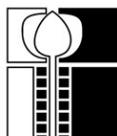


# Historic Context Statement *and* Reconnaissance Survey *for the* Eastern Oxnard Plain *of* Ventura County CA



Prepared for the  
County of Ventura Planning Division  
by

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# **Historic Context Statement and Reconnaissance Survey for the Eastern Oxnard Plain**

**Prepared for the  
County of Ventura Planning Division**

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Adopted by the Cultural Heritage Board,  
November 2014

Cover photo: The Eastern Oxnard Plain viewed from the north  
at Saticoy (San Buenaventura Research Associates)



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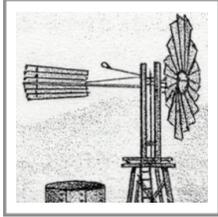
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### **INTRODUCTION AND SUMMARY OF FINDINGS**

This report was prepared for the County of Ventura Resources Management Agency, by San Buenaventura Research Associates (SBRA) of Santa Paula. The contract for this project between the County of Ventura and the consultants was executed in December 2013. Work on the Historic Context Statement began in December 2013. The project team for SBRA was Judy Triem and Mitch Stone, principals; and Susan Zamudio-Gurrola, research assistant.

This report consists of a Historic Context Statement for the unincorporated rural area located generally between the cities of Oxnard and Camarillo, in Ventura County, California, and a limited-scope reconnaissance-level historic resources survey of the community. The Historic Context Statement can be found in the first section of this report. The second section of the report outlines the methodology and conclusions of the survey, including a table of results by parcel, and DPR-523 forms documenting 28 properties. The survey report section also includes recommendations to the County of Ventura for adopting and refining review procedures for historic resources.

Tabular results of the survey are found in Appendix A. The DPR forms are found in Appendix B. Digital photos taken by the consultants in connection with the survey were provided to the county on disc, and the survey documents in digital file form. The California Historical Resources Status Codes are defined in a table found in Appendix C.

The survey area consists of 1,621 assessor parcels, covering an area of roughly 36,120 acres.

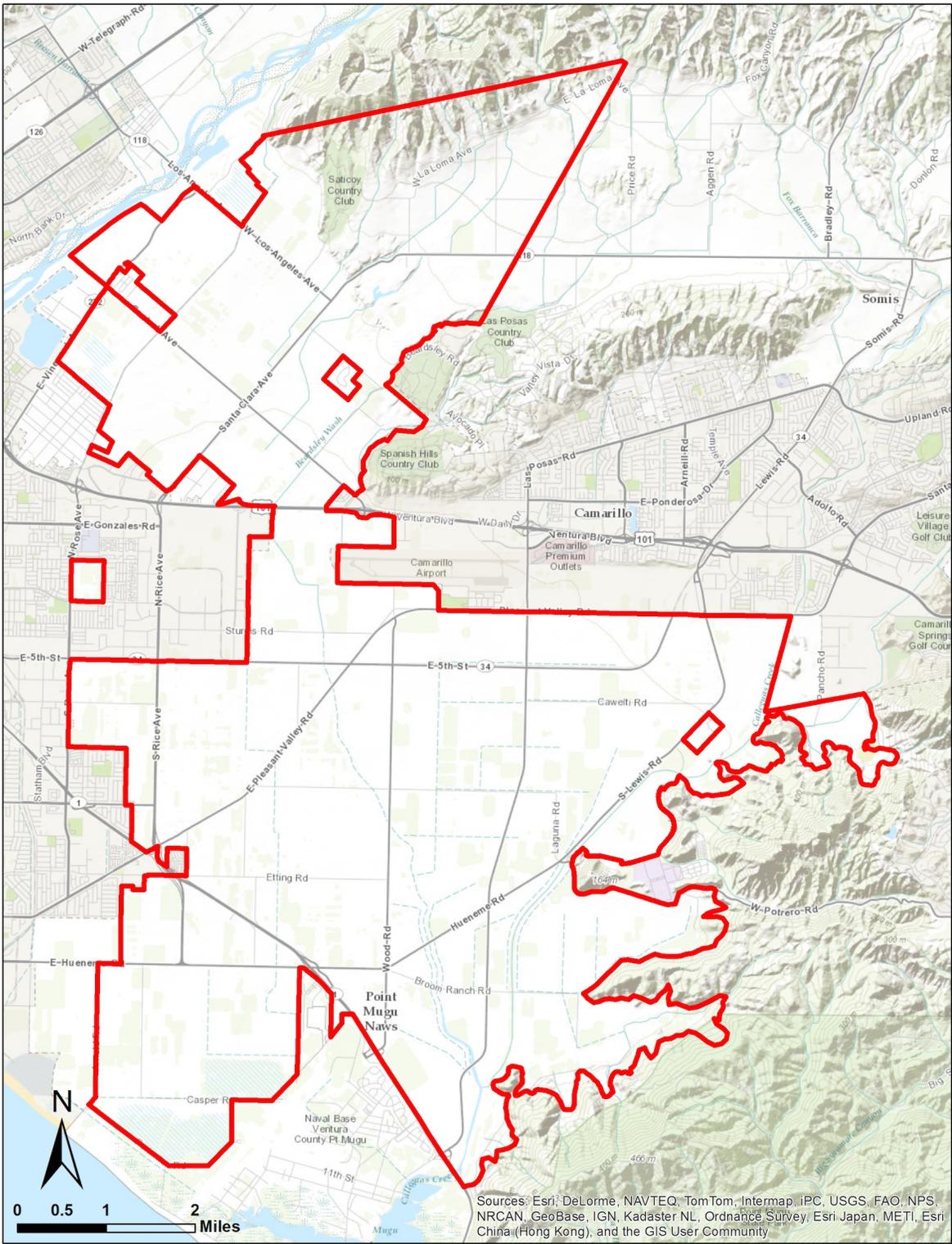
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### General Description of Study Area

The project area, referred to as the Eastern Oxnard Plain, is located in unincorporated Ventura County, California. It is composed primarily of agricultural lands and is closely tied to the nearby communities of Camarillo, Oxnard, and Port Hueneme. The survey boundaries are defined primarily by the historic Spanish and Mexican land grant boundary lines. Two large ranchos are located within the boundaries: Rancho Santa Clara del Norte and Rancho El Rio de Santa Clara or La Colonia Rancho. In addition, small portions of Rancho Calleguas and Rancho Guadaluca are included within the survey area adjacent to the eastern boundary of Rancho El Rio de la Colonia.

The Rancho Santa Clara Del Norte portion of the survey is located north of Rancho El Rio de Santa Clara. It is bounded on the north and east by South Mountain and the Santa Clara River. The boundaries on the east are the grant line between Rancho Las Posas and Rancho Santa Clara del Norte. The southern boundaries are the State Route 101 and the Oxnard city limits. The western boundary is the City of Oxnard and the Santa Clara River.

The largest portion of the survey is within Rancho El Rio de Santa Clara. The boundaries on the north are State Route 101 and Pleasant Valley Road. The eastern boundaries are Calleguas Creek, the city limits of Camarillo, and the foothills of the Santa Monica Mountains. The southern boundaries include Naval Base Ventura County, Point Mugu, and Pacific Coast Highway (State Route 1). The western boundaries include the Oxnard city limits. (Figure 1)



**Figure 1. Survey Area Boundary (County of Ventura Planning Division)**

### The Geography of the Eastern Oxnard Plain

In 2011 the San Francisco Estuary Institute published a study of the historical ecology and hydrology of the lower Santa Clara River Valley and the Oxnard Plain prior to major urban and agricultural modifications. Their report for the State Coastal Conservancy integrated hundreds of historical cartographic, textual and visual accounts to describe characteristics back to 1769, the date of the first non-native, land-based exploration of the region. This data was synthesized to provide detailed analysis of landscape-level pattern and process in the region prior to substantial Euro-American modifications, and to better understand the impacts of modifications over the past two and a half centuries. It is from this detailed report that much of the following narrative was gathered.

The Oxnard Plain was known by several other names before the town of Oxnard was founded in 1898. Some early travelers through the area did not refer to it by a place name, as they considered it to be the lower portion of the Santa Clara River Valley, sometimes calling it simply “the plain.” In early accounts it was also referred to as the Hueneme Plain or the Saticoy Plain. The Santa Clara River was also sometimes called the Saticoy River.

The Oxnard Plain is broad, flat, and encompasses 111 square miles of land sloping gently (under one percent) from the hills to the coastline. It is considered to be the Santa Clara River’s delta in geological terms. The lower portion of the river runs in a southwest direction through Ventura County and across the Oxnard Plain before draining to the Pacific Ocean. Its watershed is one of the largest coastal watersheds in Southern California, extending 116 miles from its origin to the coast and draining approximately 1,620 square miles. Subtle variations in topography, soils, and hydrology support a wide variety of natural habitats.

One commonly known and significant condition on the plain is its alkaline soils. This high degree of alkalinity or high pH level enabled sugar beet crops to flourish in the late 19th and 20th century, creating a town and an economy around it. Approximately 43% of the plain was covered by saline tidal and alkaline upland habitats with varying concentrations of soil salts created by tidal flows and seasonal evaporation. The extent of alkali influence stretched far inland, following topographic lows to the west of the Camarillo Hills and near the Calleguas Creek/Revolon Slough drainages.

Relatively few watercourses traversed the Oxnard Plain at the time of early settlers’ arrival. Important sources of fresh water on the eastern plain included lakes, wetlands, and springs in foothill valleys east of Calleguas and Conejo creeks (in addition to the creek itself). On the western portion of the plain, the presence of artesian water (groundwater trapped under pressure), along with surface water accumulations in topographic depressions, was an important source of fresh water for 19th and 20th century farmers and settlers on the plain. A shrinking of the artesian zone occurred in the first quarter of the 20th century due to the increased water demand, particularly for the needs of sugar beet cultivation and refining. As artesian water failed, water began to be pumped instead. Groundwater extraction likely contributed to changes in surface water levels as well, possibly changing stream flows.

The distribution of coarse sediment on the plain reveals former routes of the Santa Clara River across the Oxnard Plain in recent geological time, as the river terminated at the Mugu Lagoon area and more recently just south of Point Hueneme. The most recently occupied former course of the river, the Saviers paleochannel, may have been active as recently as 1812. The ecological patterns of the Oxnard Plain are dictated by the channel migration history, with grassland/sage scrub on higher surfaces marking natural levees along more recently occupied routes of the river.

The current Calleguas Creek outlet to the ocean is through Mugu Lagoon, but it did not maintain a defined channel across the Oxnard Plain to Mugu Lagoon prior to channelization in the late 19th and early 20th centuries. Early channelization efforts are believed to have occurred in approximately 1884 to 1889, although evidence shows multiple routes of overflow as late as 1927. The lack of a defined channel meant that during major floods, water and sediment would spread over areas of the Oxnard Plain providing fertile sediment for farmers. Watercourses that currently drain into Calleguas Creek include Revolon Slough, Conejo Creek, and Arroyo Las Posas (the upstream continuation of Calleguas Creek). Earlier names for Calleguas Creek include Arroyo Simi, Guadaluca Creek, and Las Posas Creek.

Revolon Slough, also known as Arroyo del Medio, was one of the few natural drainages on the Oxnard Plain between Calleguas Creek and the Santa Clara River. The source of Revolon Slough is just below the modern intersection of East Fifth Street and Pleasant Valley Road, east of Oxnard. It drained historically into the sloughs above Mugu Lagoon. The Revolon Slough is named for Jean Marie Revolon (Revolen) and her sons Antonio and Eugene, who migrated to the area from France and farmed barley, wheat and corn.<sup>1</sup>

The Revolon Slough was a former course of the Santa Clara River and was the predominant watercourse draining the central Oxnard Plain. Farmers took advantage of the slough to drain and flush strongly alkaline lands. Over time, an extensive drainage network was created, connecting Calleguas Creek and later Beard-sley Wash into Revolon Slough and providing a direct outlet to the ocean through Mugu Lagoon where there was formerly none.

Accounts from the 18th and 19th century note the lack of trees over much of the area. In addition to the low-lying alkali lands on the plain, areas where higher, better-drained dry land also existed. These occurred on the northeastern plain (around the Camarillo Hills) and in areas south of the Santa Clara River, including El Rio and much of present-day Oxnard. The city was less likely to flood on this higher land. These coarser, higher deposits south of the river were built up by the Santa Clara River itself, and mark former courses of the river from a time when its outlet was near Mugu Lagoon or, more recently, Point Hueneme.

### Eastern Oxnard Plain Historic Contextual Periods

In studying any community or geography, common threads tend to emerge that run throughout its historical development. These threads, called “themes” when described in a historic context statement, can serve to unite and explain the larger narrative. Further, describing how these themes are woven into a community’s history aids in the identification of the physical manifestations of historical events. Within this context statement, each historic period is represented by the recurring themes in the area’s history, many of which appear in most or all the contextual periods. The themes within each of the time periods reflect not just the history of the community, but the resources that were constructed during this time.

The historic context for the Eastern Oxnard Plain is divided into six chronological periods, each marked by the major historical events that define the social and physical character of the area. The first three of the contextual periods for the Eastern Oxnard Plain described in the context statement cover the prehistorical and early historical periods of development, ending in 1864. Few if any historic resources are known to exist from these time periods in an above-ground (non-archeological) or unaltered form. The vast majority of known and potential historic resources in the study area date from the remaining three contextual periods: 1864-1898 (Pioneering Settlement); 1898-1945 (Bean, Beets and Industry); and 1945-1965 (Agriculture and Suburbs).

The historic contextual periods, themes and sub-themes, and the resources expected to be found in relationship to each, are summarized in the table on the following page. This organization of periods, themes and sub-themes will assist in the subsequent historic property identification processes by providing a method by which the historical significance of individual properties can readily be established. This table also serves as a guide to the organization of the context statement itself.

Each contextual time period in the table is numbered, the themes identified by letter, and sub-themes by small Roman numerals. For example, a grouping of ranch buildings constructed in 1890 might be found to be historically significant under contextual theme 4A (settlement) and 4C (agriculture). A property’s historical significance may be related to more than one period, theme, or sub-theme.

The historical narrative for most of the contextual periods is followed by two tables. The first describes the historic landscape characteristics found in the period, organized according to the method described in National Park Service National Register Bulletin 30, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. The second table describes the types of historic properties that can be expected to be found in these historic periods. These tables were not developed for the first two defined periods, “Original Inhabitants (before 1769),” and “Spanish Exploration and Mission Era (1769-1833),” as no historic resources connected with these periods are known to exist in the survey area.

		Contextual Periods and Resources					
		1	2	3	4	5	6
		Original Inhabitants	Spanish Exploration and Mission	Land Grants and Ranchos	Pioneering Settlement	Beans, Beets and Industry	Agriculture and Suburbs
Themes	Sub-Themes	Pre-1769	1769-1833	1833-1864	1864-1898	1898-1945	1945-1965
A. Settlement	i. Ethnic Groups ii. Education	N/A	N/A	- Adobes	- Residences - Schools	- Residences - Schools	- Residences - Schools
B. Transportation		N/A	N/A	- Roads	- Roads	- Roads - Railroads - Highways - Roadside	- Roads - Freeways - Roadside
C. Agriculture	i. Labor	N/A	N/A	- Outbuildings	- Outbuildings - Warehouses - Wind Rows	- Outbuildings - Warehouses - Labor Housing - Orchards - Wind Rows - Beet Dumps	- Outbuildings - Warehouses - Labor Housing - Orchard - Wind Rows
D. Water	i. Development ii. Irrigation iii. Flood Control	N/A	N/A	N/A	- Artesian Wells - Irrigation Ditches - Sloughs	- Irrigation Ditches - Reservoirs - Pump Houses - Sloughs - Drainage Ditches	- Flood Control - Reservoirs - Pump Houses - Sloughs
E. Extractive Industry	i. Oil ii. Sand and Gravel	N/A	N/A	N/A	N/A	- Oil Wells - Refineries - Gravel Mines	- Oil Wells - Refineries - Gravel Mines
F. Military		N/A	N/A	N/A	N/A	N/A	- Cold War Industries
G. Recreation		N/A	N/A	N/A	N/A	- Hunt Clubs	- Hunt Clubs - Golf Courses

### 1. Original Inhabitants (before 1769)

The land comprising the Oxnard Plain forms the delta to the Santa Clara River, and in fact, was referred to as the “lower Santa Clara River Valley” in the early 19th century. The presence of Native American people in the area has been estimated to go back as far as 8,000 to 12,000 years ago. The earliest known archaeological sites found in the region are on the Channel Islands, several of which are located just off the coast of Oxnard and Ventura. Human remains there date to approximately 12,000 BCE. Those early peoples were believed to be descendants of nomadic hunters who migrated across the Bering Strait land bridge during the last ice age.<sup>2</sup>

It is estimated that the people whose language was ancestral to that spoken by the Chumash may have existed for 5,000 years in south central California. The Chumash comprised a large and diverse population living in settlements from the Malibu to the San Luis Obispo areas as well as the Channel Islands. By 2,000 years BCE, the coastal environment was largely populated. Reports from Spanish explorers, including Juan Rodríguez Cabrillo, who landed on the shores of Ventura in 1542, and Sebastian Vizcaino, who followed in 1602, indicate that by the time of their arrival some of the large coastal villages supported hundreds of occupants engaged in long-distance trade over land and by sea.<sup>3</sup>

During the Paleoindian Period human subsistence relied heavily upon the hunting of Pleistocene-epoch species such as the mammoth and giant bison, with supplemental plants and smaller animals. As the availability of the mega fauna declined due to changing environmental conditions near the end of the Pleistocene period (recognized as 8,500 to 11,000 BCE) subsistence strategies changed to a heavier reliance on seeds, nuts, and smaller mammals, such as deer and bear.

