 W. Telegraph Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *9/6/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *W. A. Colley Ranch*

B1. Historic Name: *W.A. Colley Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *residence*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1915-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house is significant historically because of its contribution to the development of agriculture in the Santa Clara Valley. It is believed to have been built for William A. Colley and was originally part of a 21 acre ranch. Another member of the Colley Family, Robert S., lived across Telegraph Road at 15090 West Telegraph Road.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

B12. References:

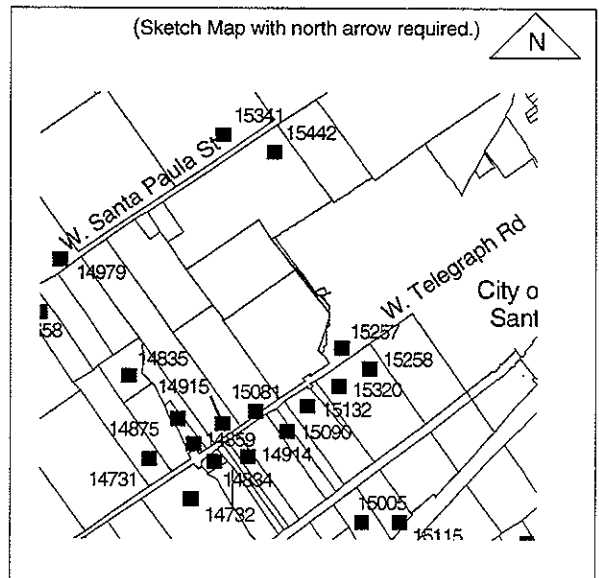
*Alexander, W.A. Historical Atlas of Ventura County, 1912.
Santa Paula City Directories, 1898-1926,*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15320 West Telegraph Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *98-010-015*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, essentially Italianate style residence with an irregular, t-shaped plan, has two, intersecting medium-pitched, gable roofs covered with composition shingles over the main body of the house. One story, gable-roofed wings project from the northern and southern elevations. A full-front veranda is the main feature of the northern wing. A small stoop flanked by a pair of fluted engaged pilasters is located on the eastern elevation of the house protecting an inset oak paneled front door. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. The open eaves on the main body of the house feature decorative flat brackets under closed eaves. The house has medium, multi-pane, double-hung windows with plain wood casings and shelf mouldings.

The house has had several additions over the years. Originally it was a two-story hipped roof square plan house with a veranda on two sides. About 1900, the house was considerably enlarged. A two-story portion was added extending to the east, and the verandas enclosed. Other changes occurred to the rear of the house with several additions, including a slanted bay window. Some changes reflect the Craftsman era from 1910 to 1915, as seen in the front door and the three-part window on the eastern elevation.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 6/15/95, #1501

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1874-E

P7. Owner and Address

*Robert Bannon
3836 Dunford Way
Santa Clara, CA 95051*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/14/95*

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

B1. Historic Name: *Richard Atmore Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Italianate*

B6. Construction History: (Construction date, alterations, and date of alterations)

original house(two-story hipped roof square with veranda on two sides, symmetrical design, 1874-E; additions in 1890, 1920

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *two-story wood barn, corrugated metal three-car garage, lemon orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Atmore residence is significant as one of the earliest remaining ranch houses from the pioneer era of the Santa Clara Valley's history. Although reduced from its original 75 acres to 18 acres, the ranch is still owned by the Atmore family and is currently planted in lemons. The barn and setting for the ranch remain intact. Richard Atmore, a native of England, came to Santa Paula from El Dorado County in northern California in 1874. He purchased the present ranch that year and probably built the house as that time. The family raised grain and stock and eventually planted walnuts and lemons. Descendants of the family, Ruben A. and his son Edward, continued the ranching tradition and obtained an additional 22 acres across Telegraph Rd., illustrating their success as ranchers. Edward established his own ranch on Santa Paula Street in the 1930s.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

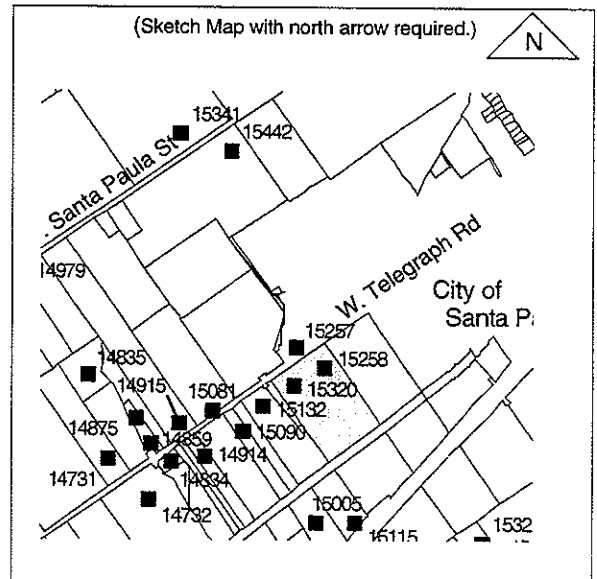
Interview w/ Allan Atmore, 6/27/95; Sheridan, Sol. History of Ventura County, Vol II, Chicago: S.J. Clark, 1926

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



Primary # _____

HRI # _____

Trinomial _____

CONTINUATION SHEET

Page 3 of 4 Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *8/14/95*

Continuation Update

P3. Description (continued)

The final addition, possibly from the 1920s, is the long one story wing extending from the northern elevation, with its French doors opening onto a recessed porch. The house is in good condition.

A narrow dirt drive leads from the main road through the lemon orchard along the east side of the house and down past the garage and barn. The three-car garage is covered with corrugated metal siding, as is the large two-story barn.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Richard Atmore Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *9/20/95*

Continuation Update

P3. Description

15258 W. Telegraph Road - employee residence

This is a one-story folk Victorian style residence with a rectangular plan and a front-facing medium high-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster runs across the front of the house, and is supported by tapered columns. The house is covered with wide, horizontal shiplap siding and rests on a concrete perimeter foundation. The eaves are closed and louvered vents are located under the gable ends. A brick chimney is located on the east side of the house. The house has medium, one-over-one, double-hung windows with plain wood casings. An addition has been made on the west side of the house. The house is in fair condition.

A driveway leads from Telegraph Road along the west side of the house. In front of the house is a dirt parking area, several mature trees and a small fenced yard. This house was built as the foreman's house on the 18 acre Atmore Ranch. The main house is to the east of this house.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Residence, north elevation, 8/21/95, #1607

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *William Geisler Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; *1/4 of* *1/4 of* Sec ; B.M.

c. Address: *Todd Lane* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Located at corner of Todd Lane & Todd Rd., south of the freeway

Parcel No. *99-080-03*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This rectangular plan Folk Victorian style residence is one-and-a-half-stories in height with a high pitched gable roof covered with composition shingles. The shallow eaves are open. A gabled dormer window is located on the north side. Concrete steps lead up to the front entrance. Adjacent to the entrance is a single window on the east and two windows on the west. The tall narrow windows are two-over-two wood sash with wood casings. A small aluminum frame window is located under the gable peak on the east side. The house is covered with board-and-bat siding and rests on a concrete perimeter foundation. A one-story shed roof addition is located on the west side. The house is in fair condition.

The small informal front yard is fenced partially with pickets and wire. A detached carport is located east of the house. Lemon groves surround the 51.79 acre property, located on a narrow dirt road at the corner of Todd Lane and Todd Road south of the freeway. The unusual steep pitched roof and vertical proportions may be attributed to German building traditions.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 6/16/95, #1110

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1892
Marge Geisler Hudson

P7. Owner and Address

John R. McConica II, et al
3714 Foothill Road
Ventura, CA 93003

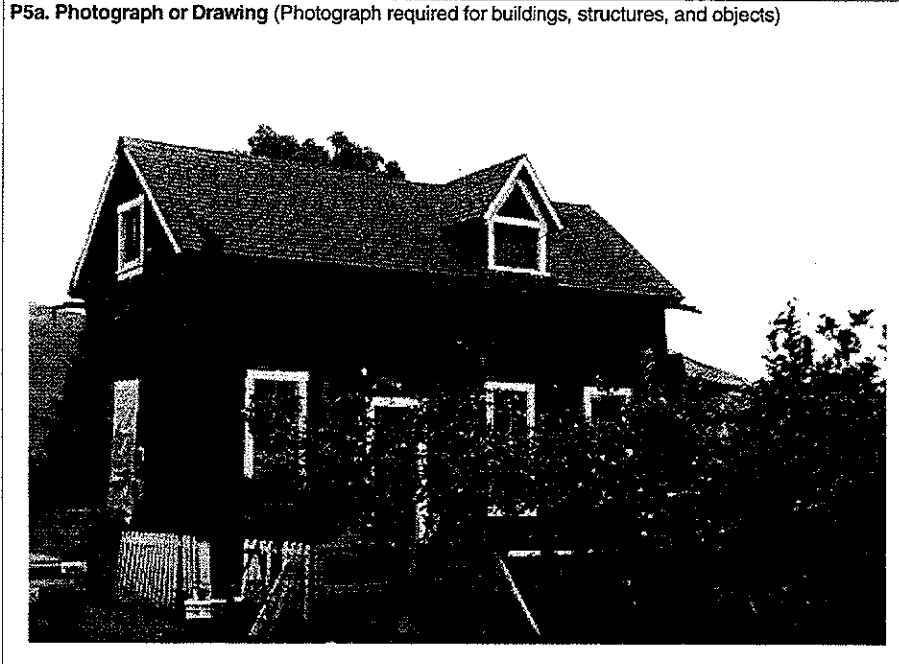
P8. Recorded by: (Name, affiliation, and address)

Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009

P9. Date Recorded: *9/5/95*

P10. Survey Type: (Describe)

Intensive



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *William Geisler Ranch*

- B1. Historic Name: *William Geisler Residence*
- B2. Common Name: *none*
- B3. Original Use: *single family residence*
- B4. Present Use: *same*
- B5. Architectural Style: *Folk Victorian*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1892-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *orchard*

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch represents the efforts of pioneer settler Richard and Bertha Geisler, who came to Ventura County in 1892 from Pennsylvania with their children William and Clara. Natives of Breslau, Germany, the Geislers, purchased 100 acres of land in the Briggs district and raised apricots, followed by walnuts and lemons. They also raised alfalfa, hogs and some cattle. The land was purchased in the name of Agnes Graham, sister of Bertha Geisler, who was a U.S. citizen. The land was later subdivided and the family retained 53 acres. William's parents moved to Los Angeles and William continued to live in the house with his family. William married Calla J. Brian about 1912 and they raised three daughters on the ranch. Mrs. Geisler was active in the Briggs School, attended by the three daughters, Marjorie Hudson, Frances and Mildred. Another house, a barn and an apricot shed once existed on the property.

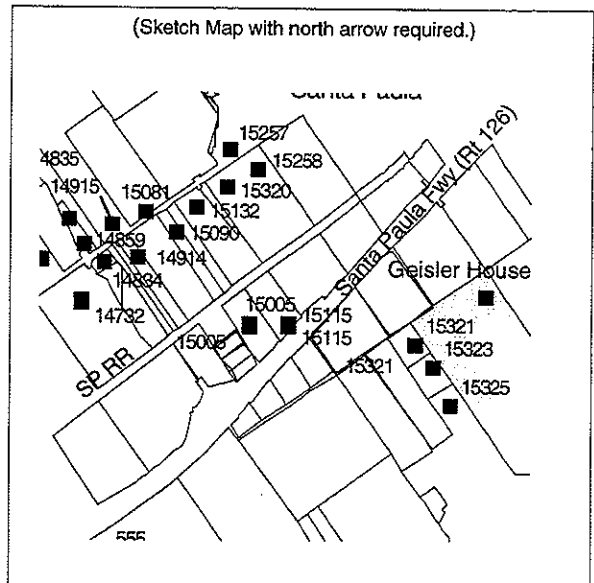
- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*

- B12. References:
 - Interview with Marjorie Geisler Hudson, 9/1/95
 - Alexander, W.E. *Historical Atlas of Ventura County*, 1912
 - Santa Paula City Directories, 1898-1912-13.

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Agnes Graham Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *15321 Todd Lane* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *99-80-18*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story residence with a square plan and a medium-pitched, gabled and hip roof with boxed eaves covered with composition shingles. An inset porch with a wrought iron railing is centered on the front of the house. The house is covered with medium, horizontal shiplap siding and rests on a concrete perimeter foundation. A brick chimney is located on the east side of the house. The house has narrow, one-over-one, double-hung windows with plain wood casings. Shutters are located on the front windows. The house is in good condition.