The Millingstone Period (sometimes also called “Oak Grove”) is known for the reliance on large, heavy ground stone milling tools, such as deep basin metates, wedge-shaped manos, and large core/cobble choppers and scrapers. These hand tools were used to grind the hard seeds of grasses and sage, a major component of the diet during this time. Plant collecting was supplemented by shellfish-gathering, fishing, and hunting.

The Early Period is marked by a population increase and changes in tools. Stone mortars and pestles indicate that acorns had become an important food source. Projectile points and throwing sticks were used to hunt large animals such as elk, deer, and sea mammals. By 5,000 BCE people speaking a Proto-Chumash language had become established in the Santa Barbara region. The Intermediate Period has also been called the “Middle Horizon.” It is known for its transition to increased game hunting and more animal protein and marine resources in the diet. The Late Prehistoric Period commenced approximately 250-1000 CE. The end of the period is recognized as the end of the 18th Century, when the native people’s way of life was disrupted by the Spanish mission system.<sup>4</sup>

The western areas of Ventura County and coastal Santa Barbara were occupied during the Late Prehistoric Period by the “Canaliño” culture, as defined by David Banks Rogers. During this period, the coastal populations expanded greatly; their diet included marine fishing, hunting and gathering of wild plants. Anthro-



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chaparral. Aside from the intermittent burning of grasslands, the native people did not produce much of a visible impact on the landscape.<sup>8</sup>

Both Cabrillo and Vizcaino encountered the Chumash people at Muwu. Half of the word *muwu-tspu* was the locative name for the Mugu Lagoon interpreted as “hand of the beach.” This is likely the place that Cabrillo called “Pueblo de las Canoas” in 1542, referring to the plank canoes in the Chumash town. (Scholars debate whether the Spanish place name actually referred to Muwu or Shisholop.) Muwu held local importance as a capital and ceremonial center. Referred to as a *rancheria* during the Mission period, Muwu was composed of multiple residential areas at different locations. Several settlements near the Mugu lagoon were collectively identified in mission registers as Muwu. The various settlements could have been under the jurisdiction of Muwu, or successive habitation sites of the polity of Muwu.<sup>9</sup>

Another Chumash site, located approximately at present day Hueneme, was called *Weneme*, *Wenemu*, or *Quelqueme*. It has been described as an impermanent sleeping place where island Chumash would stay when coming on to the main land to trade with other Chumash villages.<sup>10</sup> In addition, Round Mountain, located just east of where Las Posas Road crosses Hueneme Road, has been identified as an important Chumash shrine site. It was likely used as a summer or winter solstice observation point.

## 2. Spanish Exploration and Mission Era (1769–1833)

The first known European entry into the area and brief encounter with the Chumash was the expedition of Juan Rodríguez Cabrillo in 1542. Cabrillo sailed north from Mexico along the California coast. Accounts of the voyage state the expedition anchored near the large village at *Muwu* (Point Mugu). It was also noted that they sailed past *Wene'mu* or *Quelqueme* (Hueneme), which has been described as a place where people from the Channel Islands spent the night when they traveled to the mainland to trade. A second Spanish expedition led by Sebastian Vizcaíno came into contact with the Chumash in 1602.<sup>11</sup>

By the 1760s, the Spanish government established a series of presidios (military garrisons), towns and missions throughout California to counter against English and Russian encroachment. An expedition left the colony at San Diego in the summer of 1769 under the command of Gaspar de Portola, the governor of Baja California. The objective was to locate an overland route to Monterey Bay and prospect for presidio locations along the route.

Portola's expedition passed through the Oxnard area on its return to San Diego. Also during the expedition, Father Juan Crespi named the Santa Clara Valley and River for Saint Clare of Assisi. Following Portola's expedition, Spanish visits and activity increased. An expedition led by Juan Bautista de Anza passed through the Oxnard area in spring of 1776. A presidio was established at Santa Barbara in 1782 and Father Junipero Serra founded Mission San Buenaventura in Ventura that same year.<sup>12</sup>

The mission was constructed just a few hundred yards north of the Chumash village of Shisholop, located near the Pacific Ocean and just east of the entrance of the Ventura River. The Spanish taught the Chumash the trades that enabled them to build and maintain the mission establishment.<sup>13</sup>

The Spanish altered the land use and ended the Chumash way of life. By the early 1800s the majority of the Chumash were incorporated into the Spanish mission system, except for a small number who migrated to the interior or escaped the mission system. The Chumash, who also learned masonry skills from Mexican laborers imported by the Spaniards, were instrumental in constructing a seven-mile-long aqueduct between 1805 and 1815 to provide the mission with water. The mission's self-sustaining and income-producing activities included small-scale agriculture and raising cattle and sheep. Crops included corn, potatoes, melons, fruit trees and vineyards. By the 1820s the mission also cultivated fields on the eastern portion of the Oxnard Plain, likely the Las Posas/Calleguas region. Livestock ranged throughout the Ventura and Santa Clara River valleys and the Oxnard Plain. At one time the mission's holdings included over 41,000 head of stock with approximately 23,000 cattle and 12,000 sheep. Cows were kept predominantly for their tallow and hides; meat was over-abundant.<sup>14</sup>

The Chumash people were decimated by a combination of factors, including mistreatment at the hands of the Spanish, and the introduction of new, foreign diseases. Of the population that survived after the secularization of the missions, some relocated into towns or sought work on the ranchos, and some withdrew into the interior hoping to join other Chumash or to establish new sociopolitical units.<sup>15</sup>

### 3. Land Grants and Ranchos (1833–1864)

The first land grants occurred during the Spanish period as early as 1784. In present day Ventura County, Rancho Simi was granted to Santiago Pico in 1795 and Rancho El Conejo was granted to Jose Polanco and Ignacio Rodriguez in 1803. However, the majority of land grants were conferred by the government of Mexico, which achieved its independence from Spain in 1821 and acquired the Spanish territories in what is now California. By 1834 the Mexican government began to secularize the mission properties which entailed turning missions into parish churches, redistributing the properties, and resettling the Native Americans affiliated with the missions. Although the secularization plan called for distributing land among the surviving mission Chumash, this was not carried out and the majority of land grants went to well-connected families. Thus began the Rancho period of Southern California in which a class of wealthy landowners known as *rancheros* or *Californios* worked large ranches based on cattle hide and tallow production.

The Ex-Mission San Buenaventura lands were first leased to merchant Jose de Arnaz, then sold to him in 1846. Though the legitimacy of this land transfer was controversial, Arnaz sold the land to Dr. Manuel Rodriguez de Poli in 1850. The transactions were validated by the U.S. courts, and Poli later sold the property to individuals and to the San Buenaventura Manufacturing and Mining Co.<sup>16</sup> Poli was a Spanish physician who was known to also collect salt produced near Hueneme and ship it to San Francisco.<sup>17</sup>

By 1846 the area that was to become Ventura County had been divided into nineteen ranchos, seven of which were located on the Oxnard Plain and the Santa Clara Valley. They included Rancho Santa Paula y Saticoy, Rancho Santa Clara del Norte, Rancho El Rio de Santa Clara o La Colonia, Rancho Calleguas, Rancho Guadaluca, Rancho Las Posas and Rancho San Francisco (Camulos). Land from four of these ranchos is found within the survey area.

**RANCHO SANTA CLARA DEL NORTE.** Juan Maria Sanchez was granted this 13,989 acre ranch in 1837. The grant was bordered by Rancho Santa Paula y Saticoy to the northwest, on the east by Rancho Las Posas, on the north by the Santa Clara River, and on the south by present day State Route 101 (originally, the Old Conejo Road). Sanchez's father, Jose Tadeo Sanchez, served as a soldier with the Santa Barbara Presidio. Juan also enlisted as a soldier and applied for this land grant shortly before his retirement, after nearly thirty years of military service. He built an adobe residence located near the Santa Clara River and present day State Route 118 for his large family. Juan Sanchez gradually acquired additional land, including former mission property purchased from Dr. Manuel R. de Poli. By 1860 Sanchez owned 40,000 acres and a large amount of livestock, including horses, cattle and sheep.

His wife Maria Ines (or Ynes) died in 1862. When severe drought over the following two years resulted in a huge loss of cattle stock, Juan Maria Sanchez began borrowing money from Henry Dubbers, a German immigrant and local rancher. Due to Dubbers' uncertainty about recovering the loan, Italian merchant Antonio Schiappa Pietra took over the note. In 1864 Schiappa Pietra foreclosed the note and the ranch was sold to him and his brother Federico. Juan Sanchez had previously given his daughter Maria Benedicta Vicenta Sanchez de Dominguez a homesite and house on Ditch Road near Saticoy, which apparently was retained by the

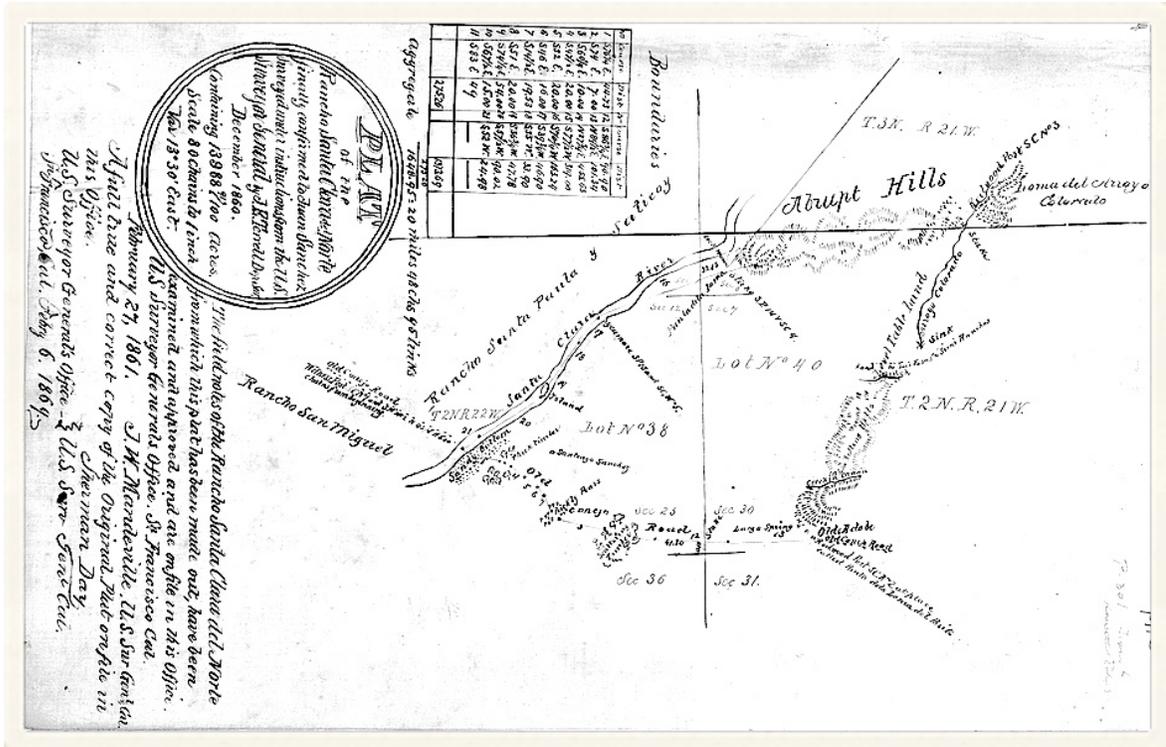


Figure 3. Plat map of Rancho Santa Clara del Norte, produced from a survey in 1861 conducted to settle the land grant boundaries. (Ventura County Surveyor).

family. Juan Maria Sanchez died in 1870 and was buried at the old mission cemetery. The Schiappa Pietra brothers lived in Ventura and leased out portions of the ranch for sheep grazing; flax, wine grapes and fruit orchards were also grown on the property.<sup>18</sup>

**RANCHO CALLEGUAS.** Rancho Calleguas was bordered on the north by Rancho Las Posas, on the east by Rancho El Conejo, on the south by Rancho Guadaluca and Rancho El Rio de Santa Clara o La Colonia on the west. It was comprised of 9,998 acres granted to José Pedro Ruiz in 1837. One source states that José's son Gabriel Ruiz sold multiple parcels of the ranch to Juan Camarillo, the final sale being made in 1875. However, W.H. Hutchinson writes that "Camarillo's plan to acquire all of Calleguas for himself was thwarted when [Levi] Parsons purchased an interest therein." He describes a portion of Rancho Calleguas sold to Levi Parsons for Thomas Scott in 1865. Scott later traded this land for acreage that Camarillo owned on Rancho El Rio de Santa Clara o La Colonia. This transaction occurred in approximately 1872-1875.<sup>19</sup>

A lawyer and a partner of Thomas Scott, Levi Parsons was one of the original trustees of the Philadelphia and California Petroleum Company. Scott worked his way up the ranks as an employee of the Pennsylvania Railroad, becoming a vice-president and eventually president and also served for a short period of time as Assistant Secretary of War, taking charge of military railroads and telegraphs. In the business venture between these two men, Parsons was placed in charge of acquiring property in what is today Ventura County for oil exploration and later subdivision as valuable real estate. W. H. Hutchinson, in his biographical history of Thomas Bard, noted that "no one in California was better equipped than the wily Levi to take full advantage of the legal confusion and economic problems that surrounded claimants to land titles deriving from the preceding governments of Spain and Mexico."<sup>20</sup>

## Historic Context Statement

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Juan Camarillo had come to California in 1834 as a member of the Hajar-Padres colony that planned to take over the twenty-one mission properties then in the process of secularization, but were disrupted by a separate plan formulated by Governor José Figueroa. Camarillo then settled in Santa Barbara where he opened a merchandise store. In 1856 he purchased Rancho Ojai, a 17,717 acre property originally granted to Fernando Tico in 1837.<sup>21</sup>

Juan Camarillo moved his family to San Buenaventura in approximately 1857, where they lived in a home on the corner of Main Street and Ventura Avenue. By 1860 Camarillo owned 10,000 acres of unimproved land as well as 80 horses, 30 milk cows, 2,000 cattle and 1,500 sheep. By 1875 he also owned all of Rancho Calleguas. He produced wool, in addition to cattle hide and tallow on these vast holdings. In 1864 Thomas Scott acquired Rancho Ojai from Camarillo for the purpose of exploring the property's oil potential. Rancho Calleguas passed to Juan Camarillo's widow after his death, and eventually to his sons Adolfo and Juan. During this time the land evolved from cattle and sheep raising to cultivating crops such as corn, barley and other grains, as well as citrus and wine grapes. Portions of the ranch were leased.<sup>22 23</sup>

**RANCHO GUADALASCA.** The lands of Rancho Guadaluca extended south to the Pacific Ocean and were bordered by Rancho El Conejo on the east, Rancho Calleguas on the north and Rancho El Rio de Santa Clara o La Colonia on the west. Ysabel Yorba, the widow of Lieutenant Jose Joaquin Maitorena of Santa Barbara, was granted this rancho. She first petitioned the Mexican government for land in 1836 and later enlarged her holdings. She raised livestock and built a home on her 30,594 acre property but moved to Santa Barbara, managing the grant on an absentee basis.

Ysabel Maria Yorba was born November 19, 1789 to Jose Antonio Yorba and Maria Josefa Grijalva. Her father had been one of Pedro Fages' Catalan Volunteers during the Portola Expedition of 1769. Ysabel Yorba married Jose Joaquin Maitorena in 1805. The couple built a house in Santa Barbara facing De La Guerra Plaza in 1826, later known as the Yorba-Abadie adobe. Her husband died in 1830. Ysabel was one of the few women to receive a grant. It is believed that she primarily lived in her Santa Barbara residence and traveled periodically to the rancho. The adobe house that she had built is no longer extant and no photographs have been found to indicate its appearance. It apparently was located close to Calleguas Creek near Round Mountain along the grant line boundary. An early plat map of Rancho Guadaluca, surveyed in 1861 by J.E. Terrell, shows a structure marked "ranch house." It was not far from the Native American village of Satwiwa located near Round Mountain and Calleguas Creek. The adobe was apparently gone by 1904 as it does not appear on the USGS Map of the area for that date.<sup>24 25 26 27 28</sup>

**RANCHO EL RIO DE SANTA CLARA O LA COLONIA.** The 44,833 acre rancho encompassed much of the Oxnard Plain, reaching to the Pacific Ocean on the west and bordered by Rancho San Miguel and Santa Clara del Norte on the north and Rancho Guadaluca on the east. Governor Alvarado awarded the land in 1837 to eight Mexican soldiers from the Santa Barbara Company: Valentin Cota, Vicente Pico, Rafael Valdez, Jose Maria Valenzuela, Salvador Valenzuela, Vicente Feliz, Leandro Gonzales and Rafael Gonzales. Although some of the soldiers grazed cattle on the rancho, it is believed that Rafael Gonzales was the only



## Historic Context Statement

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As the gold rush waned, cattle ranching also declined. The Homestead Act of 1862 brought migrants to California and Ventura County in search of farmland. Public land was scarce, particularly in the survey area, as many ranchos had not been patented at this time; hearings were still being held over the ownership of these lands. Ultimately, a small triangle of public lands between the ranchos El Rio, Guadaluca, and Calleguas was made available for homesteading, and became the site of the small community of Springville.