The house faces the road and has a front lawn and wood fence and several large mature trees and shrubs surrounding the property. A dirt drive runs along the west side of the house and the two-car garage is located adjacent to the house and has a room addition on the rear. Further west is a large metal barn. The house is surrounded by avocado trees.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 6/16/95, #1111



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1900-E; M. Hudson

P7. Owner and Address

*Thomas/Katherine Courtemarche
15321 Todd Lane
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/17/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Agnes Graham Ranch*

B1. Historic Name: *Graham Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1900-E; shutters added, wrought iron railing on porch

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *metal barn, garage, avocado orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This three acre ranch was originally part of a 100 acre parcel owned by Agnes Graham, who acquired the property about 1892. Mrs. Graham was the sister of Bertha Geisler. Mrs. Geisler and her husband Richard and their two children were natives of Breslau, Germany and spent two years in Pennsylvania before coming to Ventura County in 1892. The Grahams and Geislars apparently built three houses, several barns and apricot pitting sheds on the property between 1892 and 1900. The land was later divided into three parcels, when the Grahams and elder Geislars moved to the Los Angeles area. This parcel was owned by a Mary G. Theophilus in 1912 and has had several owners over the years including the Andrew Kirker family in the 1920s. It is significant because of the role the ranch played in the development of agriculture in the Santa Clara Valley. The surrounding ranches generally raised apricots through the 1920s, switched to walnuts and finally to citrus after the 1960s.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Interview with Marjorie Hudson, 11/26/95; Interview with T. Courtemarche, 11/14/95

Alexander, W.E., Historical Atlas of Ventura County, 1912.

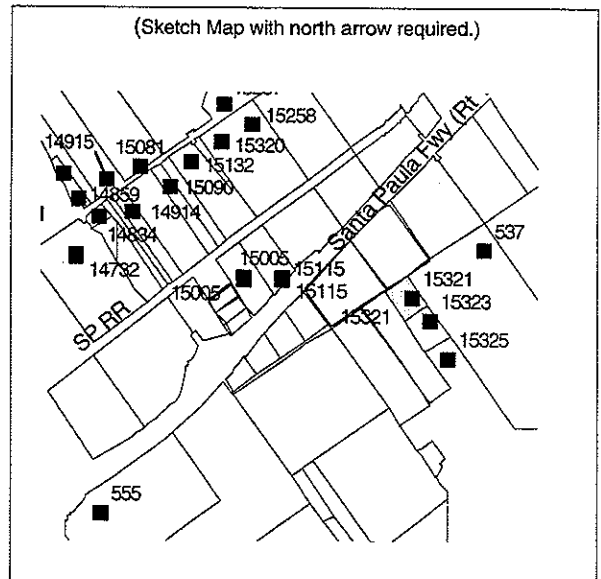
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Beckwith Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Santa Paula* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *630 Todd Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *96-010-05*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. A projecting porch with a baluster is located on the left side of the house, and is supported by square capped posts. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. The house has medium, one-over-one, double-hung windows with plain wood casings. It also has one, large fixed window. Two additions have been made to the west side of the house, the first in 1924 and the second in 1930, using similar materials. The house is in good condition. It is located directly east of Todd Road, where a short drive leads up to the house and two-car garage. A small fenced in front yard contains shrubs and flower beds.

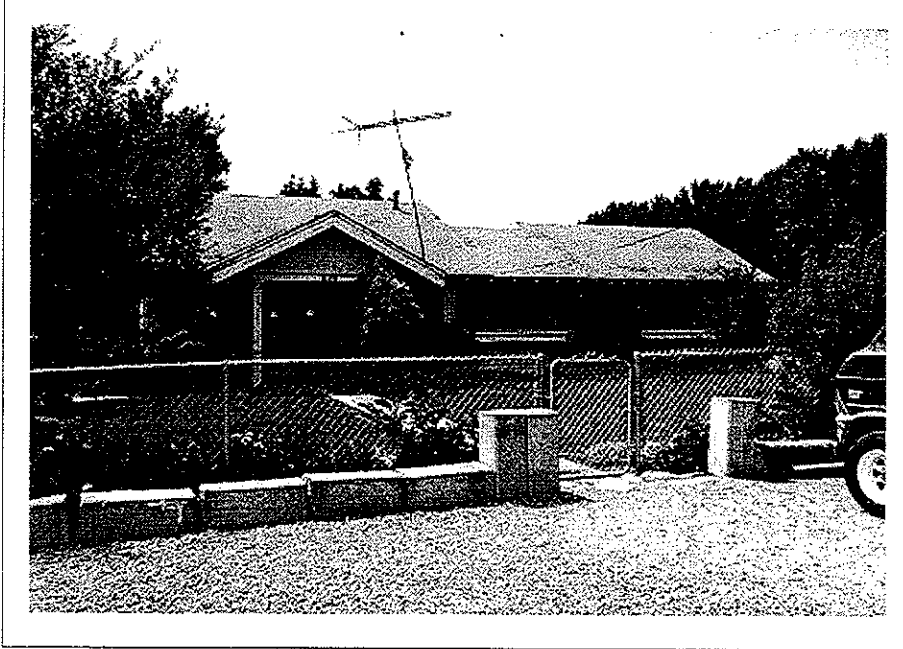
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 5/07/95, #1213



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1912-F; interview with Wilbur Beckwith

P7. Owner and Address

*Vega Lorenzo M-Ramona
521 N. Mill Street
Santa Paula CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/22/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Beckwith Ranch*

B1. Historic Name: *Fred & Maude Beckwith Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1912-F, additions in 1924 and 1930

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *detached garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house is important for its association with the pioneer Samuel Appleton Beckwith family who came to the valley in 1868 from Northern California, eventually purchasing 700 acres of land. Francis and Addison Beckwith joined their brother in the 1870s and eventually inherited the property. The original houses were located on the present jail site. This house and another at 13244 W. Telegraph Road are later houses, built for descendants of Francis Beckwith. Samuel Beckwith held the distinction of serving on the first Ventura County Board of Supervisors in 1873. The Beckwiths raised hogs, corn, walnuts and lima beans on the ranch.

B11. Additional Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

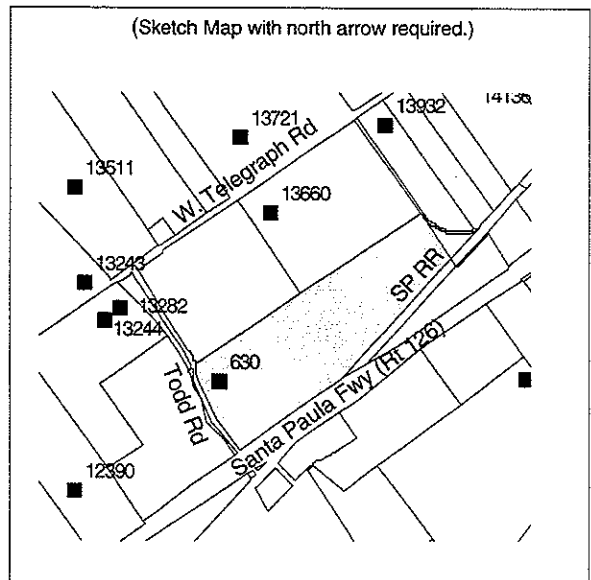
- Triem, Judy. Ventura County Todd Road Jail Site, Cultural Resources Assessment, 1990.*
- Interview with Wilbur Beckwith, 9/12/95*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Victor Cummings Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *40 Wells Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-02-05*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located on a prominent corner at Wells and Telegraph roads, this large two-story Spanish Colonial Revival residence has a main front-facing low pitched gable roof with an intersecting gable wing on the north and a one story wing on the east. The roof is covered with clay tiles and has a tall stucco-clad arched chimney on the east exterior wall. Prominently featured are round arched windows with multi-paned wood casement windows along the south side of the house. The front entrance, located at the west side of the house, is reached through entering a low curved patio wall. Adjacent to the front entry is a large three-part arched window containing a small balcony above with a wrought iron railing. Other windows are double hung four-over-four wood frame and plain casings. Bands of multi-paned casement windows can be found along the one-story wing and along the rear second floor wing. The house is clad with smooth stucco and rests on a concrete perimeter foundation. The exterior of the house appears to be unaltered. It is in fair condition.

Behind the house is a two-car gable roofed garage with stucco siding and wood doors. The 7.89 acre site contains numerous mature ornamental trees.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, southwest elevation, 9/09/95, #1813



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-F, architectural drawings, Ventura County Museum Library

P7. Owner and Address

*D Egidio Trust
17410 Rayen St.
Northridge CA 91325*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded:

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Victor Cummings Ranch*

B1. Historic Name: *Victor Cummings Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1925.-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *two-car garage*

B9a. Architect: *Sauter & Lockard*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This residence is significant for its architectural design by the well known Santa Barbara firm of Sauter and Lockard, who also designed homes for Wallace Cummings and Leslie Sharp in Santa Paula.

The ranch is important for its historic association with one of Ventura County's pioneer families, the John Cummings family. It was built in 1925 for Victor Cummings and his wife Louise Huntley after Mr. Cummings purchased the land from the Huntley family. Victor Cummings continued the family tradition of ranching and also worked as an accountant.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

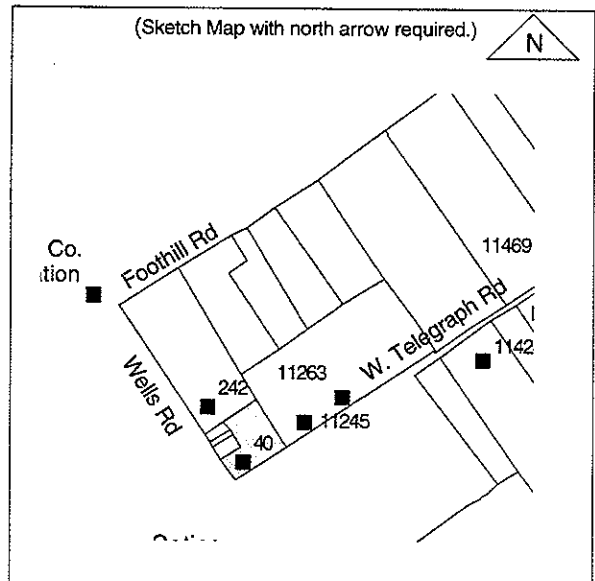
Sheridan, Sol. History of Ventura County, Vol. II, 1926, p.472.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Bell-Culp Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *242 Wells Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *90-021-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-and-a-half story Queen Anne style residence features a prominent corner tower (witch's cap) and wrap-around porch on the south side of the house. The high peaked sidefacing gable roof has a hipped roof porch that extends across the front and sides of the house and is supported by square posts with curved brackets and spindle and spool frieze. Centered over the front entrance is a small peaked gable with a sunburst design. Eaves are closed under the gable ends and contain decorative fishscale shingles and curved brackets. Windows are medium double-hung with wood mouldings. The house is covered with wide shiplap siding and rests on a concrete perimeter foundation. The house is in good condition and has maintained its integrity. The front yard contains a number of mature trees and a picket fence enclosing the lawn.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, northwest elevation, 9/27/95, #1816



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1890-E

P7. Owner and Address

*James R. Culp
336 Fifth Street
Incline Village, NV 89451*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/24/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Bell-Culp Ranch*

B1. Historic Name: *William J. Bell Residence*

B2. Common Name: *Culp Ranch*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

1890-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn, sheds, worker's houses*

B9a. Architect: *possibly William J. Bell*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is significant for its historic associations with the agricultural development of the Santa Clara Valley. The ranch was purchased by William J. Bell in 1890. Bell, a prominent Los Angeles architect, left his practice for health reasons and moved to Saticoy with his family. He raised apricots and walnuts on the ranch. By 1910 the ranch was owned by Albert I. Culp who continued to raise tree crops. The Culp family still owns the property and row crops are now grown on the 25 acres. The main residence is also architecturally significant as an outstanding example of the Queen Anne style, no doubt designed by the architect/owner William J. Bell.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

B12. References:

Ventura County Historical Society Quarterly, Vol.32, No. 1, 1986, pp.11-12.

Alexander, W.E., Historical Atlas of Ventura County, 1912.

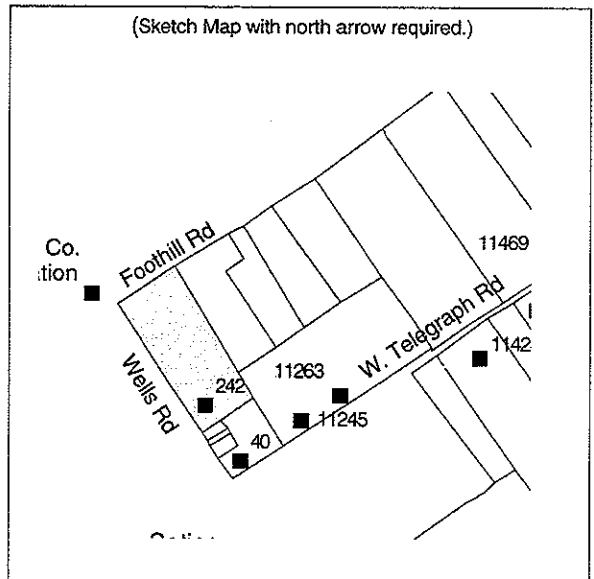
Santa Paula City Directories, 1898-1922.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Bell-Culp Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *10/24/95*

Continuation Update

P3. Description [continued]

The 25 acre ranch contains a number of barns, sheds and worker's housing. The circular drive leaves Wells Road and comes in north of the house curving around past the barn and sheds. The large barn is rectangular in plan with a sloping gable roof on the east side and a shorter gable on the west side with a ventilator and shed roof below. Large sliding wagon doors are found on the southern elevation. The barn is covered with board-and-batten siding and has a corrugated metal roof. In addition, there are four corrugated metal buildings. Two are shed roofed, and one is a t-shape with wood supports. Two residences (250 and 278 Wells Rd.) are two small houses joined together with stucco siding and composition roofs. Another residence at 310 N. Wells is rectangular in shape with a medium gable roof covered with rolled composition. Siding is stucco with wide shiplap siding under the open gable eaves. A small porch extends from the center of the house. Windows are aluminum sliders.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Barns, sheds, facing northeast, 9/07/95,
#1815*

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Lloyd Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *3739 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Hampton Canyon Road, west of Wheeler Canyon Road

Parcel No. *62-070-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Hampton Canyon Ranch buildings are located on a 189 acre parcel that includes a narrow oak-laden canyon with a creek running through it. A gated private road leads into the canyon from Wheeler Canyon Road. Past the gate, to the north, are several modest employee houses, built between the 1920s and the 1950s; and a shed and a hay barn. The road forks to the south where the stables, corrals and training ring for horses are maintained. Beyond the stables is a large circular lawn area with a drive leading up to the front of two residences set against the oak-laden hillside.

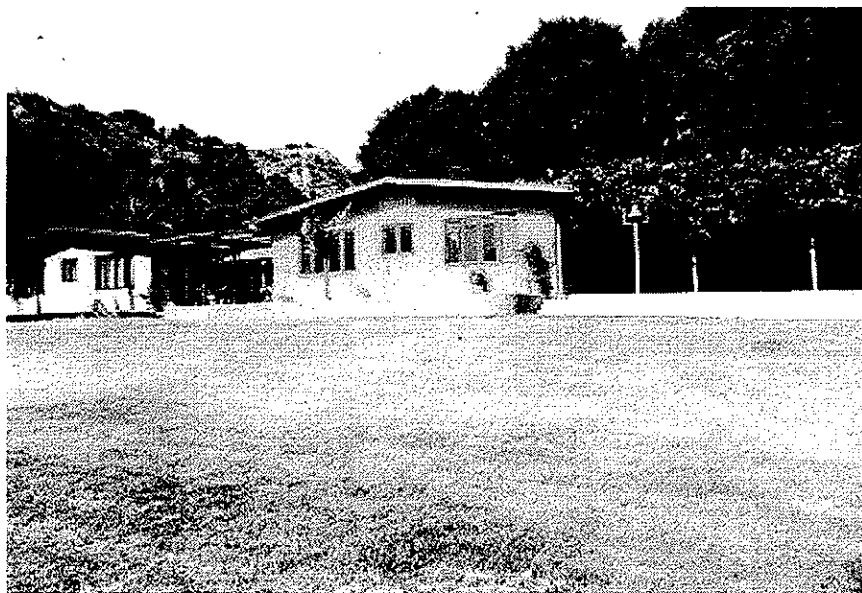
The oldest house is a California Bungalow style residence with two front-facing low pitched gable roofed wings connected by a recessed porch and pergola. A second vine-covered pergola is located at the corner of the house. The eaves are open and lattice vents are located under the gable ends. The roof is covered with gravel. Fenestration includes French doors and groups of casement windows in twos or fours with four panes in the upper portion. One brick chimney is located in the center of the house. The house is stucco clad, and is in excellent condition. The foundation is concrete.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property* *HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Main residence, southeast elevation, 9/01/95, #1631



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1915-E

P7. Owner and Address

*Robert G. Leslie
3739 Wheeler Canyon Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/7/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

- Attachments** NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

NRHP Status Code

3B

Resource Name or #: (Assigned by recorder) *Lloyd Ranch*

- B1. Historic Name: *Lloyd Ranch*
- B2. Common Name: *Hampton Canyon Ranch*
- B3. Original Use: *ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Craftsman Bungalow and Modern*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1915-E and 1949-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *employee housing, barn, stable, sheds, corrals, tanks*

- B9a. Architect: *Harold Burkett*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Hampton Canyon Ranch is significant for its architecture and its landscaped setting. The buildings blend into the natural beauty of the canyon with its creek and native oak trees surrounding the buildings. The 1949 residence was designed by local architect Harold Burkett and is a very fine example of the emerging modern style with its emphasis on the horizontal and the use of modern steel windows. The buildings have retained a high degree of integrity.

The ranch is also important for its historic association with the development of ranching in the Santa Clara Valley, and particular cattle ranching in the canyons. The land was purchased by Lewis M. Lloyd, a native of Virginia, who came to Ventura County after 1886. His firm, the Ventura Land and Water Company, purchased 5,200 acres of canyon lands for raising stock and fruit trees. A small weekend cabin was built on the Hampton Canyon portion of the land and a main residence was built in Ventura. After H.M. Lloyd's death, the land was distributed among the descendants. The earliest house was built apparently between 1914 and 1916 and is said to have been built around an earlier cabin. The wing on the north, or right, was built first and the other wing to the south was built later.

The second house was built in 1949 for descendants, Eleanor Lloyd Dees, granddaughter of Lewis Lloyd, and her family. The Dees family also had a house in Ventura. The family bred cattle and show horses as well as raising walnuts and apricots.

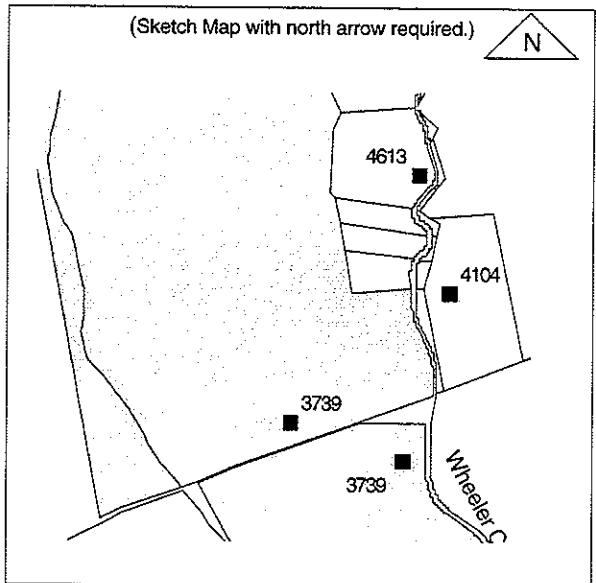
- B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Fam/ranch*

- B12. References:
Interview with Mark Dees, 8/27/95
Sheridan, History of Ventura County, Vol. II, p. 162; Storke, A Memorial & Biog. History of the Counties of Santa Barbara, San Luis Obispo and Ventura, CA. 1891., p. 880-81.

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6 Resource Name or #: (Assigned by recorder) *Lloyd Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/7/95*

Continuation Update

P3. Description [continued]

Recreation Building

Behind the one-story residence is a modern flat-roofed building with broad overhanging eaves. A brick barbecue is attached at the corner. Windows are fixed or sliding with metal frames and the building has stucco siding. It was built circa 1945 and is in good condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

*Recreation building, northeast elevation,
9/01/95, #1630*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6

Resource Name or #: (Assigned by recorder) *Lloyd Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/7/95*

Continuation Update

P3. Description [continued]

Main residence

This modern-style house is rectangular in plan with a two-story section to the rear and a one-story portion on three sides. The low pitched hip roof has broad overhanging boxed eaves, a gravel roof and copper gutters. The inset porch extends across the front of the house and is supported by metal posts. Floor to ceiling windows with steel frames are found on the first floor with bands of steel framed windows on the second story. The second story is covered with wide horizontal wood siding with stucco siding on the first floor. A tall brick chimney is located at the south end. The house is in good condition.

A similar styled stucco-clad flat-roofed wing is attached to the main house at the southwest corner. It was originally designed as the servant's quarters.

Surrounding the house are numerous plantings, a rose garden, palm trees and native oaks and sycamores. A vast expanse of lawn surrounds the front of the houses with driveways at either side.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*second house, southeast elevation,
9/01/95, #1629*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 Resource Name or #: (Assigned by recorder) *Lloyd Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/7/95*

Continuation Update

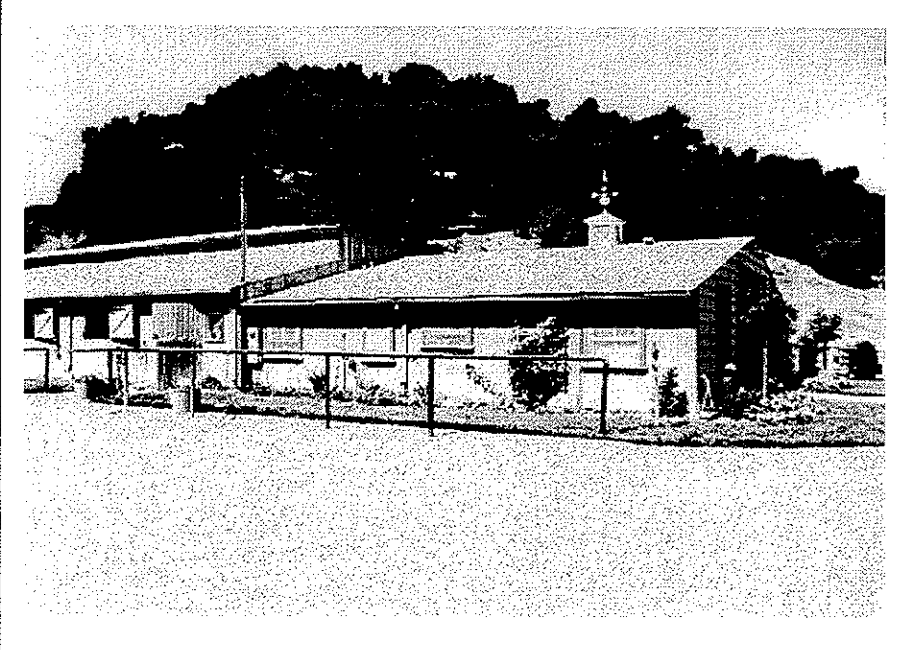
P3. Description [continued]

Horse Stable

This long rectangular-plan building is actually two attached buildings. At the north end is a lower gable roofed portion topped with a cupola and a weather vane. The front of the stable is covered with wide horizontal wood siding and has a large opening with windows on each side. The sides also have small two-over-two wood windows and corrugated metal siding. The rear portion of the building has a hipped roof section with a lower shed roof portion and is covered with corrugated metal. Small openings are located along the sides.

Adjacent to the stable are wooden corrals and a riding ring. There are also several gable roofed sheds.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

*Horse stable, southeast elevation, 9/01/95,
#1634*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 6 Resource Name or #: (Assigned by recorder) *Lloyd Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/7/95*

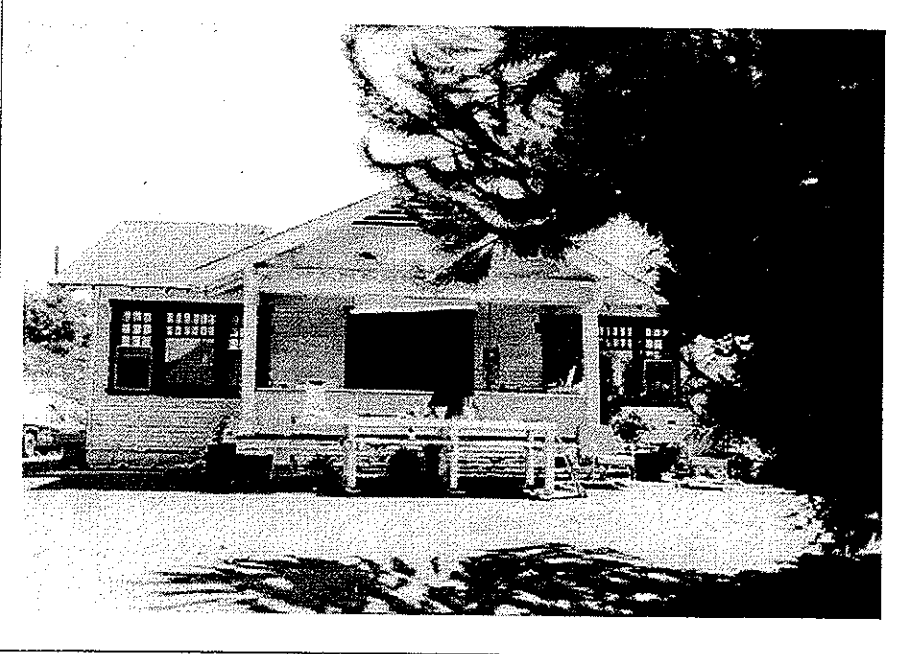
Continuation Update

P3. Description [continued]

Employee's residence

This California Bungalow residence has a main sidefacing gable roof with a front gable over the porch supported by square columns. Exposed rafters are located under the eaves, and a horizontal vent is located under the front gable. Windows are symmetrically placed on either side of the front door. The front entrance has multi-paned sidelights. Windows are both double hung and fixed with multi-panes in the upper portion. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Residence, west elevation, 9/01/95, #1637

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Jauregui Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *4104 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-050-04/05*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story residence with a modified u-shaped plan and two front-facing medium-pitched, gable roof wings covered with composition shingles. The center section connects the wings and is where the open porch is located. The house is covered with board and batten siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. The house has medium, casement and double-hung windows with plain wood casings. The house was originally l-shaped with the second wing added in 1918. The house is in good condition.