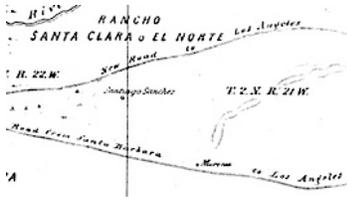
Severe droughts in 1863-64 and 1877 decimated the cattle stock and the income producing potential of the rancheros. Many of them took out loans with unfavorable interest rates and were forced to sell off their rancho lands as the debt burden became too heavy and loan holders chose to foreclose on the notes. The social status of the rancheros and Mexicans diminished; the romantic image of the ranchos faded. A distinction was also made by the new settlers between the old generation of Mexicans and the newer immigrants.

Historians have asserted that susceptible Mexican landowners, after having endured a loss of income from their ranchos due to natural catastrophes and acquiring huge legal expenses from defending the titles to their land, were often coerced into ceding their property by the newer American settlers who were well versed in the American legal system and often well-connected. Among them was Thomas Scott, the Vice President of the Pennsylvania Railroad, Acting Secretary of War, and oil industrialist, who acquired vast amounts of land in the Ventura area with the assistance of his attorneys and his land agent, Thomas W. Bard. The rancho lands were sold off to various owners, with Bard becoming the largest landholder.

<b>Historic Landscape Characteristics: Land Grants and Ranchos (1833–1864)</b>	
<b>Characteristics</b>	<b>Features</b>
Land Use and Activities	Cattle ranching and sheep raising were the predominant land uses on the ranchos during this time period. Large flat expanses of rancho land supported pastures for livestock. Natural creeks like Calleguas and others that ran from the mountains provided water.
Patterns of Spatial Organization	Landscape of the largest rancho, Rancho El Rio is characterized as a large nearly flat plain sloping gently from the hills to the ocean. It is devoid of trees and traversed by one large creek, known as the Revolon Slough, two small creeks and the Santa Clara River. Mountains rise at the eastern edge. The vast lands were covered with native grasses and alkali meadows. A wetlands habitat formed where the slough opened into Mugu Lagoon.
Response to Natural Environment	The mild climate and natural vegetation along with soils that allowed adobe construction proved key to establishing the rancho complex. The access to nearby water also proved necessary for rancho existence. Lacking nearby trees, wood for ceiling beams would have come from the fir trees in the mountains above Ventura and present day Santa Paula or from oak trees in the Conejo or Santa Monica Mountain area.
Cultural Traditions	The Spanish brought their adobe building traditions as well as their methods of measuring land areas in metes and bounds. They used natural features such as trees and boulders to map boundaries (disenos). Their cattle and sheep were branded and allowed to roam across the vast acreages of the ranchos unencumbered by fences.

Historic Landscape Characteristics: Land Grants and Ranchos (1833–1864)	
Characteristics	Features
Circulation Networks	One main dirt road dirt ran through the Oxnard Plain, the Conejo Road or El Camino Real (between the missions, later referred to as State Routes 101 and 118). It connected the ranchos whose main adobe headquarters were generally close to creeks or the Santa Clara River. The principal form of transportation was by horseback, buggy, wagon and stagecoach during this time period. In addition, livestock trails, footpaths and former Native American trails would have crossed the area.
Boundary Demarkations	The rancho boundaries were irregular using methods of metes and bounds, using natural features to describe boundaries, such as the base of hills or even the mountains themselves, rivers or creeks, roads, trees and even boulders. When the ranchos were patented, and eventually sold, subdivisions using a grid pattern were imposed over the ranchos. Some public lands surveyed in a grid pattern are also found within the survey area.
Vegetation Related to Land Use	The landscape on the vast Oxnard Plain was primarily native grasses and alkaline meadows with virtually no trees. Small gardens for growing vegetables and fruits were probably established at the rancho headquarters using seeds or cuttings from the San Buenaventura Mission. Grain was the first crop to be raised on the plain and it is uncertain how much of this was done prior to 1864.
Buildings, Structures and Objects	The few buildings on the Oxnard Plain during this time period were adobe residences built on Rancho Santa Clara del Norte by the Sanchez family and on Rancho El Rio de Santa Clara by Rafael Gonzales in order to satisfy their grant obtained from the Mexican government. The adobes were one-story with flat or gable roofs and thick adobe brick walls. The blocks would have been made on the site using local soils and were generally built near water, as in the case of the Sanchez adobe adjacent to the Santa Clara River. It is the only extant adobe remaining within the survey area. In addition, corrals were constructed for horses. Wood or wire fencing may have been used around the residences.
Clusters	Not applicable.
Archeological Sites	Not applicable.
Small-Scale Elements	Not applicable.

Property Types: Land Grants and Ranchos (1833–1864)		
Property Type	Description	
	Adobes	No adobe residences are known to exist in the survey area, other than the Sanchez adobe, which has been incorporated into a later Colonial Revival style house.

Property Types: Land Grants and Ranchos (1833–1864)		
Property Type		Description
	<p>Outbuildings</p>	<p>None known to exist from this time period.</p>
	<p>Roads</p>	<p>Old Conejo Road, New Road (Los Angeles Avenue.)</p>

#### 4. Pioneering Settlement (1864–1898)

This period is marked by the breaking down of the vast rancho holdings into parcels manageable as family farms, leading to the widespread settlement of the Oxnard Plain by European-Americans. During this period the cattle herds that had characterized the landscape during the rancho era were decimated by drought, and new crops were introduced that proved productive in the area soils. Though irrigation for crops was still not widespread, it was actively pursued. The first small communities began to appear on the Oxnard Plain, but it lacked a single dominant population center, and transportation remained a significant challenge for settlers.

##### CONTEXT THEME 4A: SETTLEMENT

**RANCHO SANTA CLARA DEL NORTE.** In the northern portion of the survey area, Rancho Santa Clara del Norte had by the late 1800s passed out of the hands of its original owners and subdivided. Antonio and Federico Schiappa Pietra acquired Juan Sanchez's Rancho Santa Clara del Norte by 1864. The brothers business partner Augustine Solari, another native of Italy, died in 1888, which resulted in the ranch property being broken up. A portion of the original land grant in the easternmost corner had been previously sold. The remaining land was subdivided. A 1891 survey map (3 MR 26) shows 106 parcels; most of them approximately 100 acres in size. Solari's wife and eight children each received portions of the land. Antonio and Leopoldo were left with approximately 74% of the property or 9,694 acres. The Schiappa Pietra property ran east of and parallel to Vineyard Avenue. Conejo Road was the property's southern boundary; the northern boundary was the Santa Clara River and mountain range. To the east was the property held by Merced Cota de Solari and other members of the Solari family. Portions of Santa Clara and Los Angeles avenues formed the dividing line between the two properties.

Figure 5. Three buildings on Rancho Santa Clara del Norte, including a 19th century home, chapel, and the main residence, incorporating the Sanchez adobe within a 1900 remodeling by the Shiappa Pietra family (San Buenaventura Research Associates).



Approximately one third of the rancho was leased to farmers who grew flax. On a portion of Rancho Santa Clara del Norte, Roberto Dominguez and a partner by the name of Pearson planted a vineyard in approximately 1866 to produce wine and brandy, an activity that continued through at least the 1880s. It has been said that Vineyard Avenue was named for the Dominguez vineyard at the northern end of the road. Historians Mason (1883) described the rancho as also having an orchard of five hundred trees, which included every variety of fruit known to the country. The Santa Clara Water and Irrigating Company's ditch and two artesian wells provided a good supply of water in the 1880s.<sup>31</sup>

In 1894 Antonio and Leopoldo traveled to Italy where Antonio died the following year, leaving Leopoldo as the sole heir to the family estate. He and his wife Amparo returned to California in 1900 and modified the six room adobe home on the rancho that had been built by Sanchez, transforming it into a two-story Colonial Revival style residence. The Schiappa Pietras lived primarily in Los Angeles; they hired George C. Power to manage the ranch. Power had surveyed the ranch to create the subdivisions for Solari's heirs. He also helped convert the ranch from sheep-raising to growing barley and later lima beans.

**RANCHO CALLEGUAS.** Originally granted to Jose Pedro Ruiz, Rancho Calleguas lies partially in the northern portion of the survey area. Accounts vary, but it seems that his son, Gabriel Ruiz, sold portions of the rancho to Juan Camarillo. Levi Parsons, a lawyer, one of the original trustees of the Philadelphia and California Petroleum Company, and a partner of Thomas Scott, also obtained a portion of Rancho Calleguas for Scott in 1865.<sup>32</sup>

The 5,916 acres acquired by Scott on the northern portion of Rancho Calleguas were traded circa 1875 for Juan Camarillo's acreage on Rancho El Rio de Santa Clara o La Colonia. After Camarillo's death in 1880 the rancho was willed to his widow and sons. Eventually his son Adolfo took responsibility of managing the ranch operations. His son Juan lived and worked in Ventura, and also spent many years in Argentina, leaving the ranch management to Adolfo.<sup>33</sup>

Adolfo Camarillo married Isabela Menchaca in 1888 and moved into the Ruiz adobe on the ranch, which was destroyed by a fire in 1901. It is uncertain where the Ruiz adobe was located on the property, although a survey map of Rancho Guadaluca produced by J.T. Stow in 1874 notes the ruins of an adobe house on the southern end of Rancho Calleguas, adjacent to Arroyo Calleguas and near the boundary line of Rancho Guadaluca. This may have been another building on the property, as the Camarillos are known to have been living in the Ruiz adobe later than 1874. They built a Queen Anne Victorian style house on the property in 1892. This Camarillo house, known today as the Camarillo Ranch House, remains within the city of Camarillo. Adolfo Camarillo employed a number of farmworkers on the ranch, including Mexicans, Chinese, Japanese, Portuguese and Chumash Indians. The ranch was well developed and utilized for stock raising, dairy production, growing lima beans, barley, corn and wine grapes, and rearing his famed line of white horses.<sup>34</sup>

The townsite of Camarillo was established on forty acres adjacent to and west of the Rancho Calleguas at the Southern Pacific railroad track and Ventura Boulevard. By 1899 approximately forty families lived in Camarillo town. Many had relocated from nearby Springville, which was the earliest community in the area

and waned with the growth of Camarillo. Adolfo and Juan Camarillo helped finance the construction of a number of buildings in the new town.<sup>35</sup>

A map on file at the Ventura County surveyor's office shows that by the first decade of the 20th century, several parcels on the west end of Rancho Calleguas had passed from the Camarillo family to individuals including Joseph Baptiste, James Leonard, James T. O'Connor and Frederic Aggen (purchased from Henry and Annie Hooker).<sup>36</sup>

**RANCHO GUADALASCA.** By the 1870s the lands of Rancho Guadalupe were broken up; multiple real estate transactions occurred through the turn of the century. In her history of Ventura County, Yda Addis Storke recounted that in November 1871 Ysabel Yorba sold approximately 22,000 acres of Rancho Guadalupe to Dickenson and Funk (Thomas and John Dickenson and John Funk). A survey map produced in 1874 confirms the southern portion of the property had been held by J.M. Dickenson, et al. and subsequently William Richard Broome acquired it. Broome was an Englishman who raised stock on the property and resided in Santa Barbara.<sup>37</sup>

Ysabel Yorba died on December 20, 1871 in Santa Barbara at the age of eighty-four, leaving her estate to her four adopted daughters, having no children of her own. They included Refugia Lugo de Abadie, Nicolasa Lugo, Josefina Bonilo and Isabel Domingez.

The Broome Ranch was located east of the Revolon Slough at the base of the Santa Monica Mountains. After Broome's death around 1891, his estate passed to his widow Frances, then his son Thornhill Francis Broome. In the early 1900s horses and cattle were pastured on the ranch and portions of the property were leased for agricultural use by tenants. The northern portion of Rancho Guadalupe was acquired by Moise L. Wolff, a French immigrant who owned a general merchandise store in Hueneme. He sold the 8,200 acre property to Joseph F. Lewis by 1906.<sup>38</sup>

**RANCHO EL RIO DE SANTA CLARA O LA COLONIA.** Joaquin Ormart, a native of Spain and resident of Santa Barbara, acquired four-eighths of Rancho La Colonia, being the interests of the original grantees Cota, Pico, Valdez and Salvador Valenzuela. On December 21, 1864 Ormart signed a deed that conveyed to Thomas Sprague, a partner of Thomas Scott and Levi Parsons, an undivided five-sevenths interest in La Colonia for \$20,000. Levi Parsons had this amount in gold forwarded to Santa Barbara. Sprague then executed a complicated conveyance to Thomas Scott and John Wyeth. (The complication arose from a previous agreement made with Parsons and Wyeth when they were exploring land to purchase around Rancho Ojai.) Wyeth deeded his interest in La Colonia from Sprague to Scott.<sup>39</sup>

Ormart received only \$16,000 and was informed that the remaining \$4,000 would be given to him if he obtained another undivided interest for the group of investors. Subsequently Ormart secured Jose Valenzuela's one-eighth interest in the rancho and the major portion of Vicente Feliz' interest, which amounted to ten ninety-sixths of the entire land grant. These parcels were presented to Sprague who did not accept them nor did he pay Ormart the \$4,000 balance. Thereafter Ormart, who felt he was being swindled, commenced a lawsuit to recover the \$4,000 and to limit his liability to five-eighths of the grant

rather than five-sevenths. Ormart maintained that as a result of how the transaction took place, he retained an interest in approximately 4,675 acres of La Colonia. Further complications ensued when Ormart sold a portion of his holdings (one-half of the Jose Valenzuela interest) to Juan Camarillo. Jose Lobero from Santa Barbara also acquired a fractional interest in the rancho. Leandro Gonzalez's widow and children also maintained the one-eighth interest originally granted to the soldier.

The exact and official acreage belonging to these parties would not be settled until a formal survey of Rancho La Colonia's boundaries was completed. In September 1867 U.S. Deputy Surveyor G.H. Thompson calculated the rancho area as 48,883.30 acres. Using this number, Bard asserted that Ormart had acquired five-eighths plus ten ninety-sixths of the whole for a total of 32,728 acres and had sold Scott five-sevenths or 32,060 acres, leaving Ormart 668 acres. Ormart claimed that he had sold only five-eighths to Scott and retained 4,675 acres. <sup>40</sup>

Sprague filed suit against Bard, alleging slander of title and damage to his interest in La Colonia. Sprague claimed he retained rights to several thousand acres under the agreement with Parsons and Wyeth. Sprague's claim was eventually acquired by Abner Phelps of San Francisco, to whom Bard paid for a quitclaim of his interests. <sup>41</sup>

Complicating matters even further, the Catholic Bishop of Monterey and Los Angeles declared that the church was entitled to a portion of La Colonia as former grazing land of Mission San Buenaventura. This claim produced a triangular parcel located between Rancho La Colonia on the west and Ranchos Calleguas and Guadaluca on the east. This land was quickly occupied by squatters. <sup>42</sup>

By 1867 Bard observed a steadily growing demand for land and the success of grain production in California. He delineated to Scott the potential of the properties and a plan to market and sell them. The intent was to recoup Scott's expenditures in land acquisition and oil exploration. By late 1868 Bard was promoting Scott's land holdings for sale in Northern California. <sup>43</sup>

In October of 1868 a deed transferred all of Scott's right, title and interest in and to La Colonia to Bard for \$150,000 in gold, but Bard biographer W.H. Hutchinson reports that this document misrepresented Bard's financial status at the time. In actuality, the deed gave Bard full legal title to handle the specified interest in La Colonia as though it were his own, but Bard was acting as a trustee of Scott in return for a five percent commission on sales, rentals and crop leases. When Scott died thirteen years later his heirs learned that they still owned acreage on La Colonia. According to Hutchinson, no surviving record fully explains why the property was deeded to Bard in this unconventional manner. <sup>44</sup>

Bard conducted an internal survey of Rancho La Colonia early in 1869, dividing the property into tiers of lots north and south of a base line running west to east between Point Hueneme to Round Mountain, also known as "Sierrita de la Laguna." This survey became the basis for title descriptions on La Colonia for the following eight years. <sup>45</sup>

Christian Borchard, a naturalized German, has been credited with being Rancho La Colonia's first farmer. He traveled from the Midwest to northern California during the Gold Rush and then moved south to Rancho La

Colonia. The advertising of available land on Ranchos Santa Paula y Saticoy and La Colonia in Northern California drew farmers such as Borchard. The 1,000 acres he purchased from Jose Lobero in October of 1867 were located in the area that today is bounded by Saviers, Gonzalez and Ventura roads and the Santa Clara River. His son J.E. Borchard, nephew Caspar Borchard and Gottfried Maulhardt arrived the following month. Borchard used Rafael Gonzalez's old adobe as his dwelling and planted winter wheat and barley. The exact location of the Gonzalez adobe is unknown; several potential sites have been proposed, but it is likely that more than one adobe building was located on the property. The following spring, James Leonard moved to the area from Northern California and also purchased 1,000 acres west of Borchard from Jose Lobero. Leonard brought lumber down the coast from Ventura on rafts and may have built the first wood framed dwelling on La Colonia. <sup>46</sup>