A private road leaves the main highway and crosses the creek leading up past the houses on the right and the barns and sheds on the left. The first house was moved to the site in 1942 and has been recently altered. Behind the first house is the main house built about 1904. Behind this house is the milk house, a small concrete building with an oven attached. The cattle and sheep ranch contains 634 acres. Surrounding the buildings are a number of native oak and a black elm trees. The large gable roofed barn is two-stories in height with a corrugated metal roof and siding. It was built about 1936 to replace an earlier barn destroyed by fire. Adjacent to the barn are several sheds.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, north elevation, 8/21/95, #1619



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1904-E; Theresa Jauregui

P7. Owner and Address

*Joe & Theresa Jauregui
4104 Wheeler Canyon Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/7/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Jauregui Ranch*

B1. Historic Name: *Jauregui Ranch*

B2. Common Name: *same*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *Side-gabled with wing Folk house*

B6. Construction History: (Construction date, alterations, and date of alterations)
1902-E; 1918 addition

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *second house, barn, sheds*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is significant for its historical associations with the development of both livestock and apricot ranching in the canyon areas of the Santa Clara Valley. Frank and Isabel Jauregui moved to the ranch about 1902 and apparently leased it from Frank and Josephine Pellissier, before purchasing it. Josephine and Isabel were sisters. Both Jaureguis were born in Los Angeles of Basque parents. The Jaureguis raised cattle, sheep and apricots on their ranch. The apricot trees were removed in 1949. They also raised thirteen children. Two of the three surviving children, Joe and Gracion, still live on the ranch.

B11. Additional Resource Attributes: (List attributes and codes)

HP3 - Multiple Family Property

HP33 - Farm/ranch

B12. References:

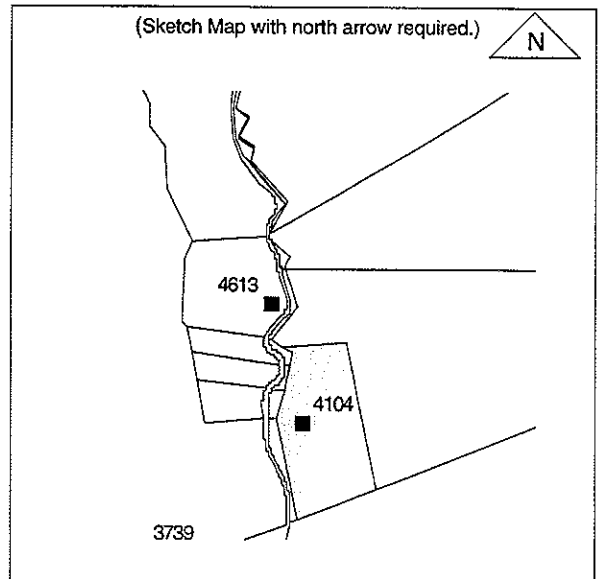
*Interview with Theresa Jauregui and Gracion Jauregui, 8/22/95
Sheridan, History of Ventura County, 1926, p. 526-27.*

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Swanson Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *4613 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-070-21*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story residence with a rectangular plan and a side-facing, medium-pitched, gable roof covered with composition shingles. The house is covered with asbestos siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. A stone chimney is located on the north side of the house. The house has medium, multi-pane, double-hung windows with plain wood casings. The paneled front door opens directly onto the curved concrete sidewalk. The house has lost some of its architectural integrity with the addition of asbestos siding. It appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 7/07/95, #1000



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1904-E

P7. Owner and Address

*Frank Brucker
4613 Wheeler Canyon
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/24/95*

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Swanson Ranch*

B1. Historic Name: *Swanson Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

1904-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house is believed to have been built circa 1904 for Lucinda Swanson, who came from the east and settled in the Wheeler Canyon area in the early 1900s. Lucinda's daughter Belle McCarthy lived on adjacent property and built the house at 4999 Wheeler Canyon Road.

It is uncertain what alterations have been made to the house. The ranch is still on its original 25 acre parcel and has played a role in the historical development of agriculture in the Wheeler Canyon area.

B11. Additional Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

Interview with Helen Garmon, 11/27/95

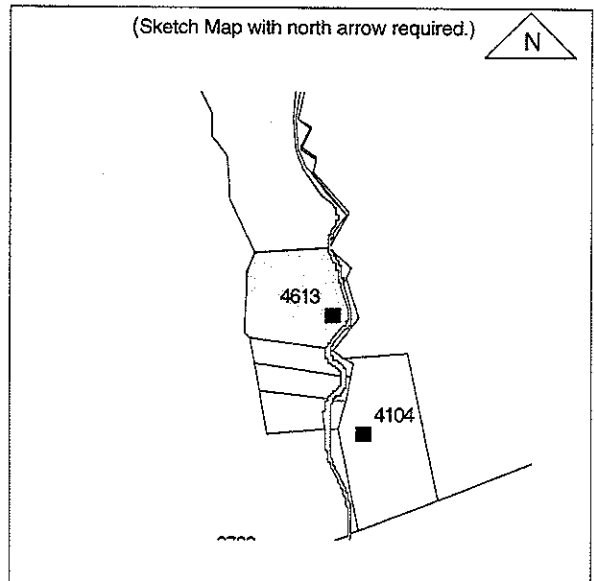
Alexander, W.E. Historical Atlas of Ventura County, 1912.

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Swanson Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *10/24/95* Continuation Update

P3. Description [continued]

A circular drive leads up from the main road to the 25 acre house and barn. The barn is a typical western style hay barn with a center gable flanked by shed roofs on each side. The low gable roof is covered with metal siding and the barn is covered with wide vertical siding.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, southeast elevation, 7/07/95, #1001

Blank Page

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *William Staben Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
(P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *4886 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-050-06*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

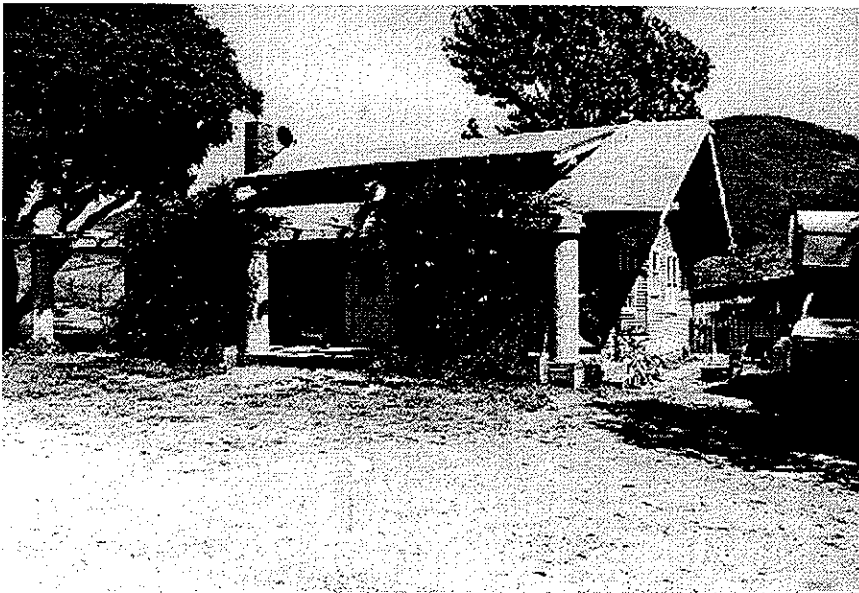
This one-story California bungalow is distinguished by its recessed front porch and pergola supported by massive circular columns and notched beams. Vines cover portions of the pergola. The medium side-facing gable roof has a long shed roof dormer window with three narrow horizontal multi-paned windows and exposed rafters under the broad eaves. The roof is covered with composition shingles and has broad open eaves with exposed brackets. French doors, on each side of the front door, open onto the front porch. The front door has multi-paned windows in the upper half and a criss-cross design in the lower wood panel. Windows are both wood sash double hung and multi-paned casement with wood mouldings. A brick chimney is located on the north side of the house. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation. The house has retained its architectural integrity and is in good condition.

Adjacent to the house is a single car garage. It is rectangular in plan with a gable roof and horizontal wood siding. A winding driveway leads up to the house about 200 feet from the main road.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, southwest elevation, 7/07/95, #1008

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1923-E

P7. Owner and Address

*Wm. P. Staben, Jr., et al
2345 Yucca Dr.
Camarillo, CA 93012*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/9/95*

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *William Staben Ranch*

B1. Historic Name: *William Staben Ranch*

B2. Common Name: *None*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *California bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1923-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The ranch is significant for its historical associations to the development of agriculture in the canyon area above the Santa Clara Valley. This house was built for William Staben, on land originally owned by his father, Frank Pellissier. Pellissier, a native of France, moved to Los Angeles in 1888. In the early 1900s he purchased 2,000 acres in Wheeler Canyon. He raised apricots and beans on the ranch, which now boards horses. Frank Pellissier lived on his ranch at 5630 Wheeler Canyon Road about 1918. This ranch was later subdivided and presently owned by his daughter and her husband, the William Staben family.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Sheridan, Sol. History of Ventura County, Vol. II, p. 527-28

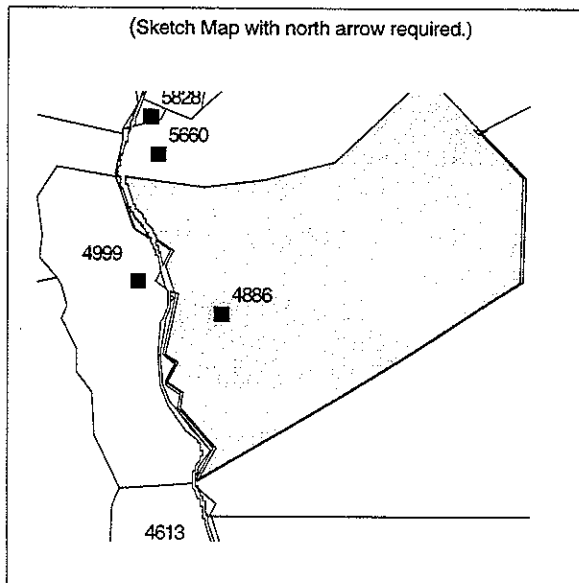
Interview with Theresa Jauregui, 8/22/95; Interview with Frank Staben, 11/28/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *McCarthy-Garmon Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *4999 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-070-14*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one and-a-half-story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. A large gabled dormer window is centered over the front porch. An inset porch with a solid stucco clad baluster runs across the front of the house, and is supported by square columns. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. Lattice vents are located under the gable ends. A brick chimney is located on the north side of the house. The house has wide, one-over-one, double-hung windows with plain wood casings. A porte cochere is attached to the north side of the house in the same style as the house. The house has a flat roofed one-story addition on the south side. The house is in good condition and has retained its architectural integrity with the exception of the one-story addition on the south side.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, east elevation, 4/25/95, #1421



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1921-E, Helen Garmon

P7. Owner and Address

*Helen A. Garmon Tr.
4999 Wheeler Canyon Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/16/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *McCarthy-Garmon Ranch*

B1. Historic Name: *McCarthy/Garmon Ranch*

B2. Common Name: *same*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
1921-E; one story flat roofed addition

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn, shed, garage, fields*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The McCarthy/Garmon Ranch is important for its contribution to the development of agriculture in the Santa Clara Valley. Wheeler Canyon had been an apricot producing area since the turn-of-the-century, with this crop having originally been introduced along Telegraph Road in the 1880s.

The residence was built about 1921 for Belle Swanson McCarthy and her family. Both apricots and walnuts were grown there until the 1960s when the trees were removed and a barley crop introduced. The barn dates from the late 1940s. Belle's daughter, Margaret, married William Garmon and their descendants continue to ranch the property today.

B11. Additional Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

*Interview with Helen Garmon, 4/25/95, 11/27/95
Alexander, W.E. Historical Atlas of Ventura County, 1912.*

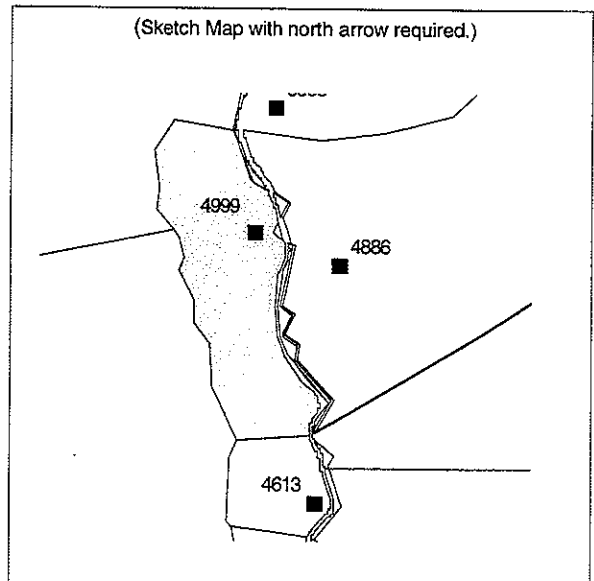
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

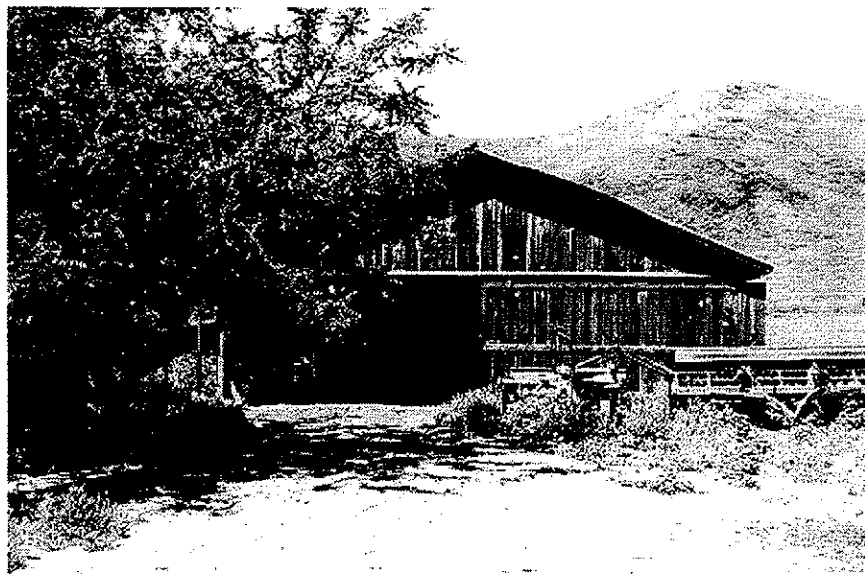
Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *McCarthy-Garmon Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/16/95* Continuation Update

P3. Description [continued]

The house is set back from the road with a driveway leading up along the east side of the house. A mature oak tree stands on the front lawn. At the rear of the house is an arbor. North of the house is a medium pitched gable-roofed rectangular shaped one-story barn covered with wide vertical board siding. In addition there is a shed and garage. The shed was formerly used for pitting apricots. Barley is presently being raised on the 79 acre ranch.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, east elevation, 4/25/95, #1422

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Pellissier-Staben Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: *5660 Wheeler Canyon Road* City *Santa Paula* Zip *93060*
d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-040-01*

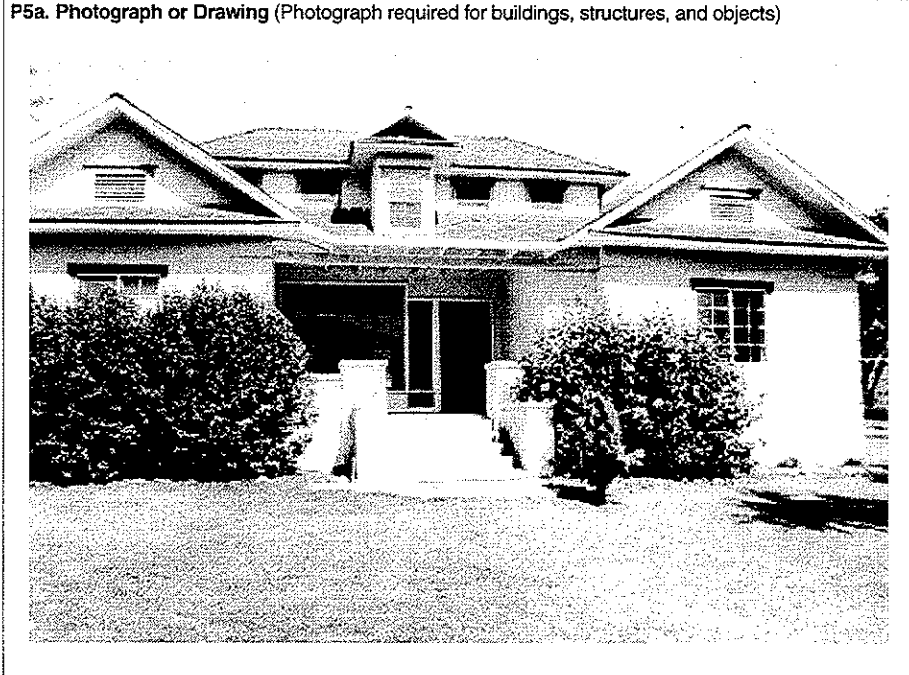
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is essentially a one-story residence with a modified u-plan with two front-facing medium-pitched, gable roofed wings covered with composition shingles. A two-story hipped roof section is located at the rear of the house. An inset porch with a solid baluster is centered on the front of the house, and has two square half posts. The house is covered with stucco siding with quoins at the corners, and rests on a concrete perimeter foundation. Eaves are boxed and there are both lattice and louvered vents within the gabled ends. A gabled dormer window is centered over the porch. The house has contemporary medium, multi-pane, double-hung windows with plain wood casings. These windows replaced earlier wood windows. The front entrance has been changed with the addition of a large window and a new door. The house is in good condition.

A long drive leaves the main road and travels up a slight hill curving around until it arrives near the center of the 432 acre ranch. On the north side are the barns and sheds. South of the parking area is the main house that faces down toward the road. Further up the hill is a small employee's house and a horse barn.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, west elevation, 8/22/95, #1626

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1911-E, Interview with Frank Staben, 12/8/95

P7. Owner and Address
*Wm. P. Staben Jr. et al.
2345 Yucca Drive
Camarillo, CA 93012*

P8. Recorded by: (Name, affiliation, and address)
*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/7/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Pellissier-Staben Ranch*

B1. Historic Name: *Pellissier-Staben Residence*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *same*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)
1911-E, alterations to house fairly recent; adobe house and barns-1912

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features: *hay barn, employee house, horse barn, stone walls*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The ranch is significant for its historical associations with the development of agriculture in the canyon areas of the Santa Clara Valley. This house was built by Frank Pellissier about 1911 and later lived in by his daughter and her husband, William Staben. Pellissier, a native of France, moved to Los Angeles in 1888, and purchased 2,000 acres in Wheeler Canyon in 1909, but later sold off portions of his acreage. He raised apricots, walnuts and beans on the ranch, which now boards horses. Mr. Pellissier built all the stone walls on the ranch and the adobe and stone building.

B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP33 - Farm/ranch*

B12. References:

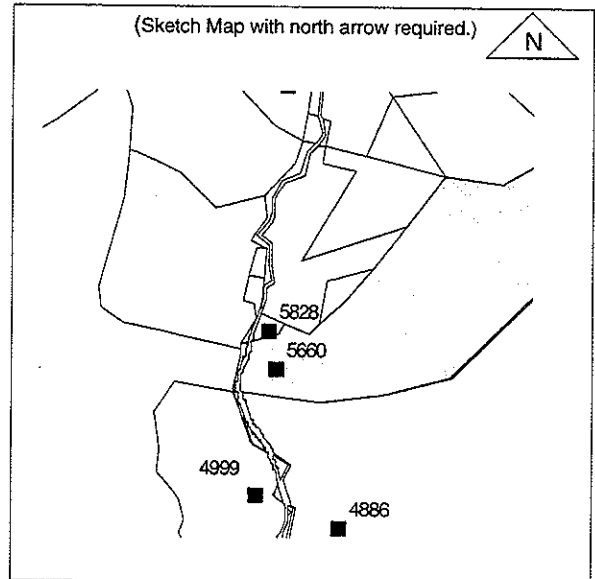
Sheridan, History of Ventura County, Vol. II, p. 527-28
Interview with Frank Staben, 11/28//95; 12/8/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Pellissier-Staben Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/7/95* Continuation Update

P3. Description [continued]

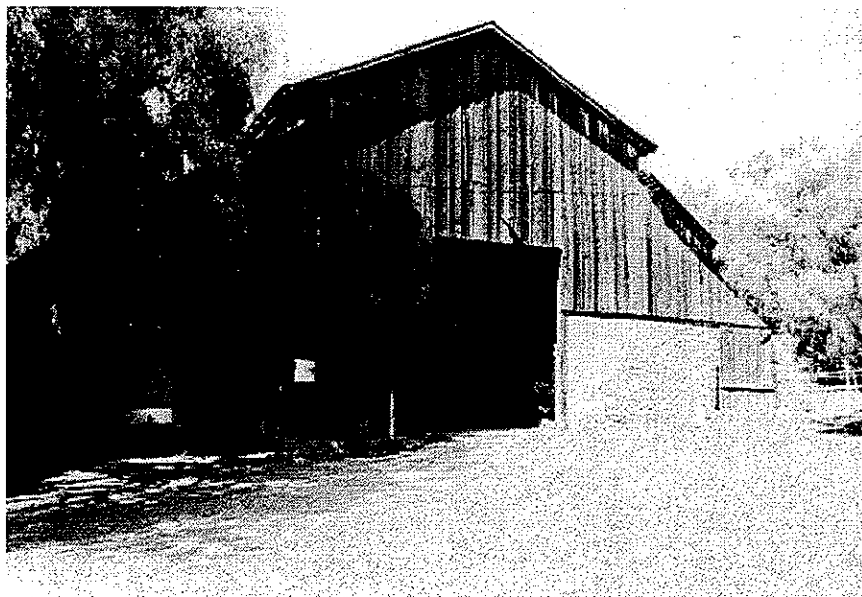
Barn

This is a typical western style or prairie barn with a two-story center gable flanked by shed roof lean-to sections on each side. The barn is built with vertical plank siding on a stone foundation. It is in fair condition. A long stone wall divides the hay barn from the horse barn and employee residence.

Employee's residence

This small gable roofed building is built of stone. Additions to the building are wood sided. The roof is metal. It is in poor condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, south elevation, 8/22/95, #1622

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Eliseo School*

P1. Other Identifier: *James D. Schwindt residence*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Saticoy* Date *1951* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *5828 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-70-02*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Symmetrical in plan, this one and-one-half-story residence was originally built as a school and converted to a residence during the 1940s. The unusual high roofline contains a cross gable on hip roof with gabled dormers on three sides and covered with composition shingles. Small horizontal vents are located under the gable ends. The eaves are shallow along the ridge line and open with enclosed rafters under the hip portion of the eaves. Along the south side of the house is a tall exterior stone chimney added during the 1940s. The entrance is located at the southwest corner of the house where a shed roof porch is supported by a square capped post. Concrete steps lead up to the porch. Windows are symmetrically placed and are medium two-over-two sash windows with wood casings. The house is covered with wide horizontal beveled siding and rests on a raised concrete block foundation. A one-story gabled wing is located at the southeast corner of the house. It is uncertain what changes were made when the school was changed to residential use. It is known that the chimney was added; the entrance was moved from the front to the side; and the dormers were added. A few windows were changed to aluminum sliders. The house is in fair condition and is located on a 1.17 acre site surrounded by the creek that runs along three sides of the property.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP15 - Educational building*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
School, southwest elevation, 9/22/95, #2010



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1895-E

P7. Owner and Address

*James D. Schwindt
5828 Wheeler Canyon Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/7/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Eliseo School*

B1. Historic Name: *Eliseo School*

B2. Common Name: *none*

B3. Original Use: *school*

B4. Present Use: *residence*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)

1895-E; converted to house ca 1948, added dormer windows and moved entrance to corner, put wing on southeast corner

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *garage*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *school buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This building is significant as one of the few remaining 19th-century one-room school houses built in Ventura County. Although it has been converted to a residence, many of its original architectural characteristics are still visible.

The Eliseo School was built as a one-room county schoolhouse circa 1895 to serve families in Wheeler Canyon. The school closed during the 1940s and remained vacant until about 1948 when James Schwindt, Sr. purchased the site for his family residence. Mr. Schwindt and his brother Bill operated the Golden Top Dairy in Oxnard.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP15 - Educational building

B12. References:

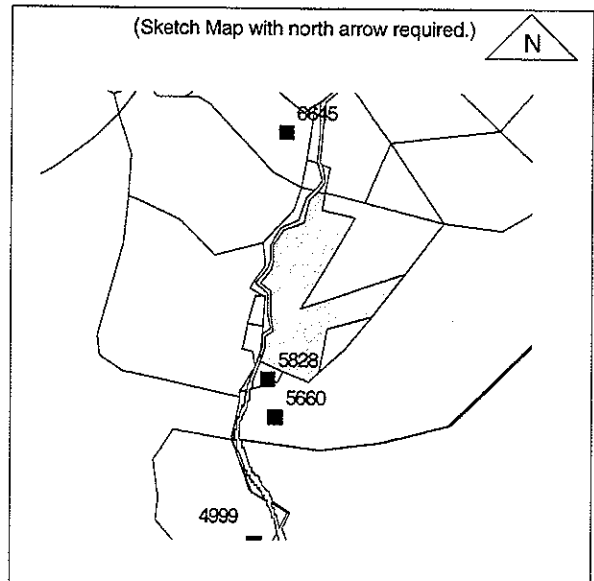
Interview with James Schwindt, 10/16/95

B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Eliseo School*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

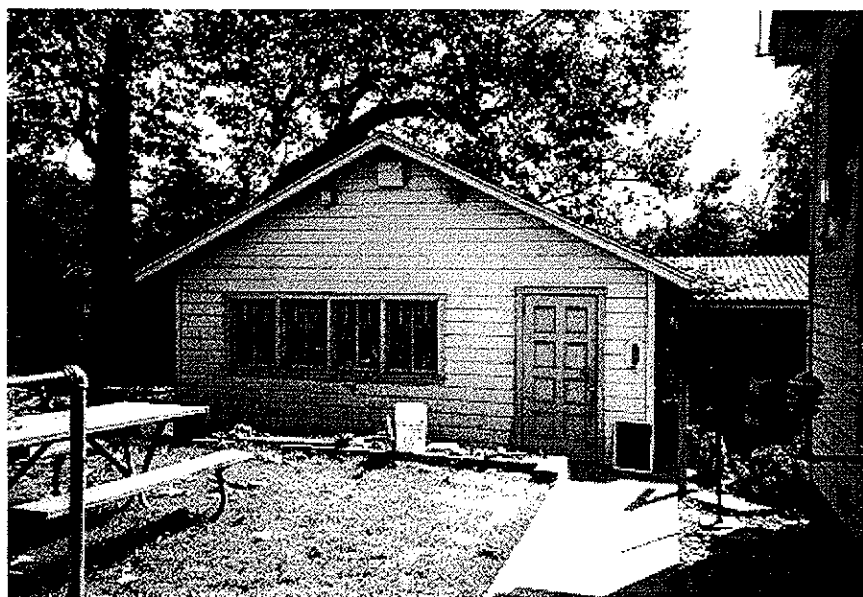
Date *11/7/95*

Continuation Update

P3. Description (continued)

Southeast of the house is a one-story gable roofed two car garage with an attached carport. The north side of the building has a paneled door and a grouping of four connecting windows with multi-panes in the upper portion. North of the main house is a modern corrugated metal shed. The parcel also contains a number of mature trees including sycamores, oaks and pines.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
garage, north elevation, 9/22/95, #2012

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Thomas Darling Ranch*

P1. Other Identifier: *Residence #1*

P2. Location: Not for Publication Unrestricted a. County *Ventura*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Ojai* Date *1952* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *6645 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-060-36*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story California Bungalow style residence with an irregular plan and a front and side-facing, medium-pitched roof covered with composition shingles. An enclosed projecting porch is located on the right side of the house, and is supported by square piers. The house is covered with medium, horizontal clapboard siding and wood shingles, and rests on a concrete perimeter foundation. Small lattice vents are located under the gable ends, and a stucco over masonry or concrete chimney is located on the east side of the house. The house has medium, six-over-one, double-hung windows with plain wood casings and steel casements on the enclosed porch. The house is in excellent condition. A garage to the north of the residence is attached by a partially enclosed breezeway.