The first sale of Scott's land on La Colonia was a 160 acre parcel purchased by Michael Kauffman in November 1868. This parcel was located at the corner of Gonzales and Saviers roads. One of the largest land purchases was for a 5,000 acre parcel by John D. Patterson, a wealthy New York farmer with large landholdings in Alameda County. In 1868 Bard was also leasing land for sheep grazing at twelve cents a head per year. Bard sold several parcels after completing his 1869 survey, including 682 acres to Jacob Gries and James Saviers, who moved to the area from Contra Costa County; 533 acres to Peter Donlon, a naturalized Irishman from Alameda County; and 1,762 acres to William I. Rice from Walnut Creek. These men were described as experienced farmers who knew good land at a good price when they saw it. From late 1869 to 1872 Bard was unable to sell any property on Rancho Colonia due to issues with squatters contesting the rancho's boundaries. <sup>47</sup>

The squatters claimed that the land had been fraudulently surveyed and that a portion of the rancho from the eastern edge to the Pacific Ocean on the south was in fact public lands open for homesteading. The old Mexican survey of 1840 had marked the eastern boundary of the rancho from "lomita de en medio" or the "hill in the middle" (Camarillo) to the sea between the branching arms of Mugu Lagoon. However, the U.S. Survey of 1867 found that the eastern boundary intersected the previously surveyed western line of Rancho Guadaluca. Bard, acting as Scott's agent, chose not to dispute the claim and enter litigation, because the land in question was highly alkaline. Thinking the land to be of little value, Bard accepted the modified boundary line. The squatters believed that the Mexican survey actually established the boundary from the "hill in the middle" southwesterly to Point Hueneme where a post in a mound of rocks stood near a brackish lagoon. Bard's "Californio" friends, however, advised him that this was a mooring post erected by M.A.R. de Poli, who had shipped salt from the lagoon to San Francisco during the 1850s. <sup>48</sup>

A group of squatters appealed to the Secretary of the Interior in 1870 who then ordered a new survey. Over 100 squatters settled in the disputed area without waiting for the results to be determined. At one point, the disputes turned into a physical skirmish which involved Bard and supporters of the Squatter's League, headed by merchant William E. Barnard. The surveyor's report did not support the squatters' claims and in 1872 the patent to Rancho La Colonia was issued as specified by the survey five years prior. Years later allegations of fraud continued, claiming that Scott's financial and political influence led to the appointment of a new Secretary of the Interior and the subsequent report in Scott's favor. <sup>49</sup>

## Historic Context Statement

Bard sold less than 3,000 acres through the end of 1875, as share cropping and leases made better business transactions in that day's economic climate. Among the leases made in 1872 were John Vineyard, John Cawelti, and Dr. C.W. Thacker, while Cutler Arnold and Louis Pfeiler arranged to purchase acreage. The Santa Clara Water and Irrigating Company had formed the year before and squatters had ditched water from the river opposite Saticoy to their homesteads in Pleasant Valley. With the patent to La Colonia finalized, the majority of the land that the SCWIC served was under Bard's control. In making lease or sale agreements, Bard accepted shares of stock in the company in lieu of cash, thus acquiring stock control. Using this control, he extended an irrigation ditch towards Hueneme.<sup>50</sup>

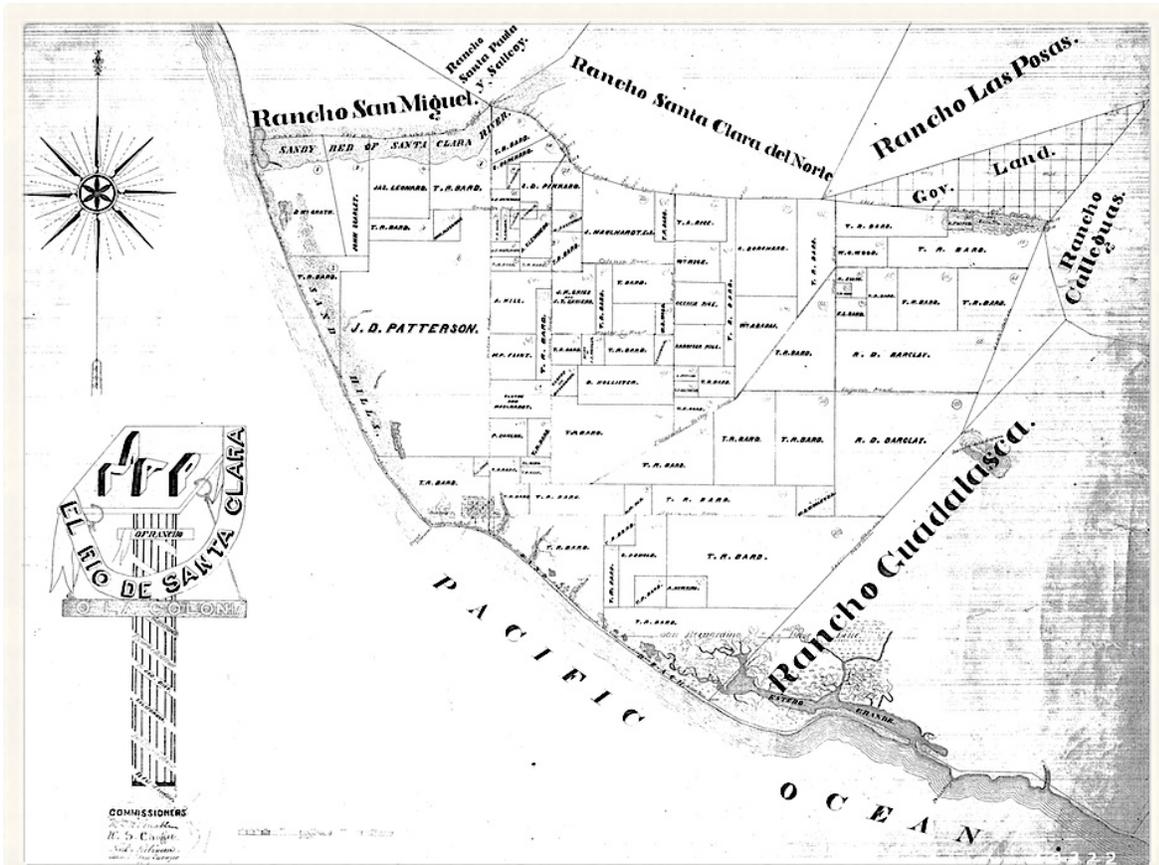


Figure 6. This survey of Rancho el Rio de Santa Clara o la Colonia produced in 1877, probably for Thomas Bard, captures the property ownerships on the Oxnard Plain during this early period of settlement (Ventura County Surveyor).

In 1875, bidding in the name of Scott's secretary R.D. Barclay, Bard acquired 150 acres of Jose Lobero's land on La Colonia that was sold at auction after a failed real estate transaction. Around this same time, Juan Camarillo sold 1,320 acres to Jacob and Gotfried Maulhardt and Johannes Borchard. Camarillo also traded his remaining 2,476 acres of Rancho La Colonia for the 5,915 acres that Scott held in Rancho Calleguas. Scott also used R.D. Barclay's name when assuming the title so as to keep this land out of the legal chaos associated with La Colonia. Bard acted as Barclay's agent and assumed management of the land.<sup>51</sup>

A court decision in December 1875 declared that any interest Joaquin Ormart claimed to retain to La Colonia was extinguished by his prior sales. Although his heirs appealed, their claim was dismissed a year later. They were ultimately compensated the \$4,000 Ormart had been shorted by Sprague. Bard assumed financial

responsibility (totaling \$10,000 with interest) since he and Sprague were both acting as Scott's agents. The actual partitioning of the rancho was refereed by three impartial men appointed by the court. They re-surveyed the external boundaries of the land grant and laid out public roads at the expense of 283 acres. The grant was divided into ninety-four parcels which were allocated to owners based on the value of the acreage they purchased and the average value of the entire acreage. For example, James Leonard received 838 acres, somewhat less than his purchase of 1,000 acres; Dominick McGrath received 1,337 acres for his original purchase of 877 acres; Bard received 22,642 acres for the 20,981 acres still under his name. The final decree of partition was dated February 1, 1878. No protests were made respecting the actions of the referees or the court.<sup>52</sup>

The final task of the referees was to settle property transfers between neighbors, arrange for monetary reimbursements for improvements such as existing fences and homes that were assumed by new owners or moved. The special warranty deeds that Bard attached to the titles of his land sales illustrates his confidence in prevailing over the legal jumble. Because of these warranty deeds the court ultimately found him responsible for defraying the majority of associated costs, such as the surveying, referees and sheriff's fees.<sup>53</sup>

By 1877 property owners on Rancho El Rio de Santa Clara o La Colonia included Thomas Bard, Michael Kaufman, James Leonard, Christian Borchard, Dominick McGrath, J.D. Pinnard, W.C. Wood, Aranetta Hill, J. Maulhardt, John Scarlett, William Rice, Thomas A. Rice, Richard D. Barclay, Peter Donlon, Henry P. Flint, G. Arnold, Patterson, Gries and Saviers among others. Many of these individuals were immigrants of German and Irish descent. They each owned at least 160 acres and primarily raised grains and grazed stock.<sup>54</sup>

**SPRINGVILLE.** The eastern end of the Oxnard Plain was previously referred to as Pleasant Valley. This is the area of the present-day city of Camarillo. An older settlement called Springville was located approximately where Highway 101 would intersect with Wood Road if the road continued north of the Camarillo airport. A spring is shown on the plat of Rancho Santa Clara del Norte which was surveyed in 1860, which was likely one of the reasons people settled the area in the late 1860s and provided the town with its name. A post office was established in Springville in August of 1875. By 1878 the district supported two general stores, a blacksmith shop, a hotel, a restaurant and two feed stables. Springville lost a portion of its business when the railroad reached Saticoy in 1887. Its decline was hastened with the arrival of the railroad and establishment of Camarillo in 1900. The post office was closed in 1903.<sup>55</sup>

**NEW JERUSALEM (EL RIO).** Although the modern day community known as El Rio is excluded from the survey area, its development is nonetheless of importance to the Oxnard Plain. Simon Cohn acquired a seven acre parcel of land at the intersection of the Conejo Road (later to be called Ventura Boulevard/ State Route 101) and the Hueneme and Saticoy Road (later to be called Vineyard Avenue) from Christian Borchard in 1876. Cohn was a native of Germany who had come to Ventura County to join his brother Morris Cohn who operated a general merchandise store in Saticoy. Simon worked in his brother's store until he was able to raise the money to open his own store.

## Historic Context Statement

Simon Cohn opened his first store at the southwest corner of Vineyard Avenue and Ventura Boulevard. At this time, no other commercial buildings were located in the area, just scattered farmhouses along Conejo Road (Ventura Boulevard). Cohn gradually acquired land on three of the four corners at the intersection of Vineyard Avenue and Ventura Boulevard. Two of Cohn's brothers built businesses at this intersection as well.

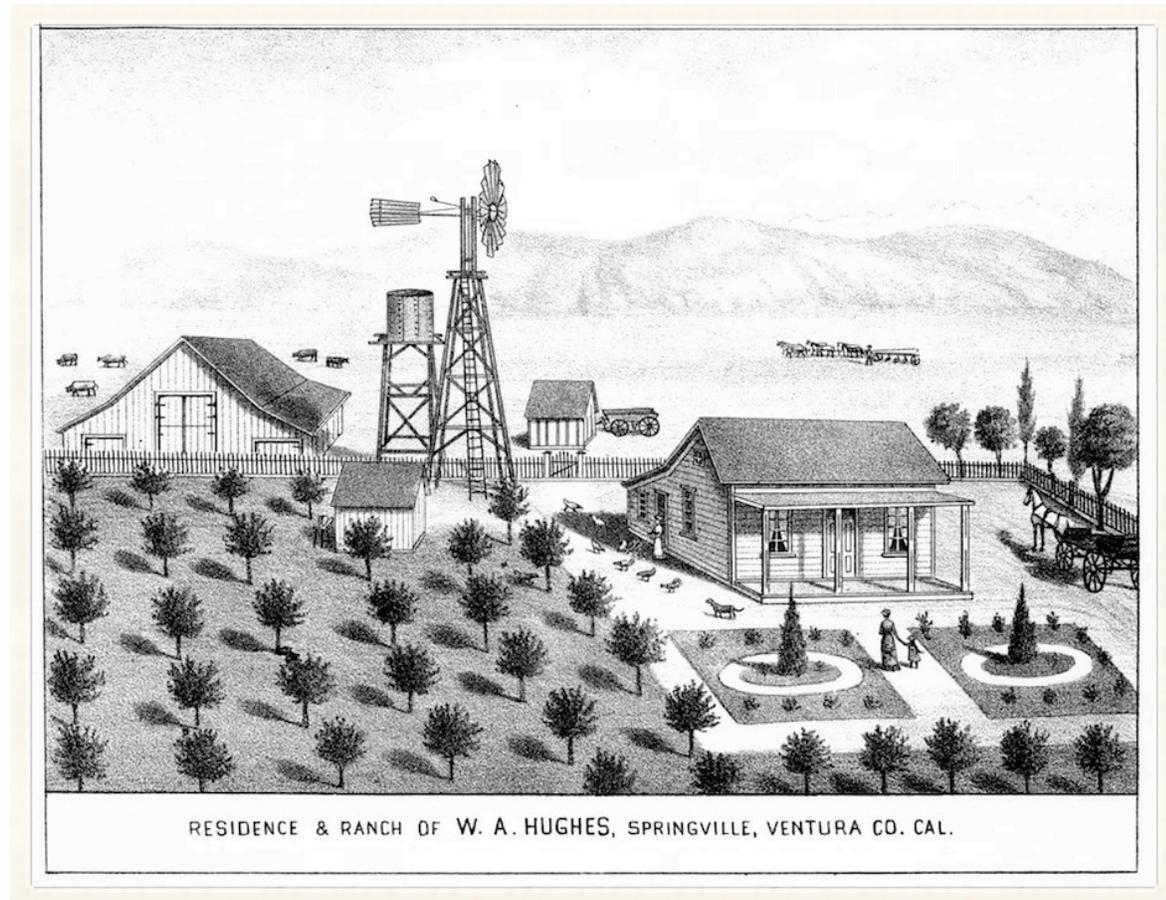


Figure 7. Hughes Ranch at Springville, early 1880s, as illustrated in Mason, 1883.

The Cohn family was Jewish and as there was no synagogue in Ventura County until the 1960s, they practiced their faith in their home and together with other Jews in the community at meetings held in the Odd Fellows Hall in Oxnard.

As the pioneer merchant in the area, Simon Cohn is considered the founder of New Jerusalem/El Rio. It has been reported that the town was given its name by the first Superior Court Judge J.D. Hines, who in 1876 named it to honor the first Jewish merchants in the area. Simon Cohn painted the name New Jerusalem on his store. In 1882 the first post office was opened in New Jerusalem with Simon Cohn serving as the postmaster. In 1895, the post office shortened the name of the town to Jerusalem, and a few months later in the same year, the name was changed to Elrio (all one word). In 1905 the post office name was finally changed to El Rio and stayed that way until the post office closed in 1911.

Simon Cohn enjoyed success as a businessman and continued to purchase additional land in the 1880s and 1890s, including a 47 acre parcel where Wagon Wheel Junction was located, and the land where the Espla-

nade Shopping Center is today. In 1921 Simon Cohn had an arena for boxing and wrestling matches built on one of the four corner properties he owned. It has been described as a 1,500 seat facility called Legion Stadium. Boxing matches were often between athletes of different nationalities. The location for the stadium was likely selected because of the easy road access and to keep a facility of this nature out of the town of Oxnard; residents were wary of attracting that certain element of people in town.<sup>56</sup>

The end to Simon Cohn's New Jerusalem came with the construction of the State Route 101 freeway in the mid-1950s. The widening of the old Conejo Road (Ventura Boulevard) combined with the construction of the Vineyard overpass wiped out the entire original crossroads where Simon Cohn's store and other stores and farm houses once stood.

#### CONTEXT SUB-THEME: ETHNIC GROUPS

**EUROPEAN.** A large number of early farmers on the Oxnard Plain were of German descent, but families of French, Irish and British descent also purchased land in the area. They differed from the settlers of the interior Santa Clara River Valley who often considered themselves to be "gentleman farmers," successful men who used their wealth to purchase ranches that they need not work themselves. The result was a divide among the "north of the river" and "south of the river" farmers that took on both cultural and political dimensions. Among the first settlers on the Oxnard Plain during the late 1860s were Christian Borchard, his son John Edward Borchard, nephew Caspar Borchard, Gottfried and Jacob Maulhardt, James Saviers, and Michael Kaufman.

Immigration to the United States from Europe had been occurring since the 17th century. From approximately the mid 1800s through the 1880s, the majority of immigrants to the United States came from northern and western Europe. Various factors, including economic, political and religious issues, and warfare in Europe during the 1800s led to waves of large scale immigration of Germans to the United States. Another often-cited reason for immigrating was to join family or friends who had previously immigrated, a process known as "channelized migration." Families who had known each other in Germany spread the word that quality farming land was available on the Oxnard Plain. The decade starting with 1880 was the period of heaviest German immigration; nearly 1.5 million Germans left their country to settle in the United States.<sup>57</sup>

In addition, Ireland was afflicted by a potato blight, famine and disease in the mid-1800s. Many Irish nationals immigrated to the United States during this time in an effort to improve their lives, often settling on the East Coast and eventually making their way west. Irish settlers, including Dominick McGrath, Peter Donlon, John Scarlett, and Mark McLaughlin, arrived on Rancho La Colonia during the 1870s. British and French immigrants such as Henry W. Old, Achille Levy, Moise L. Wolff, and the Lehman brothers arrived in the area during this period. Achille Levy became a successful merchant and agricultural broker in Hueneme, eventually forming a banking business. The Lehman brothers, Paul, Leon and Edmond, started a retail and produce commission business. Once the town of Oxnard was established, many of these early merchants successfully relocated their businesses.

By 1877 settlers on the eastern portion of Rancho La Colonia included Pendleton B. and Adeline Hawkins, Cutler Arnold, H.W. Olds, W.S. Wooley, E. Foster, W.O. Wood, H. Evans, C. Borchard, Xarissa Hill, W. Abadai, and various members of the Rice family. The name R.D. Barclay is also seen on the eastern end of the plain. He was a representative of Thomas Scott's property holdings. Settlers on the central and western Oxnard Plain included Michael Kaufman, James Leonard, Christian Borchard, Dominick McGrath, S.D. Pinkard, W.O. Wood, Aranetta Hill, J. Maulhardt, John Scarlett, William Rice, Thomas A. Rice, Peter Donlon, Henry P. Flint, C. Arnold, J.D. Patterson, J.K. Gries, W.S. Wooley and J.T. Saviers, among others. According to Mason (1883) approximately half the land on Rancho La Colonia had been sold to settlers. The remaining land was being offered for sale or lease as small farms varying in size from 40 to 160 acres. <sup>58</sup>

A subdivision map of 1888 (3 MR 14) shows that much of the land south of Laguna Road and east of Rice Road was unsold or unoccupied at that time. The choice land was on the western end of Rancho La Colonia, south of the river and Old Conejo Road. Early settlers often owned multiple parcels of land on the Oxnard Plain, one parcel that contained their residence, and additional property that was used to grow crops or graze livestock. It is also probable that early residents bought multiple parcels as real estate investments. Land was subdivided and changed hands a great deal during the 1880s. <sup>59</sup>

The earliest farm labor on the Oxnard Plain often consisted of the settlers and their families. For example Christian Borchard employed both his nephew and a family friend in the early 1870s. Jacob Maulhardt, who moved to the Oxnard Plain in 1870, was also employed as a farm hand. Max Gisler, a native of Switzerland, arrived in the area with his son in 1876 and both acquired work as sheepherders. Earnings were often utilized to move and reunite family members as well as to purchase land on the plain. <sup>60</sup>

**HISPANIC.** Spanish-speaking people were present in the region since the time of Spanish exploration and settlement, followed by Mexican rule after that country's separation from Spain. As a result of the Mexican-American war the United States took control of the region in 1848. Spaniards, Mexicans, and individuals of mixed ancestry remained in United States territories. What became of these people when their large landholdings and way of life were forever altered by the influx of new settlers is usually only briefly touched upon in texts by historians. In Ventura County for example, it was noted that sheepherders during the 1870s were usually Spaniards or Mexicans from the Sonora region. It is also known that when Thomas Bard was establishing tract boundaries for land sales (likely on Rancho Ojai) he was assisted by a group of "Californios," a word used to describe early settlers of Spanish or mixed descent and differentiated from later Mexican immigrants. The "Californios" handled the chains and rods used to measure distances and were directed by Ramon Ayala. Members of the Gonzales family (descendants of one of the Spanish soldiers that was originally granted Rancho La Colonia) continued to own land on the Oxnard Plain into the twentieth century.

The gold rush and expansion of the railroads drew continued immigration from Mexico. Legislation in the late 1800s and early 1900s affected immigration from Asian nations, which led to Mexico becoming a crucial source of labor by the second decade of the twentieth century. Besides immigrants from Mexico and European countries, others came from China, Japan, the Philippines and South Asia, such as Sikhs from the modern-day region of India and Pakistan. <sup>61</sup>

**CHINESE.** The majority of Chinese emigrants to the United States in the nineteenth century were Cantonese-speaking natives of the Kwangtung Province in South China. Political oppression and economic hardship created domestic turmoil in China during the nineteenth century. These circumstances induced many Chinese citizens to seek opportunities elsewhere. The Gold Rush, for example, drew many Chinese to northern California. By 1857 the number of Chinese immigrants in California had reached 45,000.

In the 1860s, the Chinese in Northern California began to depart for new gold fields such as in Idaho and Montana; others left to pursue other economic opportunities. The railroad connecting San Francisco and Los Angeles also allowed more movement and settlement of Chinese in Southern California. It can be presumed that the Chinese were willing to travel to where work was known to be available and lucrative. They provided labor for agriculture and other industries, worked as cooks, operated laundries and were vegetable peddlers.

Locally, Chinese laborers were utilized to dig a water supply canal to Ventura in 1871 and were hired labor for placer mining ventures in the Ventura County backcountry. When Captain James H. White embarked on a promotional mission for the San Buenaventura Pacific Petroleum Company in 1864, he traveled to New York and reported on the oil finds, the climate, and the plentiful availability of inexpensive Chinese laborers in California. When J.P. Green arrived in Ventura County as the general agent of the Philadelphia and California Petroleum Company in 1868, he was accompanied by his wife and by a Chinese cook he hired in San Francisco. Thomas Bard also employed Chinese workers at his residence in Hueneme for many years, and his Simi Petroleum Company hired Chinese laborers to grade a wagon track in Torrey Canyon. State and Federal legislation enacted during the late 1800s and early 1900s discriminated against the Chinese, eventually prohibiting their entry into the U.S., but other minority ethnic groups provided the much needed labor for various local industries. <sup>62</sup>

**JAPANESE.** An agreement between the Japanese government and Hawaiian sugar plantations in 1884 allowed labor immigration; some continued on to the United States mainland. By 1890 over 1,000 Japanese were in California, compared to only thirty-three identified in the census two decades prior. The establishment of the sugar beet factory in Oxnard drew many Japanese laborers to the area. Immigration continued through the first decade of the twentieth century until it was curtailed by added legislation. <sup>63</sup>

**AFRICAN AMERICAN.** African-Americans from other parts of the United States came to the Oxnard area as well. For example, during a visit to his hometown in 1868, Thomas Bard engaged an African-American man named Alfred Brady, “the funniest darky in the world,” to be his personal employee. Once at Bard’s home in Ventura County, Brady cooked, performed housework, cared for the chickens and turkeys on the property, among other tasks. Brady was said to be the first African-American in Ventura County. Bard’s partner in sheep raising, J. Logan Kennedy, also brought with him a “colored” employee from the East Coast in 1874. <sup>64</sup>

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### CONTEXT SUB-THEME: EDUCATION

After the formation of Ventura County in 1873, school districts were established in the unincorporated areas of the county. Prior to that time, the formation of schools districts was subject to the approval of the Santa Barbara County Superintendent of Schools. By 1912 the Ventura County Historical Atlas lists five districts within the survey area: Ocean View, Del Norte, Rio, Springville, and Pleasant Valley.

The Ocean View district school building was located on Hueneme Road at Olds Road. Established in 1872, Ocean View School District is one of the oldest in Ventura County. It began with a one-room schoolhouse on property purchased from county pioneer Thomas Bard for \$20. Students who wanted to continue their education beyond the eighth grade rode their horses about 45 minutes to Oxnard High School.

The Del Norte School District operated a small one-room schoolhouse located on Los Angeles Avenue (Highway 118) near Santa Clara Avenue. The date the district was established is unknown but may have been in the 1890s. The Pleasant Valley School District was formed in 1868 by the Santa Barbara County school superintendent, one of the earliest to be established. The first school was an abandoned granary building for use by six students. It was used until 1871 when a one room building was constructed along the south side of the Conejo Road near present day Carmen Drive. In 1895 a larger school was built on the same site and the old school was moved to Oxnard in 1898. None of these early school buildings remain today.

The Springville School District was established in 1887 and a school built on Pleasant Valley Road at Wood Road. The Rio School District was established in 1895 with a one-room school house, whose original location is unknown. No schools in this district are located within the survey area.

### CONTEXT THEME 4B: TRANSPORTATION

The early modes of transportation across the Oxnard Plain influenced where people chose to settle, where communities developed, and were also important for the transportation of agricultural goods. Three main roads (Hueneme, Pleasant Valley and Santa Clara roads) served farmers who used them to transport their crops to the wharf at Hueneme for shipping.

**ROADS.** Today, the names of local streets and roads often reflect a history of land ownership, being named for early settlers and farmers. The roads were usually located adjacent to or near the properties these families owned. The names carried on today include:

**ARNOLD.** Cutler Arnold, a native of Ohio, came to the area in 1868 from Marysville where he had a mining and pack train business. He purchased acreage on La Colonia and in the Conejo area. His sons Edward, Eugene F., Henry, Leroy and Matthew Arnold all also bought land on La Colonia. Crops such as barley and corn, as well as hogs, cattle and horses were raised among them. Caroline F. Arnold, wife of LeRoy Arnold, owned the property along Arnold Road circa 1900.

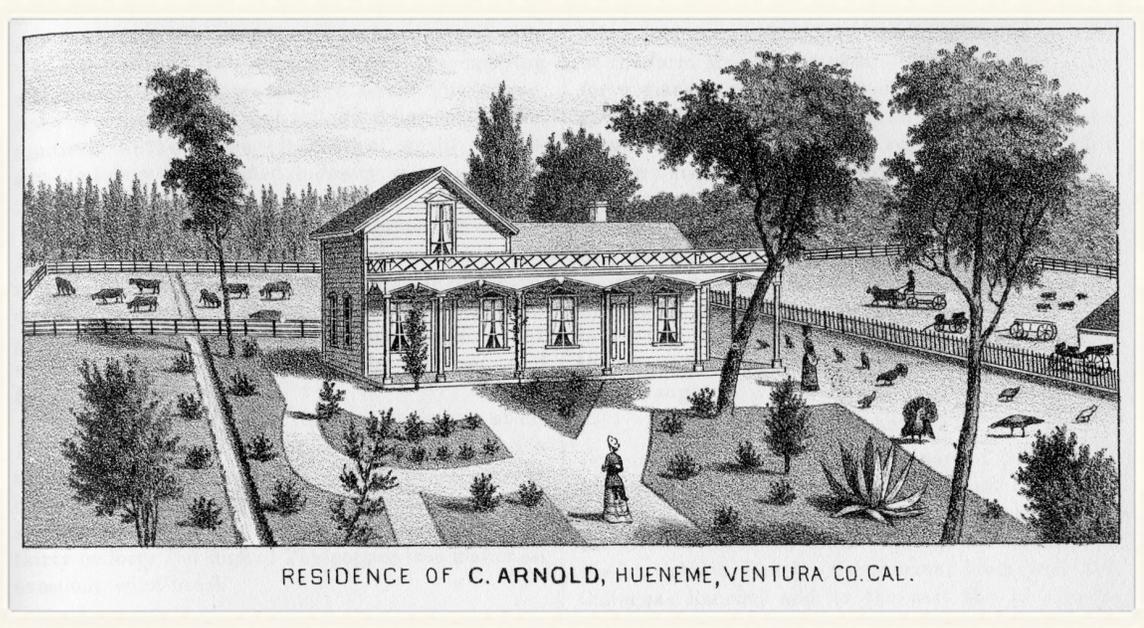


Figure 8. Culter Arnold Ranch, probably located near today's Arnold Road, early 1880s, as illustrated in Mason, 1883.

**BEARDSLEY.** Robert L. Beardsley, who was born in Wisconsin, came to the Oxnard area and worked on Tom Bell's ranch, then later rented land in Springville and on the Solari ranch. He bought land in 1909 and 1912 and grew beans, beets and hay. At one time Beardsley served as a director in the Farmers Bank in Camarillo. Richard Sheridan Beardsley, also born in Wisconsin, worked on different ranches near Oxnard and Hueneme and later rented land with his brother Robert from the beet sugar company and Solari ranch. He rented 90 acres from Del Norte ranch and 200 acres of the Solari ranch for himself, growing beans and beets. <sup>65</sup>

**BROOME.** William Richard Broome was an Englishman who purchased land on Rancho Guadaluca, raised stock on the property and primarily resided in Santa Barbara. The Broome Ranch was located east of the Revolon Slough at the base of the Santa Monica Mountains. The ranch has stayed in the Broome family for decades.

**CASPER.** This street is likely named for Caspar Borchard, who was nephew to Christian Borchard. Caspar's name was often misspelled with an E instead of an A. He came from Germany to meet with his uncle Christian Borchard in 1867. He first leased land then bought property on the Oxnard Plain in 1875 but he became known as the "Conejo Borchard" because he relocated to the Conejo area in the 1880s. <sup>66</sup>

**CAWELTI.** John Cawelti was born in Wurtemberg, Germany and came to American in 1848. He moved from New York to the Midwest and finally to California in 1864. Starting out in Sonoma County he came to Santa Barbara (now Ventura) County in approximately 1873. According to historian Yda Storke, "Like many others, he thought he was on Government land and for a time he fought title..." He later rented the land and raised wheat, barley and hogs. He purchased land on the ex-mission property and built a dwelling, barns and other structures. He also had acreage to pasture his cattle and horses. His son Andrew E. Cawelti owned

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approximately 239 acres of property located south of Cawelti Road and west of Somis Road on Rancho Ex-Mission Tract No. 2.<sup>67</sup>

**ETTING.** Charles E. Etting, a native of Philadelphia, purchased a large number of properties on the Oxnard Plain from Thomas Bard between 1888 and 1898. He died March 12, 1913. Whether he ever lived on the road named for him is unknown.

**HAILES.** George Alvin Hailes arrived in the area in 1887 from Massachusetts. He farmed approximately five miles southeast of Oxnard, erecting a modern residence, barns, fences, an orchard and shade trees. He raised grain and stock first, then beans and beets. At one time he owned 100 acres and rented 150 acres. Hailes also served on the Ocean View School board in 1901.<sup>68</sup>



Figure 9. Samuel and Rosina Naumann family in front of their home on Etting Road, circa 1901 (Museum of Ventura County).

**NAUMANN.** By the second decade of the twentieth century, Paul George Naumann, Herman Naumann, Rosina C. Naumann and Otto Naumann owned properties to the west and south of the intersection of Etting and Hailes Roads, as noted on Rancho Santa Clara o La Colonia Map No. 1. Rosina and Otto's properties flanked modern-day Naumann Road, although the north-south road was unnamed on the Rancho Map.

Natives of Aschersleben, Germany, Samuel and Rosina Naumann immigrated to Texas and then Chino, California before finally settling on the Oxnard Plain ca. 1900. They rented property at first and in 1901 they bought 159 acres from Charles E. Etting and built a house. Samuel Naumann purchased an additional adja-

cent 79 acres from Etting in 1904. The main crop at the time was sugar beets and the Naumanns raised beets and lima beans along with alfalfa and hay.

Upon Samuel's death in 1905, the estate contained over 300 acres of farmland. Samuel Naumann's four sons, August (Gus), Herman, Otto and Paul farmed the property. Three of the brothers lived next to each other on Etting Road. The other brother lived across Etting Road on the north side. The Naumann homestead was located at 3460 Etting Road, where Robert Naumann, son of Gus and Catherine Naumann, was born in 1911.