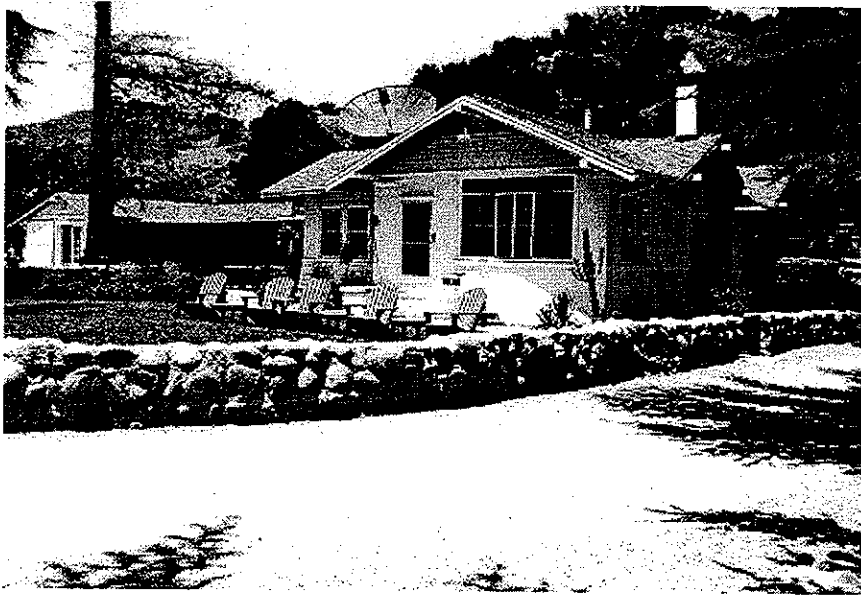
P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence #1, southeast elevation, 7/07/95, #1002



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1912-E

P7. Owner and Address

*William and Susan Bratkowski
2250 Astral Drive
Los Angeles CA 90046*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/15/95*

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Thomas Darling Ranch*

- B1. Historic Name: *Thomas Darling Ranch*
- B2. Common Name: *Willowcreek Ranch*
- B3. Original Use: *Single Family Residence*
- B4. Present Use: *Single Family Residence*
- B5. Architectural Style: *California Bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
Probably constructed circa 1912, with minor alterations (enclosure of porch) circa 1940.

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *house, barn, sheds, garages, riding arena, landscape features*

- B9a. Architect: *unknown*
- B9b. Builder: *unknown*
- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*

Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is historically significant for the large number of intact buildings (constructed circa 1912) and still exhibiting a fairly high level of design integrity. The property was owned by Thomas Darling as early as 1912. Darling owned two parcels totaling 307 acres. Thomas W. Darling, a native of Scotland, joined his brothers in Ventura County during the 1870s. Darling Road in Saticoy is named after Thomas' brother David. The present parcel is just over 20 acres and is devoted to horse raising. Its original agricultural use is unknown, but was probably cattle or sheep raising or apricot orchards, the two major agricultural undertakings in Wheeler Canyon.

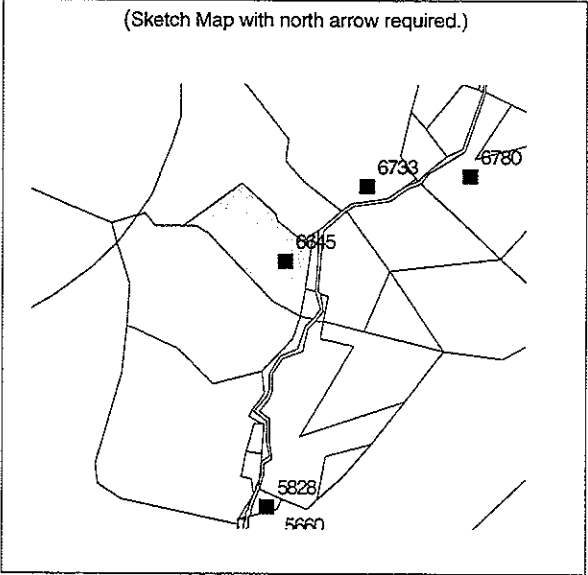
- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*

- B12. References:
 Sheridan, Sol. *History of Ventura County, Vol. II*, Chicago: S.J. Clarke, 1926, p. 10.
 Alexander, W.E. *Historical Atlas of Ventura County*, 1912.

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

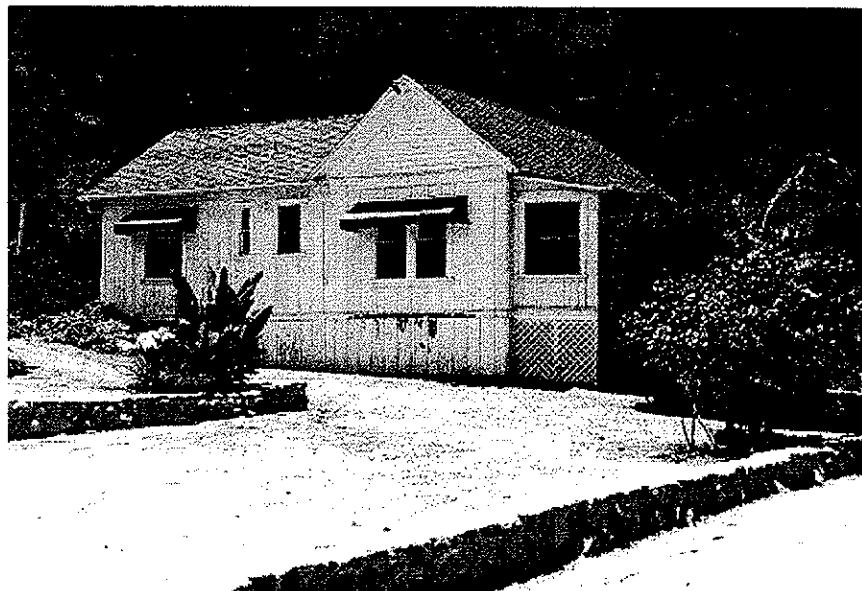
Page 3 of 4 Resource Name or #: (Assigned by recorder) *Thomas Darling Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/15/95* Continuation Update

P3. Description [continued]

Residence #2

This is a one story, folk Victorian style residence with an l-shaped plan and a side-facing high-pitched, gable roof covered with composition shingles. A projecting, enclosed porch is centered on the front of the house. The house is covered with medium, vertical board-and-batten siding and rests on a wood pier foundation and surrounded by wood skirting. Eaves are shallow and closed. A brick chimney is located on the west side of the house. The house has medium, multi-pane, double-hung and casement windows with plain wood casings.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Residence #2, east elevation, 7/07/95,
#1003*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Thomas Darling Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/27/95* Continuation Update

P3. Description [continued]

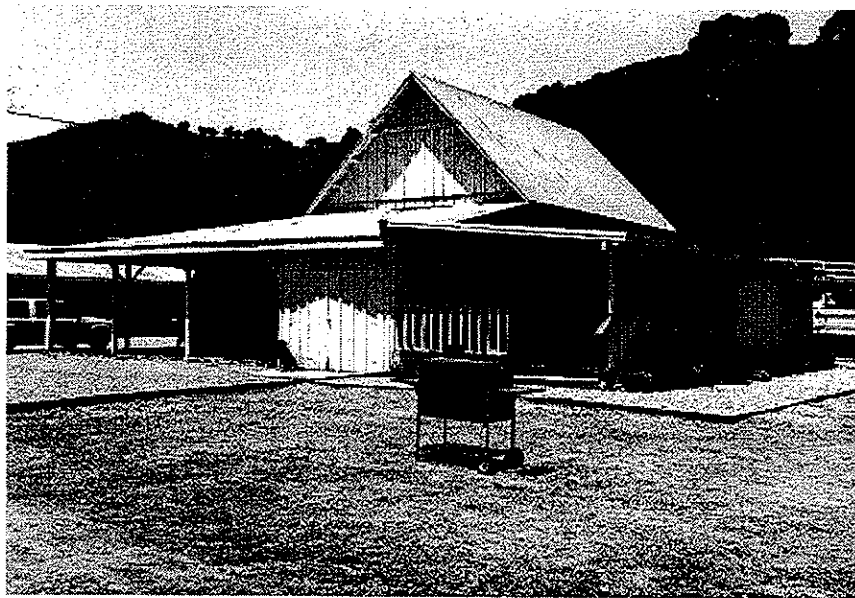
A number of outbuildings exist on this horse ranch. The one and one-half story barn has a high gable roof covered with corrugated metal and shed roof one-story attachments on three sides. Portions of the shed roofs are open and supported by square wood posts. Another portion is partially enclosed with a railing added. The east section has been converted to residential use. The barn is covered with board-and-batten siding and is in good condition.

A three-car garage lies directly south of the barn. It is rectangular in plan with a low gable roof and three doors that swing open. It is covered with corrugated metal siding.

West of the barn is a gable-roofed open-sided shed with an attached chicken coop. West of this building are two recently constructed stables. In addition there are several large riding rings and horse corrals. A large new pond is located adjacent to the front entrance.

A private road leaves the main road and crosses over the creek on a wooden bridge then runs along the north side of the buildings. A number of mature ornamental and native trees exist on the property surrounding the complex of buildings. The pathways and roads are lined with wood fences and stone walls. The stone walls are of recent construction.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, southeast elevation, 7/07/95, #1004

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Cummings Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Ojai* Date *1952* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *6733 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-060-355*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story residence has a medium pitched front facing gable roof punctuated with a brick chimney. Under the gable end are fishscale shingles. The rest of the house is covered with wide vertical siding and rests on a raised wood foundation covered by a wood skirt. A pair of tall narrow doublehung wood windows are located on either side of the front door. A porch extends across the front and along the west side of the house. It has a shed roof and is supported by chamfered posts. The house has had several gable roofed additions to the rear and is in fair condition. Facing east onto Wheeler Canyon Road, the house is separated from the road by a creek and surrounded by several large native oak trees.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP33 - Farm/ranch*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Residence, northeast elevation, 7/07/95, #1325

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1890-E

P7. Owner and Address

*Mel F. Cummings
4441 Fallkirk Bay
Oxnard, CA 93035*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *8/30/95*

P10. Survey Type: (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Cummings Ranch*

B1. Historic Name: *Cummings Ranch*

B2. Common Name: *None*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)
1890-E, additions in rear (dates unknown)

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *barn, sheds, corrals*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is significant for its contributions to the agricultural development of the Wheeler Canyon area. The approximately 484 acre ranch is part of the Eliseo Tract which was subdivided by the Ventura Land and Water Company in 1887. Early pioneer John F. Cummings purchased the ranch about 1909 supposedly from a Mr. Davis. Cummings son Wallace and grandson Richard both lived in the house. The house was mainly lived in by ranch hands who took care of the horses and cattle on the property. Apricots, grain and hay were also raised there. The ranch remained in the Cummings family until about 1977. The present owner (also named Cummings) is no relation to the John F. Cummings family.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

Interview with Richard W. Cummings, 4/4/95

Sheridan, Sol. *History of Ventura County, Vol. II*, Chicago: S.J.

Clarke, 1926, p. 529.