**OLDS.** Henry W. Old (surname changed for the road name) was born in England and came to the U.S. with his parents. He lived and worked elsewhere before arriving in Ventura County in 1869, where he purchased 320 acres and built a home and barns, maintained an orchard, and raised grain and stock.<sup>69</sup>

**RICE.** William Rice purchased several thousand acres from the Gonzalez family in the late 1860s. He lived in Contra Costa County. By 1870 his sons William Ish and Archibald were also farming on the Oxnard Plain. Another son, Thomas A., came to the area in 1876 after receiving a few hundred acres from his father. Thomas came to own 900 acres off present day Rice Avenue. He served as county supervisor 1885-87 and was elected to the State Assembly in 1890. John Rice was described as a Pleasant Valley farmer; he owned 480 acres on La Colonia where he grew barley and corn.<sup>70</sup>

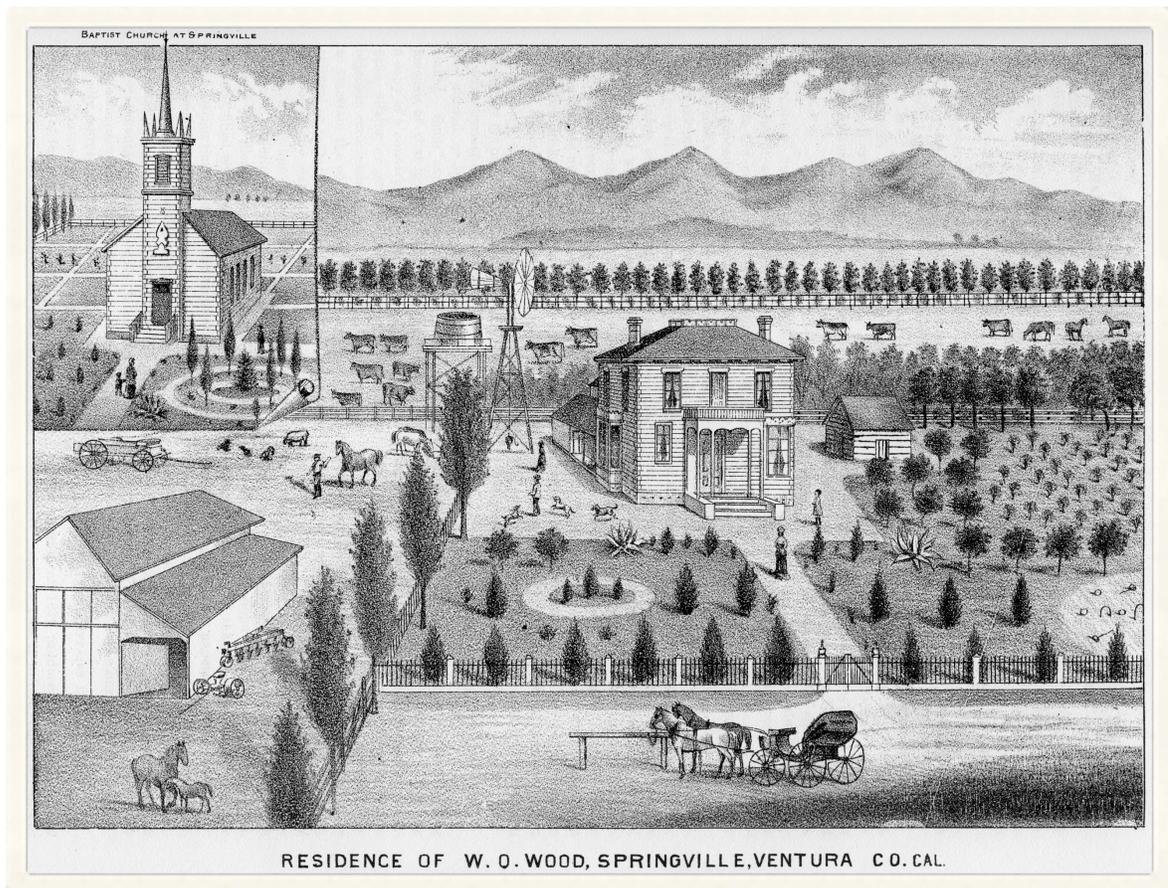


Figure 10. Wood Ranch and a church at Springville, early 1880s, as illustrated in Mason, 1883.

## Historic Context Statement

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**WOLFF.** Moise Wolff was a French immigrant who came to California in 1871, starting out in San Francisco and working his way south. He arrived in Hueneme in 1875 and partnered with Achille Levy on a general merchandise store. After ten years, Wolff bought out A. Levy and then formed a partnership with Mr. Lehman. Wolff sold a large portion of Rancho Guadaldasca to Joseph Lewis.<sup>71</sup>

**WOOD.** Reverend or Parson W.O. Wood owned a few hundred acres on La Colonia just south of Springville, described as being on the ditch. His farm included a home, barn, guest house, croquet ground, various fruits, a vineyard, a row of blue-gum trees along Pleasant Valley and Hueneme Road one mile long, a windmill, horses, cows, hogs, barley, corn, wheat and pumpkins. He was the reverend of the Little Flock Church of Regular Baptists in Springville.

**WOOLEY.** Ridny Wooley farmed on La Colonia, owning 160 acres at one time. He grew barley, corn, wheat, and raised hogs. Mrs. C. Wooley owned a ten acre farm about one mile west of Hueneme Road with a wood frame house, barn, pepper trees, fruit orchard, English walnuts, barley, corn, alfalfa, hogs, bees, horses and cows. The connection between the two Wooleys is currently unknown.

**RAILROADS.** The Southern Pacific Railroad was completed through the Santa Clara Valley in 1887, but was not available to farmers south of the Santa Clara River until 1898, when the Montalvo branch coast line was built across the Santa Clara river to the new town of Oxnard and the sugar beet factory.

## CONTEXT THEME 4C: AGRICULTURE

Early crops on the Oxnard Plain included barley, flax, wheat, rye, mustard (which often grew wild and was harvested and sold), corn, wine grapes, beans, and sugar beets. Some of these crops, as well as wool, were shipped to outside markets during the 1870s and 1880s. As early as 1883 historian Mason (1883) reported that apricots, apples, quinces, figs, pears, peaches and walnuts were also successfully cultivated on the plain; lemons and oranges were said to grow rapidly. However, these were likely small-scale plantings at the time. Potatoes were also attempted in the early 1890s. The farmers planted large acreages with the intent of shipping the crop to the east coast, however, the potatoes were too small and not as profitable as they had hoped. A starch factory was also built in Hueneme but ultimately potatoes were eclipsed by other crops. The county became famous for lima beans in 1890-1891 and local farmers formed an organization in 1896 called the Lima Bean Association of California, based in Montalvo. Although the crop was successful, members agreed that an alternative crop was needed to supplement the lima bean. The sugar beet was the next large cash crop on the plain. However, lima beans continued to be an essential crop through the second half of the 20th century.<sup>72</sup>

Many farmers on the Oxnard Plain including Thomas Bard, Henry Old and Jacob Maulhardt planted eucalyptus (gum) or pepper trees as wind breaks. The latter was said to have planted over eleven miles of eucalyptus trees on his ranches to help protect crops from wind damage. The non-native eucalyptus tree is believed to have been introduced to the region by Ellwood Cooper of Santa Barbara. Cooper also supplied Thomas Bard with his plantings. In Ventura, E.P. Foster encouraged local residents to plant the trees.<sup>73</sup>

In the late 19th century large horse ranches were also established on the Oxnard Plain. J.D. Patterson, for example, had 500 head on his large ranch, mostly French draft horses. He imported European stock, kept 150 brood mares and sold horses throughout the United States. During the same time period, J.G. Hill owned a 630 acre property on La Colonia where he maintained a ranch nearly a mile square that was fenced and cross-fenced into different fields for tillage, grain or grazing. He raised carriage and trotting horses and

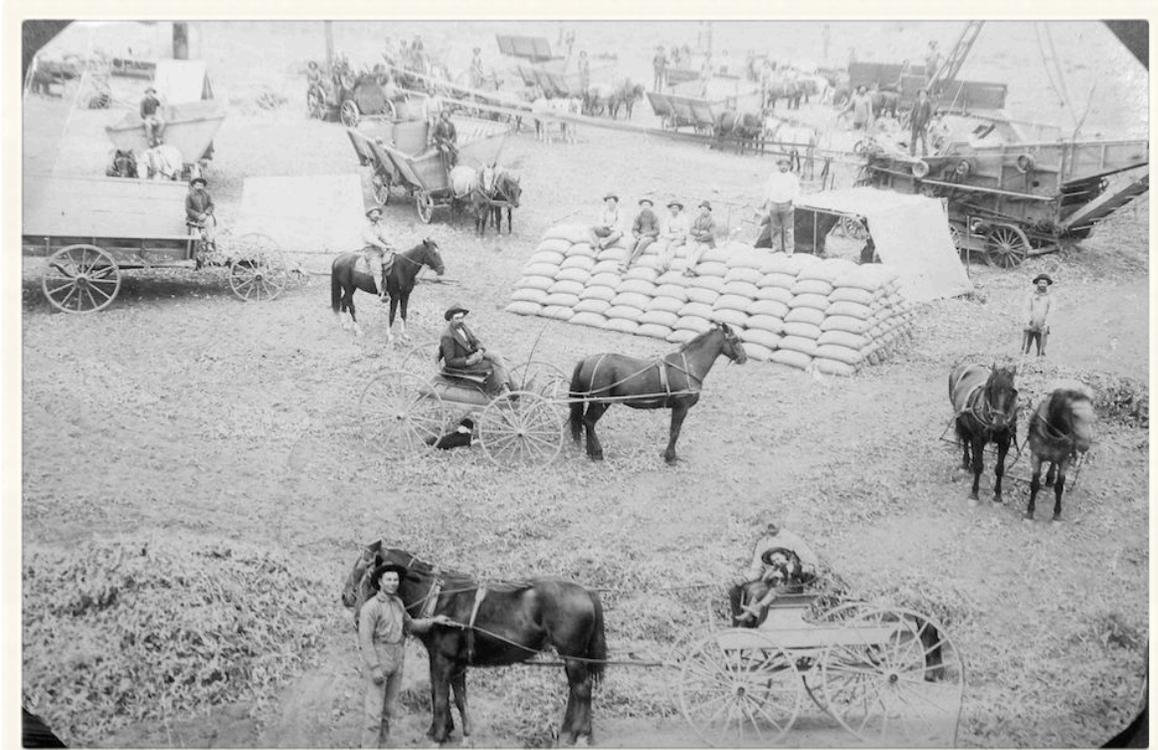


Figure 11. Bean threshing and bagging on the Justin Petit Ranch, circa 1900 (Museum of Ventura County).

had a track three quarters of a mile long on his property. J.K. Gries and Thomas Bell kept a 425 acre horse ranch near Springville where they also raised carriage and family horses. <sup>74</sup>

#### CONTEXT THEME 4D: WATER

Accounts from early settlers of the Santa Clara River Valley told of the effort to obtain water for their households. This included using horse-drawn wagons to haul barrels of water, originally from the Santa Clara River, and later from ditches during the late 1860s. By 1870 water wells were being drilled on the Oxnard Plain, taking advantage of artesian conditions that could produce 500 to 1,000 gallons of water per minute with no pumping required. The first artesian well on Rancho La Colonia was purportedly drilled by Bard at the Hueneme wharf site to supply water for the ships, teams and livestock awaiting shipment. <sup>75</sup> When properly capped, a well could deliver water to the second floor of homes on the Rancho La Colonia without the need for a pump. There were close to fifty artesian wells on Rancho La Colonia by the early 1880s. Wells on the plain located south of present Highway 101 were generally artesian producers until approximately the turn of the century. <sup>76</sup>

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The Santa Clara Irrigating Company was organized in 1870 to enable the irrigation of portions of Ranchos Santa Clara del Norte and Santa Clara de la Colonia. The company created a canal nearly twelve miles long as well as a branch ditch 2½ miles long. The diversion was located on the south side of the river near Punta de la Loma approximately 1½ miles southeast of Saticoy. Thomas Bard reportedly acquired stock control of the company by accepting shares in lieu of money for leases and purchases of land on Rancho La Colonia. He extended the ditch from the river towards Hueneme and in 1877 extended it further, as well as had additional “laterals” dug that increased the irrigated land on La Colonia to approximately 3,000 acres. A map created by the U.S. Department of Agriculture in 1912 depicted the Santa Clara Water and Irrigation Company canal; it followed modern-day Rose Avenue. In fact, Rose Avenue had previously been called Ditch Road due to this feature that once ran down its centerline.<sup>77</sup>



Figure 12. An artesian well on Rancho Las Posas in the early 1880s, as illustrated in Mason, 1883.

Construction of the Oxnard sugar factory commenced in 1897 and was completed in 1899. The townsite was established in 1897 concurrent with the development of the factory and the City of Oxnard incorporated in 1903. The quantity of water required by the town, factory, and irrigation of field crops led to a reduction in the hydrostatic pressure on the aquifer and the need for installation of pumps. After the start of factory operations every season, the water levels dropped from five to ten feet in wells located within close proximity to the factory.<sup>78</sup>

Portions of the plain had less than ideal growing conditions with marshy land. In the late 19th century some farmers drained the marshy land using a technique referred to as “tiling” in order to convert it to farming use. For example, in 1901, on Patterson Ranch land on the western end of the plain, The Oxnard Company installed eighteen miles of tiled drain at a depth of three to four feet. Water was pumped from the drains thus removing excess water and salts from the soil, enabling crop production.<sup>79</sup>

#### CONTEXT THEME 4E: EXTRACTIVE INDUSTRY

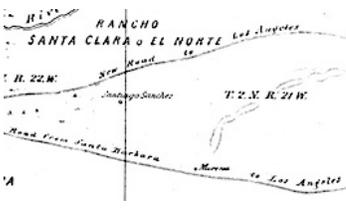
**OIL.** Although oil did not become an economically important industry on the Oxnard Plain until later in the twentieth century, its influence played a key role in the development of the region. It was because of the oil exploration activities of an East Coast businessman that much of the land in Ventura County was acquired from the first rancho owners, subdivided, sold and settled. In early 1864, Thomas Scott sent Yale professor Benjamin Silliman to California to investigate the state’s oil potential. Scott was vice president of the Pennsylvania Railroad and thoroughly enmeshed in the expansion of the railroads. Oil exploration was another of his business interests. Benjamin Silliman met with George S. Gilbert, who was refining oil on a small scale in Ventura. Silliman then made an exaggerated report of the oil potential of the area which led to Scott acquiring thousands of acres of property in Ventura County. In 1865 Scott sent his representative Thomas Bard to Ventura to look over his interests and begin oil exploration on his properties. Scott and Bard thus were participants in California’s first oil drilling boom.<sup>80</sup>

Oil exploration and extraction was burgeoning in Pennsylvania in the early 1860s and demand for oil on the west coast was growing. Kerosene, a petroleum product, became a popular fuel for lamps as it was less expensive than whale oil and burned cleaner than camphene lamp oil. However, during the civil war years, shipments of oil products from the east had declined and entrepreneurs began seeking sources of oil in the west.<sup>81</sup>

Thomas Scott and others such as Leland Stanford pursued oil sources in the Ventura area. The Stanfords had a business in San Francisco which imported kerosene shipped from the East Coast. The lands of Rancho Ojai were one area of focus. However, after the end of the Civil War shipments of oil and kerosene resumed from the east coast to California. The price consumers paid for kerosene and the price per barrel of oil dropped over the next two years. Scott and Bard’s early exploration wells in Ojai were deemed a failure as it took several years and numerous wells to develop good production. By that time the market for oil was limited and competition from the more economical east coast imports meant that profits could not be realized over a reasonable period of time to recoup the amount invested. Bard then focused on developing and selling the real estate holdings that Thomas Scott had originally purchased for oil exploration. In 1890 Bard also joined with Wallace Hardison and Lyman Stewart to form the Union Oil Company, based in Santa Paula.<sup>82</sup>

Many landowners on the Oxnard Plain would go on to lease portions of their property to oil companies. They were often neighbors on adjacent properties as the oil field underlying their lands was explored for its fullest production potential. Examples include Milton Borchard, C.C. Borchard, Ed Scholle, M.G. Silva, Mrs. Blanche Rice McInnes, Joseph and Maria Vacca and the McGrath family. Oftentimes, properties supported both agriculture and oil production as sources of income.<sup>83</sup>

<b>Historic Landscape Characteristics: Pioneering Settlement (1864–1898)</b>	
Characteristics	Features
Land Use and Activities	Agriculture supplanted cattle and sheep ranching following the droughts of the 1860s and 1870s with fields and orchards replaced grazing lands. Ditches were constructed to bring water from the Santa Clara River and creeks to fields. Artesian wells were dug. Tree rows were planted to minimize wind damage to crops.
Patterns of Spatial Organization	Family farms were established on 100 and larger acre parcels. Clusters of ranch buildings were generally built close to the main roads. The farms were defined by a grid of dirt roads, including secondary and main roads of various widths.
Response to Natural Environment	The Mediterranean climate and rich alluvial soils were the keys to agriculture. Access to water, either by ditch from the Santa Clara River and local creeks or Artesian wells, allowed for more intensive crop growing.
Cultural Traditions	Rancho Colonia was largely settled by German, Irish and French families, and Rancho Santa Clara del Norte in part by Italian families, who brought with them the farming traditions of their native countries.
Circulation Networks	With the subdivision of the ranchos, new roads were needed to provide access for farm products to markets. The two main roads on the Oxnard Plain, Pleasant Valley Road and Hueneme Road, led to Hueneme where products could be shipped from the wharf built in 1871. The Southern Pacific Railroad line to Oxnard and Pleasant Valley, completed in 1898, connected the Oxnard Plain to Ventura and Los Angeles. The Conejo Road and Los Angeles Avenue (today's SR 118) continued to function as the main non-rail connections to points north and south.
Boundary Demarkations	In 1869 Rancho Colonia was subdivided using a grid pattern imposed over former rancho boundaries. Some public lands are also found within the survey area. Individual farms were separated from each other by both public and private roads and wind breaks, irrigation or drainage ditches, creeks, and the Santa Clara River. Eucalyptus and ornamental trees were often used to separate homes from the working ranch and as windbreaks.
Vegetation Related to Land Use	Native and introduced grasses such as wild mustard were replaced with agricultural crops. The first of these dry farmed crops were grains including alfalfa, barley, flax, oats and corn. Lima beans were introduced in the 1870s and became a popular cash crop after 1900. Small orchards were planted by farmers, mainly for their own use. A few farmers maintained vineyards, probably to produce wine for church purposes.
Buildings, Structures and Objects	Buildings and structures on the Oxnard Plain included farm houses, worker's house, barns, granaries, windmills, water towers, sheds, out houses, animal pens (hogs, sheep), artesian wells, cribs, blacksmith shops, equipment storage sheds, corrals for hog raising and sheep.
Clusters	Most ranches or farms consisted of clusters of buildings, including a main residence, barns, and other outbuildings. They are usually oriented towards and close to a main road, although in some instances the building cluster is sited farther into the property. Typically the main residence is showcased closer to the road, with the working buildings behind.
Archeological Sites	Not applicable.
Small-Scale Elements	Not applicable.