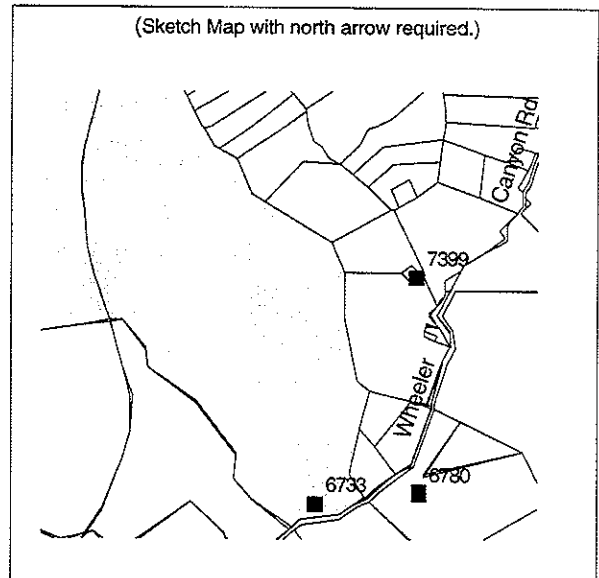
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

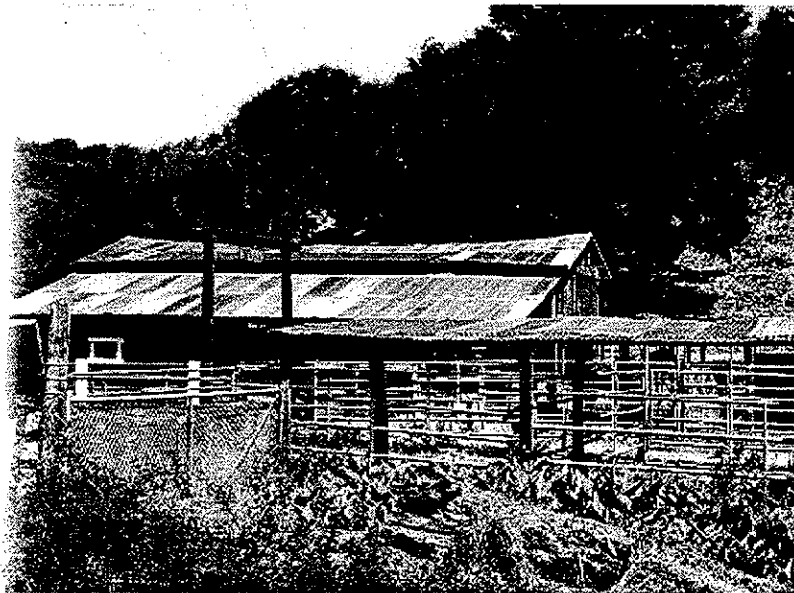
Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Cummings Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *8/30/95* Continuation Update

P3. Description [continued]

To the west and north of the house are several outbuildings. They include barns, sheds and corrals. The largest barn is rectangular in plan with a main low gable roof with a lower shed roof section on the east side. The barn has a corrugated metal roof and board-and-batten siding.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, corrals, east elevation, 7/07/95, #1000

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) *O'Leary Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Ojai* Date *1952* T ; R ; *1/4* of *1/4* of Sec ; B.M.

c. Address: *6780 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *67-31-09*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Folk Victorian style residence with an l-shaped plan and a side-facing high-pitched, gable roof covered with composition shingles. A projecting porch is located on the right side of the house, and is supported by square columns. The house is covered with board-and-batten siding and rests on a concrete block foundation. The eaves are closed. A brick chimney is located on the north side of the house. The house has narrow, six-over-six, double-hung windows with plain wood casings. A slanted bay window with a hip roof is located on both the south and west sides of the house under the front facing gables. Multi-paned windows are located in the upper portion of the windows. The main changes to the house are the enclosed porch and concrete block foundation. The house is in fair condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 4/25/95, #1423



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1895-E; Interview with Audrey O'Leary

P7. Owner and Address

*William D. O'Leary
6780 Wheeler Canyon Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *10/24/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *O'Leary Ranch*

- B1. Historic Name: *O'Leary Ranch*
- B2. Common Name: *same*
- B3. Original Use: *apricot ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Folk Victorian*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1895-E

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features: *barns, sheds, apricot-related buildings*

B9a. Architect: *Unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is historically significant as the only remaining producing apricot ranch in Wheeler Canyon, an area that once was noted for its apricot orchards. The ranch was purchased about 1904 by Daniel O'Leary who planted apricot trees on the property. The ranch contains a number of specialized buildings and structures related to the apricot operation. Daniel and Fanny Swanson O'Leary raised three children on the ranch. One of their sons, Bill, continues to operate the ranch.

B11. Additional Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

Interview with Audrey O'Leary, 4/25/95

Alexander, W.E. Historical Atlas of Ventura County, 1912.

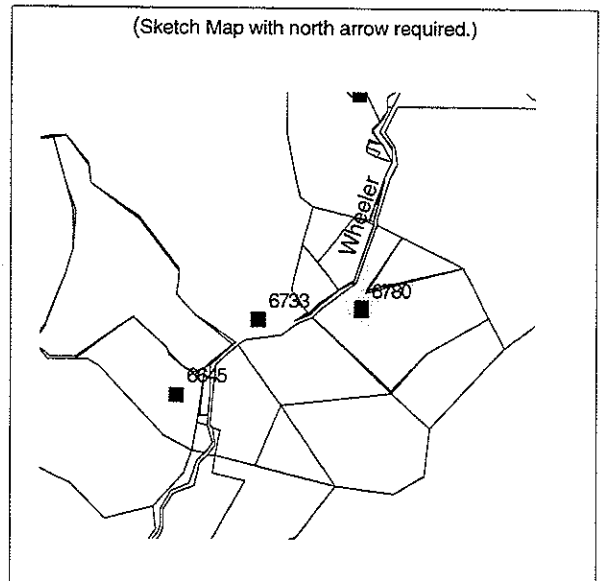
B13. Remarks:

B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

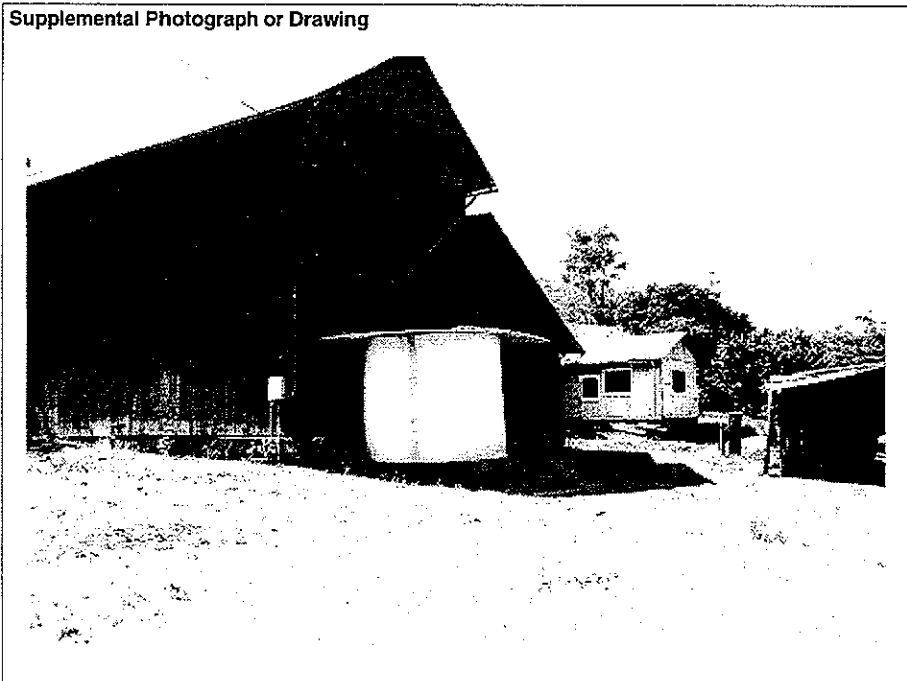
Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 Resource Name or #: (Assigned by recorder) *O'Leary Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *10/24/95* Continuation Update

P3. Description [continued]

The house is located on a 35 acre apricot ranch and contains a number of buildings related to the apricot operation. Surrounding the house are mature oak and palm trees. South of the house are the working buildings. The barn, built circa 1904, is two stories in height with a medium high-pitched gable roof and a shed roof portion on the south side. It is covered with wide vertical board siding and is rectangular in shape with a metal roof and a concrete perimeter foundation.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Barn, northwest elevation, 4/25/95, #1424

CONTINUATION SHEET

Page 4 of 5 Resource Name or #: (Assigned by recorder) *O'Leary Ranch*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *10/24/95*

Continuation Update

P3. Description [continued]

Fruitstand/shed

The shed/fruitstand is rectangular in plan with a medium gable roof covered with corrugated metal siding. The shed is covered with medium clapboards and has sliding wood doors on the north side. The fruitstand portion on the west side has a shed roof covering a screened-in porch with double wood doors. The east side has a shed roof carport.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Fruitstand, west elevation, 4/25/95, #0203

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

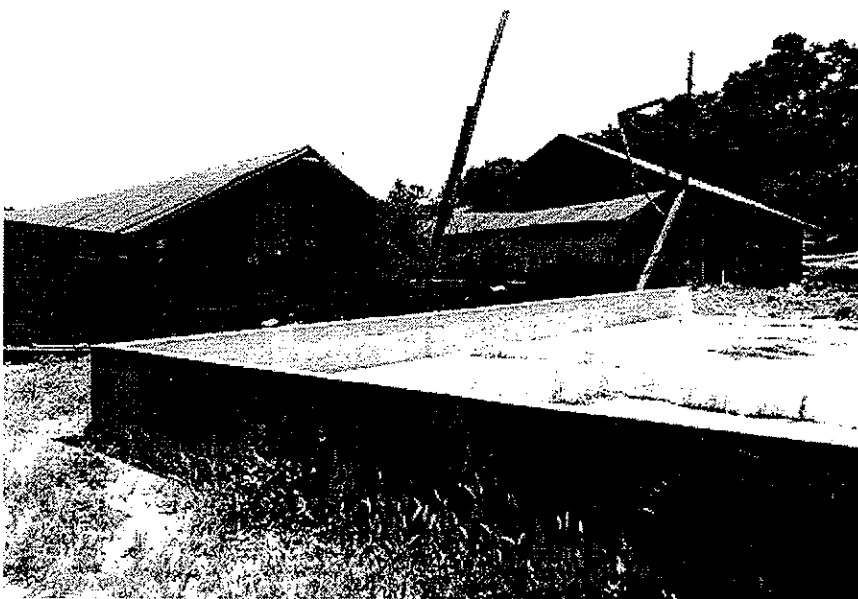
Page 5 of 5 Resource Name or #: (Assigned by recorder) *O'Leary Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *10/24/95* Continuation Update

P3. Description [continued]

Apricot pitting buildings

North of the residence is a cluster of sheds used in the processing of apricots. They have medium-pitched gable roofs and are one-story in height, rectangular in plan, with vertical wood siding. Openings are cut-out or have sliding doors. Some of these buildings are more recent and were built during the 1950s. An open square of concrete with concrete block sides is located near the road adjacent to the sheds. It was part of the apricot drying operation.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Apricot sheds, south elevation, 4/25/95,
#0205*

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) *Botke Ranch and Studio*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Ojai* Date *1952* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *7399 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-32-15/16*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This heavily wooded 10 acre ranch is located on a private road off of Wheeler Canyon Road and is surrounded by native oaks with a creek running through the property. A number of Eucalyptus trees and a few apricot trees are also located on the property. The main house is California Bungalow in style, with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. The house is covered with medium, horizontal clapboard siding and rests on a concrete perimeter foundation. The open eaves have exposed rafter tails. A stone chimney is located on the west side of the house. The house has medium fixed and casement windows with plain wood casings. The right side of the house, closest to the creek, was added in 1934-35. The house was ordered from Pacific Redi-built and assembled in June, 1929. It is in good condition.

A wooden bridge across the creek connects the house to the studio and aviary. A second house was built in the 1930s for the Botke's son Bill. It was expanded between 1947 and 1952, when Bill returned home with his family.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP39 - Other*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, west elevation, 6/16/95, #1115

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1929-F; Wm. J. Botke

P7. Owner and Address

*William J./Catherine Botke
7399 Wheeler Canyon Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/7/95*

P10. Survey Type: (Describe)
Intensive



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Botke Ranch and Studio*

- B1. Historic Name: *Botke Ranch*
- B2. Common Name: *same*
- B3. Original Use: *ranch/artist's studio*
- B4. Present Use: *same*
- B5. Architectural Style: *California Bungalow*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1929; additions in 1934-35; second house - 1930s; additions between 1947 and 1952

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *studio, aviary, sheds, second house*

- B9a. Architect: *Pacific Redi-built*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, B, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is significant for its association with Cornelis and Jessie Arms Botke, internationally known artists, who established the ranch in 1929 and lived there until their deaths. Their descendants continue to live on the property. Jessie, a native of Illinois, studied at the Art Institute of Chicago between 1902 and 1907. She enjoyed success as a mural painter for some of the large hotels in San Francisco and New York before meeting Cornelis in 1914. After their marriage in 1915, they worked together on mural projects. That same year Jessie exhibited the first of her soon to be famous peacock paintings in the 1915 Chicago Annual at the Art Institute. Jessie's financial success from the sale of her paintings enabled the couple to purchase a residence/studio in Carmel in 1919. Eventually, the couple and their son Bill moved to Los Angeles in 1928 to be closer to their promoter, the Stendahl Galleries, and from there to the quiet countryside of Wheeler Canyon in 1929.