Property Types: Pioneering Settlement (1864–1898)		
Property Type	Description	
Theme 4A: Settlement		
	Residences	Stick style, Italianate style, Queen Anne style and Folk Victorian farm houses.
Theme 4B: Transportation		
	Roads	Conejo Road (El Camino Real), Los Angeles Avenue, Hueneme Road, Pleasant Valley Road, smaller roads named after local farm owners.
Theme 4C: Agriculture		
	Agricultural outbuildings	Western style barns, sheds for equipment storage, agricultural storage; pens for sheep, hogs; chicken coops, water tanks, blacksmith shops, windmills.
	Warehouses	Lima bean warehouses, walnut warehouses.
	Labor housing	Single family homes for ranch supervisors/managers.

Property Types: Pioneering Settlement (1864–1898)		
Property Type		Description
		Individual and group housing for farm laborers.
	Agricultural landscape	Wind rows
		Orchards (citrus, walnuts, almonds, peaches, apricots, olives), row crops (barley, corn, beans), vineyards, and grains (wheat, flax, oats, alfalfa).
Theme 4D: Water		
	Water features	Artesian wells, Conejo Creek, Revolon Slough, Santa Clara River.
		Irrigation and drainage ditches.
		Pump houses.

Property Types: Pioneering Settlement (1864–1898)		
Property Type		Description
		Water tanks.

### 5. Beans, Beets and Industry (1898–1945)

The contextual period beginning in 1898 marks a significant deflection point in the developmental history of the Oxnard Plain, the period during which the area was characterized by the extensive cultivation of sugar beets and the related establishment of the boom town of Oxnard. This period was also marked by substantial population growth in the adjacent communities, particularly Oxnard, but agriculture remained largely unaffected by community growth in this period before suburbanization. The large landholdings represented by the ranchos also broke down further, providing increasing opportunities for family farmers of relatively modest means to participate in the expansion of agriculture. Row crops, particularly sugar beets and lima beans, continued to dominate the landscape, but citrus and truck farming also became important, particularly during the latter decades of this period. During this period the Oxnard Plain became fully connected to the regional transportation grid, and irrigation became an important factor in the sustaining of agriculture and community.

#### CONTEXT THEME 5A: SETTLEMENT

**THE TOWN OF OXNARD.** The town of Oxnard was named for the Oxnard brothers who brought growth and prosperity to the region through their sugar beet factory. The town began to develop in earnest as the factory was completed in 1898. The same year the Colonia Improvement Company was formed for the purposes of laying out the town site, selling land and constructing facilities such as the Hotel Oxnard and a water system. The town site was laid out to the west of the factory on farmland that had been previously owned by John and Aranetta Hill. The town was laid out on the grid system with a central square. Houses, churches and schools were soon built, although some buildings were also moved in from Hueneme and Satocoy to accommodate the town's rapid growth. The new town of Oxnard drew people from nearby communities such as Hueneme and New Jerusalem. By the time Oxnard incorporated in 1903, the subdivided lands of the former Rancho El Rio de Santa Clara o La Colonia were widely settled. The Secretary of the Board of trade, J.R. Gabbert, reported in 1912 that Oxnard's freight business was larger than all the other cities between San Luis Obispo and Los Angeles combined. Oxnard experienced its greatest growth during and after World War II, when its population more than doubled from 8,519 in 1940 to 21,567 in 1950.<sup>84</sup>

**RANCHO SANTA CLARA DEL NORTE.** The former lands of Rancho Santa Clara del Norte were in the hands of Leopoldo and Amparo Schiappa Pietra at the turn of the century. Amparo's sister, Aurelia Arenas Ross, died in 1900 leaving behind four children, whom the Schiappa Pietras took in. After Amparo and Leopoldo's deaths in 1907 and 1908 respectively, George Power as administrator of the estate divided it among the four children. Daughter Ida Ross, seventeen years old at the time, inherited the "home place."

Italian lawyer Giovanni Ferro was sent to California in 1908 to represent the Schiappa Pietra family. He acquired approximately 700 acres of the ranch north of Vineyard Avenue. He became president of the Del Norte Land Company which was formed in 1910 to sell portions of the former Rancho Santa Clara del Norte. Orestes Orr, a lawyer, district attorney and state senator, served as the company secretary. A recorded map from 1911 shows that members of the Solari and Ross families retained property near Santa Clara and Los

Angeles avenues, yet many lots were still available for purchase. Simon Cohn was one of the early buyers south of Los Angeles Avenue.<sup>85</sup>

Another map on file at the Ventura County Surveyor's Office (Rancho Santa Clara del Norte Map No. 9) shows that by approximately 1914 the land had been settled by a diverse group of families, with names including Battista Vanoni, Heinrich Maulhardt, John Reiman, Ignaz Scholle, John Borchard, John Diedrich, Joaquin Ayala, T.B. De Boni, and J. Lagomarsino. John Lagomarsino purchased a portion of the rancho from Giselda Schiappa Pietra Marcone on December 20, 1909 and acquired another 100 acres of the rancho in 1912. Ida Ross married John Lloyd Butler at St. Patrick's Cathedral in New York City in 1915. They subsequently moved onto the 1,700 acre property she had inherited and operated the ranch. Crops included lemons during the 1930s; avocados were added later, and more recently the land has been leased to strawberry and vegetable growers.

**RANCHO GUADALASCA.** On the lands of the former Rancho Guadaluca, Joseph F. Lewis purchased 8,200 acres (approximately the northernmost third) of the property in 1906 from Moise L. Wolff, a French immigrant who owned a general merchandise store in Hueneme. A ranch complex developed on the northern edge of the property, adjacent to Lewis Road, consisting of a California Bungalow style residence and various outbuildings. Joseph Lewis had previously leased land on the Camarillo Ranch where he tested lima beans successfully. He went on to grow beans, beets, hay, grain, and raise livestock on his own ranch. His father, Henry Lewis, has been credited with raising the first lima bean crop in the United States after acquiring beans from a sailor who brought them from Peru. Joseph Lewis also was, at one time, a partner of Adolfo Camarillo in a 10,000 acre farming operation which was largely planted in beans.<sup>86</sup> Joseph Lewis thus was significant in propagating the lima bean industry in Ventura County. By 1915 the land northwest of and along Arroyo Calleguas, near the boundary with Rancho Calleguas, had been divided into smaller lots for Joseph's children, near the intersection of modern-day Lewis and Cawelti roads. Three of the Lewis children (Guy, Joseph Jr., and Alma) built homes on the property.<sup>87</sup>

While the precise sequence of the ownership changes of the Lewis ranch property is not known, it appears that 1,650 acres passed to the State of California for development of the Camarillo State Mental Hospital in approximately 1932. Another portion of the Lewis ranch was used as the hospital's farm complex. The home of Joseph and Nellie Lewis was used as a residence for medical directors and hospital administrators. The hospital's farming operations included growing vegetables and alfalfa and keeping dairy cows. The hospital complex was constructed near Round Mountain in two phases, circa 1935 and circa 1950.<sup>88</sup> The last group of patients left the hospital in 1997 and the facility ceased operating. Over the following five years, the hospital facilities were converted for use as the campus of California State University, Channel Islands,





Figure 14. Farm equipment and buildings on the Broome Ranch on Rancho Guadalupe, circa 1930 (Museum of Ventura County).

which received its first transfer students in 2002. John Spoor Broome, whose family ranch was adjacent, made a substantial donation to the university. Buildings on the campus are named after Martin V. “Bud” Smith, John Spoor Broome and Robert Lagomarsino. The Broome family continued to operate a ranch for many decades on the southern portion of the former rancho.

#### CONTEXT SUB-THEME: EDUCATION

The Ocean View School, located at Hueneme and Olds roads, was enlarged from a one room schoolhouse shortly after 1900 to accommodate the increase in students. The Del Norte School District operated a small one-room schoolhouse located on Los Angeles Avenue (Highway 118) near Santa Clara Avenue. It is believed to have burned down at an unknown date. A new school was constructed in 1937 not far away at 3901 Mesa Road and Los Angeles Avenue. In 1937 Del Norte School District and Center School District merged to form the Mesa Union School District. Eight acres were purchased in 1939 for the construction of Mesa Union School. This school consisted of three buildings and the custodian’s home.

The Springville School built in 1887 on Pleasant Valley Road at Wood Road was demolished in the 1920s and a new school was built on the same site. This school is still in existence, although it serves as a residence today.

### CONTEXT THEME 5B: TRANSPORTATION

**ROADS.** The grid of local roads on the Eastern Oxnard Plain was nearly fully established by 1900, but prior to the widespread introduction of motor vehicles, were improved to only the primitive requirements of horse and wagon. These two-lane dirt roads generally marked the boundaries of land-holdings, serving local farmers and as connections between the tiny agricultural communities of the Oxnard Plain. These roads retained their configurations even as they were paved and otherwise improved in later decades. Early regional connectors included the Conejo Road and Los Angeles Avenue (modern routes 101 and 118, respectively). The approximate alignments of these roads date back to stage roads existing as early as the 1860s.

The State Highways Act of 1909 led to the creation of a state highways system. As a result, a new right-of-way was established for the Conejo Road, cutting through portions of many ranches along the route. The State Highways Act of 1915 provided additional bond funds to construct the system. The Conejo Road was improved further, and in 1926 designated U.S. 101. A new alignment completed over the Conejo Grade (also referred to as the Camarillo Grade) in 1937 provided a safer, less sinuous route over the hill connecting western Ventura County to the Conejo Valley.<sup>89 90 91</sup>

Los Angeles Avenue was first paved in 1911 by the State Division of Highways. A county bond act funded the Santa Clara River Bridge at Saticoy, which opened for traffic in 1912. Los Angeles Avenue connected the agricultural communities on the Eastern Oxnard Plain and the Las Posas Valley with the farming community of Saticoy. A third state highway bisecting the Oxnard Plain, the Roosevelt Highway, passed through the southern portion of Oxnard along the coast. Also designated State Route 101-Alternate, the roadway was constructed 1925-29 as part of a plan to complete a continuous highway along the entire California coastline. This highway was re-designated as State Route 1 in 1964, and is also known today as the Pacific Coast Highway. A portion of the highway passes through the city of Oxnard on what was Saviers Road but is now Oxnard Boulevard.<sup>92 93</sup>

Two other major roads crossing the Oxnard Plain are Hueneme and Pleasant Valley roads. The routes of these early roads, established as early as the 1870s, provided the only access for farmers to the pier at Hueneme prior to the railroad. These roads became equally important as arterials on the plain as they were paved and widened in subsequent decades.

**RAILROADS.** John W. Burson, a resident of the east end of the county and an oil man, proposed to develop an electric railway using water power from the Sespe River. Burson and his associate H.M. Russell aspired to connect the inland city of Bakersfield to seaside Ventura. The men were granted a franchise in 1902 by the Ventura County Board of Supervisors to construct and operate an electric railway from Sespe Canyon to Ventura. Later that same year a dispute with another railway franchise caused the Ventura and Bakersfield Railway to change the terminus to Hueneme instead of Ventura. Local citizens also protested its construction in the middle of taxpayer-funded and county-maintained roads. Thus surveys were begun for a new line in 1903. Rights-of-way on private lands were purchased from Oxnard to Santa Paula. Ultimately, the only section of the proposed Bakersfield and Ventura Railway completed was from Oxnard to Hueneme. The first train entered Hueneme on July 4, 1905, powered by a steam locomotive.

The line was acquired by the American Beet Sugar Company in 1911; extensions were built and it was re-named the Ventura County Railway. It primarily served area beet growers shipping their crop to the factory over thirty-two miles of track from Oxnard to Hueneme, Round Mountain on the east and the McGrath ranch to the west. Eventually the lines to Round Mountain, McGrath, Patterson and Arnold ranches were cut back and passenger service was discontinued in 1926. The railroad line was extended in 1939 to serve traffic at Port Hueneme, and subsequently to ship matériel to the port during World War II.<sup>94 95</sup>

The Southern Pacific Coast line railroad was started in 1898 from Montalvo and came across the Santa Clara River to the new town of Oxnard and the sugar beet factory. From there the railroad went east along Fifth Street eventually reaching Camarillo in 1899, Somis in 1899, Moorpark in 1900 and Santa Susanna in 1901 where a tunnel was built through the mountains bringing the railroad south to Los Angeles. After this route was completed in 1904, it became the primary route of the Southern Pacific.

CONTEXT THEME 5C: AGRICULTURE

**AMERICAN BEET SUGAR COMPANY.** In 1889 the Hueneme *Herald* advertised a \$1,000 prize offered by Claus Spreckels to the planter who produced the most tonnage of sugar beets from 100 acres of land and a \$250 premium to the person who produced the largest tonnage of sugar beets from ten acres. Spreckels, the builder of a sugar beet factory in Watsonville the prior year, offered to send experimental seeds and a chemist to analyze the soil to entice farmers on the Oxnard Plain. After the harvest, Spreckels planned to perform trials to determine the sugar content.<sup>96</sup>

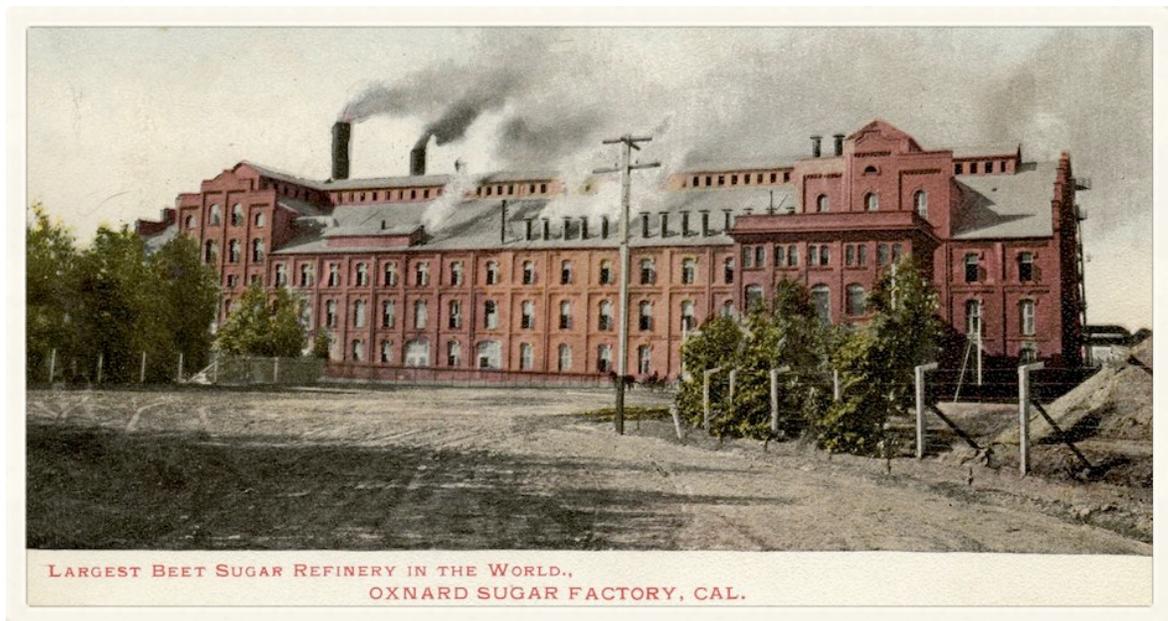


Figure 15. Postcard view of the Oxnard Sugar refinery, circa 1905 (San Buenaventura Research Associates).