When they purchased their 10 acre ranch in Wheeler Canyon, the barn and apricot trees were already on the property. They converted the barn to a studio and had a Pacific Redi-built house assembled on the site adjacent to the creek. They also built a small cottage for their son Bill during the 1930s. The Botkes were able to earn a small income from the apricots on their property. In the late 1930s, the couple began working on one of their most prominent commissions, the murals for the I. Magnin store in Los Angeles.

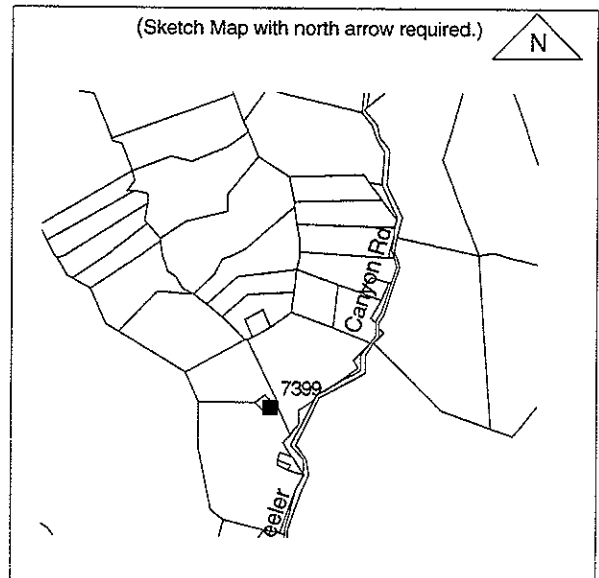
- B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP39 - Other*

- B12. References:
Trenton & Solon. Birds, Boughs & Blossoms Jessie Arms Botke (1883-1971)., Los Angeles: 1995.
Interview with Bill Botke, 6/16/95

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5

Resource Name or #: (Assigned by recorder) *Botke Ranch and Studio*

Recorded by: *Judy Triem/San Buenaventura Research Assoc.*

Date *11/7/95*

Continuation Update

P3. Description [continued]

Second house

A bridge across the creek connects this house with the main house. This residence was originally a small board-and-batten cottage. The additions created an I-shaped house that is one-story in height with a front-facing medium gable roof with open eaves and covered with composition shingles. Additional wings have hipped roofs. The front door opens onto a large patio surrounded by native oak trees. Windows are wide double hung or fixed with wood casings. The house is covered with board-and-batten siding and rests on a concrete slab.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*Second residence, north elevation,
6/16/95, #1117*

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 Resource Name or #: (Assigned by recorder) *Botke Ranch and Studio*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/7/95* Continuation Update

P3. Description [continued]

Studio

The studio is the only building that was on the property when it was purchased by the Botkes in 1929. It is a typical two-story barn, with a center portion and shed roof lean-to sections on each side. Windows and doors were added to the building when it was converted from a barn to a studio. The windows are wood frame casement or fixed with wood casings. The door is French style.

A few sheds and a wood paneled bunkhouse with a low gable roof are also located on the property. They were brought in from the Navy base at Port Hueneme after World War II.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Studio, east elevation, 6/16/95, #1112

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 Resource Name or #: (Assigned by recorder) *Botke Ranch and Studio*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/8/95* Continuation Update

P3. Description [continued]

Aviary

The aviary has a wood skeletal frame covered with wire mesh. At the west end is a covered area with three wood sides that serves as shelter for the birds. This is where Jessie Botke kept the peacocks and other birds she used in her paintings. It was built in 1942.

B10. Significance [continued]

Cornelis, a native of Holland, obtained his training at a school of applied design in Haarlem. In 1906 he immigrated to the United States and finally to Chicago where he worked for an architectural drafting firm. He continued to prepare architectural renderings for a brief time during the Depression, when he worked for Roy Wilson in Santa Paula. Cornelis designed murals for two buildings in Santa Paula: Skillin Mortuary and Santa Paula High School. He was assisted by Jessie. The family also raised apricots on the ranch.

As stated in a recently published biography on Jessie Arms Botke, (Birds, Boughs & Blossoms, Jessie Arms Botke, 1883-1971): "The indomitable Jessie Botke was one of the most celebrated decorative painters of the twentieth century. From her early plein-air landscapes to her decorative friezes and imaginary scenes, she arrived at a richly intricate mature style in the 1930s. Working in an era when many women artists were forced to abdicate their careers, Botke successfully integrated her painting with her personal and public life. That her work was accepted in the teens and twenties and yet remained relevant in the sixties is a testament to her staying power and the sheer beauty of her paintings."

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Aviary, east elevation, 6/16/95, #1114

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Hobson Brothers Ranch*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Ojai* Date *1952* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *8416 Wheeler Canyon Road* City *Santa Paula* Zip *93060*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *62-021-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This irregular plan residence has a main front-facing gable roof with a shed roof wing on the north, a portion of which is new and constructed of concrete block. To the south is a hipped-roof wing. The gable roof has open eaves and is covered with composition shingles, and a stone fireplace is located on the north side of the house. Windows are double hung one-over-one sash with plain wood casings. The house is clad in board-and-batten siding and rests on a concrete block foundation. The original front door has metal straps and a concrete walk leads past the open porch with its criss-cross wood railing. The house is in good condition.

The 77 acre ranch is located at the base of Sulphur Mountain. There are a number of fruit trees on the cattle ranch and native oak trees line the adjacent creek.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Residence, south elevation, 7/07/95, #1323



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1900-E

P7. Owner and Address

*Gus Walker
8416 Wheeler Canyon Road
Santa Paula, CA 93060*

P8. Recorded by: (Name, affiliation, and address)

*Judy Triem/San Buenaventura Research Assoc.
Ventura County Cultural Heritage Board
800 S. Victoria Ave.
Ventura, CA 93009*

P9. Date Recorded: *11/14/95*

P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Hobson Brothers Ranch*

- B1. Historic Name: *Hobson/Quesnell Ranch*
- B2. Common Name: *none*
- B3. Original Use: *cattle ranch*
- B4. Present Use: *same*
- B5. Architectural Style: *Gable front folk house*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1912-E

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- B8. Related Features: *Bunkhouse, sheds*

- B9a. Architect: *unknown*
- b. Builder: *unknown*

- B10. Significance: Theme: *Agriculture* Area: *West Santa Clara Valley*
 - Period of Significance: *1860-1946* Property Type: *ranch buildings* Applicable Criteria: *A, C*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch was originally owned by A.L. and W.A. Hobson, founders of the Hobson Brothers Packing Company in Ventura in 1883. This company grew into the foremost retail and wholesale meat packing business in the county. The brothers were among the largest livestock dealers in the state with massive real estate holdings. This 79 acre ranch was just one of the numerous parcels covering hundreds of acres of land owned by the Hobson Brothers. They also owned land in adjacent Aliso Canyon.

The residence was built circa 1912 for their ranch manager, William E. Quesnell, who was listed in directories as a rancher in Wheeler Canyon. Apparently, the Hobson Brothers eventually deeded the land to Quesnell. The ranch was supposedly named the Ranger Ranch by the famous lawyer-turned-author, Erle Stanley Gardner. Quesnell was friends with Judge Charles Blackstock and Gardner, who held hunting expeditions at the ranch. It is believed that Gardner used the bunkhouse to write some of his early novels. Gardner apparently sought out many hideaway spots to write his novels. His writing career eventually led to the production of the well known Perry Mason series and to perhaps the most popular American mystery writer of his age.

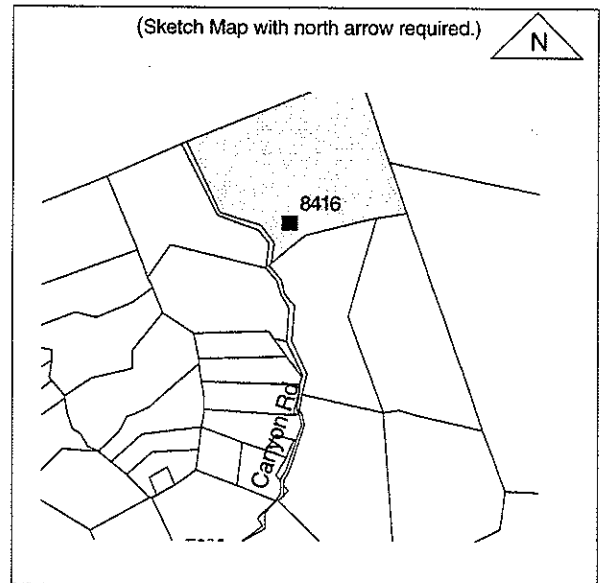
- B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch* *HP2 - Single Family Property*

- B12. References:
 - Hughes, Dorothy. Erle Stanley Gardner. *The Case of the Real Perry Mason*, 1978.
 - Sheridan, *History of Ventura County, Vol II*. Chicago: S.J. Clarke, 1926.
 - Interview with Gus Walker, 7/7/95
 - City Directories. 1910-1937

B13. Remarks:

- B14. Evaluator: *Judy Triem*
- Date of Evaluation: *11/15/95*

(This space reserved for official comments.)



CONTINUATION SHEET

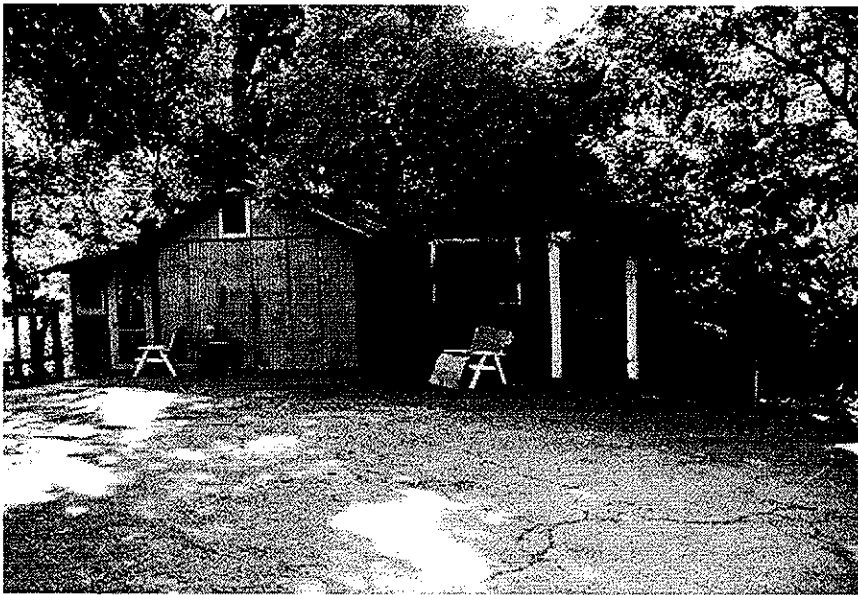
Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Hobson Brothers Ranch*
Recorded by: *Judy Triem/San Buenaventura Research Assoc.* Date *11/14/95* Continuation Update

P3. Description [continued]

The bunk house and metal garage stand side by side adjacent to the creek. They are both low pitched gable roof buildings, rectangular in plan, with metal roofs. The garage is clad in corrugated metal siding and has a shed roof addition on the north side. The bunkhouse is covered with wood siding. A number of new sheds, barn and corrals are located on the property.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Bunkhouse, west elevation, 7/07/95, #1322

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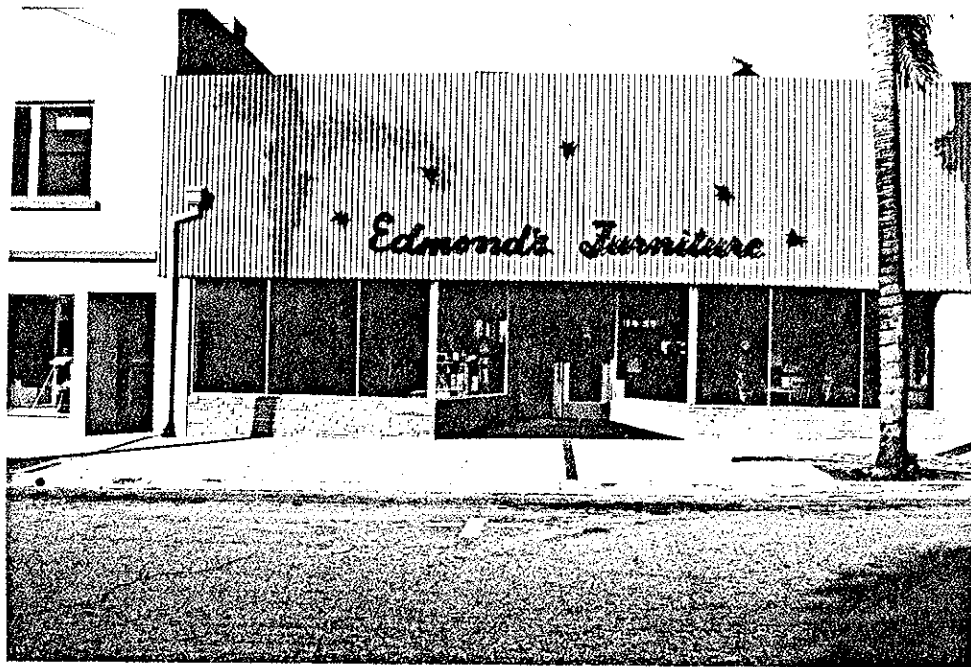
333 Central Avenue



337-39 Central Avenue



341-43 Central Avenue



345 Central Avenue