By that time Ed Borchard was reportedly already growing sugar beets as feed for livestock. In 1896 Albert C. Maulhardt and Johannes Borchard visited the Oxnard brothers’ sugar beet refinery in Chino to learn what they could about the industry. Henry Oxnard, who with the assistance of his brothers Robert, James and Benjamin, operated sugar beet factories in Nebraska and in California. The Oxnard brothers were following

in their parents footsteps. Their father Thomas Oxnard was a cane sugar refiner in Louisiana, Boston and New York, and their mother Louise Adeline Brown was the daughter of a Louisiana sugar planter.<sup>97</sup>

Albert Maulhardt obtained seeds from the Chino refinery, planting them on land owned by Thomas Bard. The crop was successfully grown, encouraging other local farmers to plant sugar beets. Henry Oxnard and Claus Spreckels separately sent teams to analyze the soil on the Oxnard Plain and discovered that sugar beets grown on the plain exceeded the sugar content of sugar beets grown in other parts of the state. The Oxnard brothers were persuaded to locate a new factory on the Oxnard Plain, receiving pledges from local farmers who would dedicate cropland to the production of sugar beets. The Southern Pacific Railroad concurrently constructed a spur line to the factory from Montalvo. These events influenced Henry Oxnard to locate the sugar beet factory away from Bard's proposed site at Hueneme. While the factory and spur line were being completed, farmers would haul their harvest on wagons to the Montalvo railway station to be transported to the Chino sugar beet factory. The Oxnard factory was completed in 1898, although refining did not commence until 1899, due to a drought that inhibited the 1898 harvest.<sup>98</sup>

Oxnard's sugar beet company purchased approximately 3,000 acres on the eastern plain, which was then referred to as Pleasant Valley, securing additional land for the cultivation of sugar beets. The factory itself was built on land previously owned by Aranetta and John G. Hill. The enterprise led to a boom in population, housing, businesses and services and the foundation of the town of Oxnard. Henry Oxnard and Aranetta Hill incorporated the Colonia Improvement Company, which provided some of the infrastructure needed, such as home construction, roads, utilities and real estate. An additional business matter that was arranged between the factory and the growers was supplying the necessary labor force. The ABSC sent recruiters to places such as Piedras Negras in the state of Coahuila, Mexico to encourage immigration to the United States to work in the sugar beet fields. The factory contracted with the railroads to transport workers from the border at El Paso, at the rate of \$9.50 per adult.<sup>99</sup>

The large factory attracted workers from existing surrounding communities as well as from outside the area. Businesses such as general stores, laundries, saloons, and restaurants quickly developed. A shortage of buildings required that houses be moved in from Hueneme, Saticoy, and Ventura. Beet dumps were built at strategic points across the plain. After the beets were harvested they were transported to one of the dumps, from which they were transferred to railroad cars for the trip to the factory. Although the beet dumps no longer exist today, some of the named sidings were Patterson, Arnold, Nauman, Round Mountain, Leesdale, Debo, Sucrosa, Simi, and Haynes.<sup>100</sup>

**CROPS.** Lima beans rivaled sugar beet as a cash crop during this period; the local lima bean growers' associations, headquartered in Oxnard, were formed in 1909 and in 1916. When the Oxnard-based California Lima Bean Growers Association was formed, their annual crop was estimated at over one million sacks. Four Southern California counties, Ventura, Santa Barbara, Los Angeles and Orange, were reported to control the lima bean output of the world, with Ventura County accounting for 75% of the entire output. Lima beans, along with sugar beets and barley, were the principal cash crops for farmers on the Oxnard Plain for most of the first half of the of the twentieth century. Warehouses were built for cleaning, sorting and storing lima

beans after harvesting. The growth and success of agriculture also led to a significant farm implement industry developing in the area. <sup>101</sup>

Lemon trees were new to the Oxnard Plain when they were first planted on the Patterson ranch in 1912, although they had been widely grown in the Santa Clara Valley for two decades. Later that same year, James Leonard also planted lemons on his Oxnard property as a trial of its citrus raising potential. By 1918 growers in the area had cultivated lemons successfully enough to organize the Oxnard Citrus Association. Other portions of the Oxnard Plain, such as the Ocean View area, were later explored for their potential for profitable lemon growing. The Utt Development Company acquired over 600 acres in the area, which they intended to plant with citrus. Subsequently, James Culbertson, a former manager at Limoneira who was seen as an expert in citrus, purchased property in 1930 near the intersection of Dempsey Road and the new coast highway (modern day Channel Islands Boulevard and Pacific Coast Highway) to plant twenty acres of lemons. <sup>102</sup>

Packing houses processed crops such as lemons, oranges and avocados after they left the fields. The packing houses employed large numbers of workers to clean, sort and pack the crop in preparation for shipping to markets. Packing houses have at times also held the responsibility for hiring field workers and managing harvesting activity. A report by University of California agricultural and labor economist Richard Mines and historian Ricardo Anzaldua reported that harvesting cooperative associations were later formed in the 1960s to take over the responsibility of hiring, firing, paying wages and supervising farmworkers. These associations acted as a legal buffer between packinghouses and union organizers. <sup>103</sup>

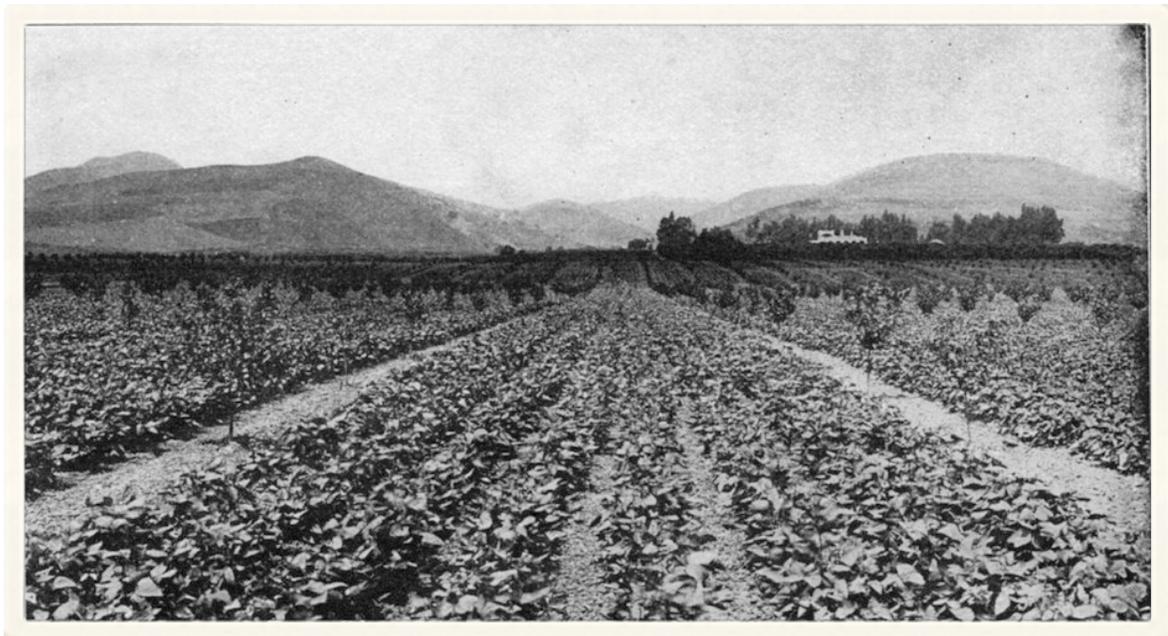


Figure 16. A typical field of lima beans in Ventura County (Southern California Panama Exposition Commission, 1914).

A map of irrigated crops in Ventura County produced by the California Department of Public Works in 1932 shows that of about 35,000 acres of irrigated land on the Oxnard Plain, over sixty percent was planted with beans, beets and hay. The next largest crop was alfalfa, followed by citrus and avocados, truck crops, and

miscellaneous garden crops, walnuts, and finally apricots, grapes, and miscellaneous tree crops. Twelve-hundred acres of land were utilized for domestic subdivision, with 17,100 acres unirrigated. Beans, beets and hay were planted uniformly across the plain. The land planted with citrus and avocados was located mainly in the center of the plain from Del Norte Avenue through the El Rio area and just south of State Route 101, on the eastern side of the city of Oxnard, and between Rose and Wood roads south to Hueneme Road (an additional area of citrus production was found north of Camarillo). Irrigation canals were present throughout the plain. The majority of the unirrigated land was along the coastline as well as on the southern and eastern portions of the plain. A family-owned and operated dairy once located at 595 S. Wolff Road, near the intersection with Fifth Street, was known as the Chase Bros. Dairy for brothers Glywn and J. Warren Chase. The operation apparently began in the 1920s. Dairy-related operations had ended by 2011 when the property was acquired by Vintage Production California, LLC.

### CONTEXT SUB-THEME 5CI: LABOR

Multiple ethnic groups as well as both sexes provided labor in agriculture, which could include harvesting in the fields, transporting crops, working in packinghouses where crops were prepared for distribution to markets, and operating related agricultural machinery, among other duties.

**JAPANESE-MEXICAN LABOR ASSOCIATION.** A defining moment in the labor history of Ventura County occurred in 1903, when approximately 500 Japanese and 200 Mexican laborers working in Oxnard fields participated in a strike. This work action is recognized as the first large multi-ethnic agricultural labor strike in California. Led by Kusaburo Baba, a deacon of the Methodist Episcopal Church, the workers disputed the practices of the Western Agricultural Contracting Company, a company-sponsored labor contractor. Issues included paying the workers less than had been promised, a subcontracting system that forced workers to pay double commissions, and employers using store orders as a form of payment, which required the workers to make their purchases at the company store. The striking workers formed the Japanese Mexican Labor Association (JMLA). Within approximately one month, the JMLA grew to represent 1,200 workers or 90 percent of the labor force on strike.<sup>104</sup>

A protest and demonstration in front of strike-breaking replacement workers resulted in a member of the JMLA being shot and killed by a farmer who had been deputized. Newspapers published accounts of the event and JMLA members responded with a statement that the facts had been distorted. Their member who had been killed, as well as the entire assembly, had been unarmed and no one had been arrested except for the farmer who killed the man. The majority of the available labor in the area had formed a united front, consequently the worker's scale of prices was agreed to, with an additional pledge that all the idle union men would be immediately employed. However, the company still attempted to import a carload of "scabs," but the laborers, becoming sympathetic to the earlier workers' cause, would desert and join the union.

J.M. Lizarras, the JMLA secretary, applied for an American Federation of Labor (AFL) charter under the name of the Sugar Beet and Farm Laborers' Union of Oxnard. The president of the American Federation of Labor in Washington struck a blow to the success of the movement by granting Mexicans all rights and privileges, but refusing to grant the Japanese a charter, due to standing anti-Asian laws in the United States at the

time. The Mexican members of the JMLA refused to accept the charter under these conditions, choosing to be loyal to the Japanese workers who struggled alongside them. The Japanese-Mexican Labor Association later dissolved. <sup>105</sup>

Subsequent strike activity included the Sugar Beet Strike of 1933, which involved Mexican and Filipino laborers and the 1941 Citrus Workers Strike. During this strike, lemon pickers picketed the Seaboard Lemon Association plant in Oxnard and the Oxnard Citrus Association in Hueneme. Strike organizers with the ACWU appealed to packers to support the strike, a majority of which were Mexican women. Some honored the picket lines but others would not for fear of losing their jobs. An estimated 900 pickers struck in the Oxnard district. ACWU officials and the packinghouse associations each reported different numbers, but total estimates ranged from 2,200 to 4,000 strikers. <sup>106</sup>

**FILIPINO LABOR.** The demand for Filipino labor increased after the passage of the Immigration Act in 1924, which prohibited immigration of Chinese and Japanese laborers. At that time, Filipinos were considered U.S. nationals and could freely travel to the United States. A large number of migrant laborers eventually settled in the United States.



Figure 17. A duplex adobe residence constructed in Oxnard for the families of Mexican laborers (Museum of Ventura County).

**THE BRACERO PROGRAM.** When the United States actively entered World War II in 1941 vast numbers of young men across the country voluntarily enlisted and were also drafted, removing them from the workforce. A shortage of labor resulted in agriculture as well as in other industries. Women entered the workforce to fill positions previously held by men and performed both white and blue collar jobs. Plans to re-

## Historic Context Statement

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plenish the supply of laborers used to harvest crops included placing print ads and radio announcements, granting military deferments for farm workers, and in some areas shortening the school year, recruiting the mentally ill, closing certain businesses, and mobilizing youth and city dwellers for emergency farm work. Yet all of these efforts did not eliminate the demand to import farmworkers. Growers still claimed to lack workers to perform “stoop labor.”

The United States entered into an agreement with Mexico to provide temporary farmworkers in areas that experienced a shortage of laborers. Known as the Bracero Program (the term *bracero* comes from the Spanish word *brazo*, meaning arm) entailed a series of agreements between the U.S. and Mexican governments allowing for the importation of Mexican laborers. After revisions and extensions, the program continued for over two decades, from 1942 to 1964. The Bracero Program played a role in shaping Ventura County’s agricultural industry. It created a managed migration of Mexican nationals, fostered their settlement in numerous communities throughout the county, and negatively affected job availability and wages for domestics, thus contributing to the rise of the farm worker movement in the second half of the twentieth century.

**LABOR HOUSING.** The ABSC labor supervisor Robert G. Beach, who was hired to assist in overcoming the labor difficulties, recommended that the ABSC provide housing to draw workers and stabilize them on the Oxnard Plain. In 1917 adobe dwellings were built just north of the factory on Fifth Street. They appear to have been duplexes, with symmetrical facades, accommodating entire families. At this time ninety percent of the sugar factory’s field workers were Mexican. The adobe homes were demolished by 1939.<sup>107</sup>

Farmworker housing changed over time based on the predominant labor force and depending on whether it was employer-sponsored or otherwise. The sugar beet company built dwellings that housed entire families in the second decade of the 20th century. By mid-century, large-scale labor camps housing single male farmworkers were common, particularly during the years the Bracero Program was operating. An estimated 165 camps were created by the Ventura County Farm Labor Association to house braceros in Ventura County. Mines and Anzaldua reported that by 1963, near the end of the bracero program, only twenty-two employer-run labor camps remained in Ventura County, and by 1982, only five.<sup>108</sup>

## CONTEXT THEME 5D: WATER

In 1906 the Santa Clara Water and Irrigating Company installed an approximately five-mile-long gravity pipeline from the river to the village of Springville. It was located roughly one thousand feet east of the intersection of the present day State Route 101 freeway and Wood Road. The pipeline was only lightly used and experienced structural problems; portions of it were washed out by flooding in 1907 and 1909. The Springville pipeline service area has been supplied with irrigation water since the 1920s produced by wells equipped through deep-well turbine pumps.<sup>109</sup>

The Del Norte Water Company, formed in 1910, also provided water to the agricultural lands in the northeastern portion of Rancho Santa Clara del Norte. The company’s first board of directors consisted of Giovanni Ferro, Orestes Orr, George C. Power, John Lagomarsino and Carlo Hahn. This company’s irrigation canal may have been one identified on a U.S. Department of Agriculture map as the “Ross Pump and Pipe-

line.” It seems likely as Ida Ross was the descendant of the Schiappa Pietras (owners of Rancho Santa Clara del Norte) and was affiliated with Ferro, Orr, and Power. The pipeline commenced at a pumping plant located near the intersection of Santa Clara and Los Angeles avenues and ran northeast somewhat parallel to State Route 118, along the southwestern edge of South Mountain. Its service area in 1968 was roughly 1,450 acres. <sup>110</sup>

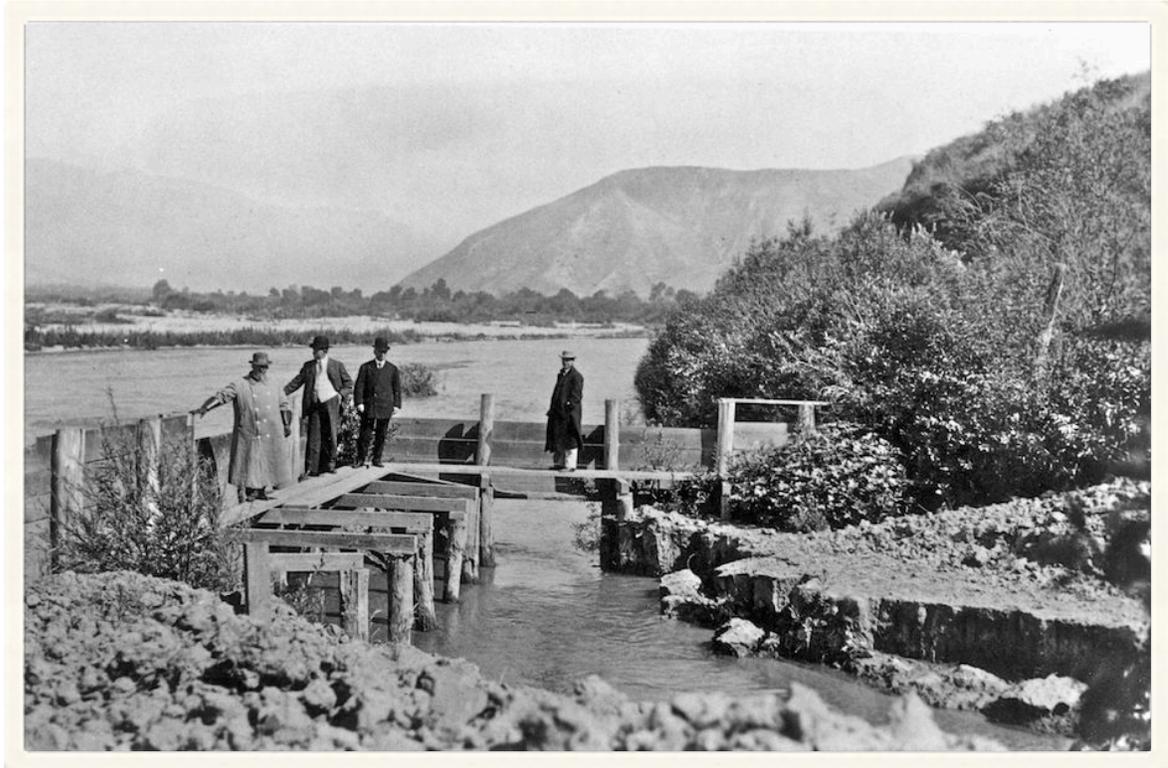


Figure 18. The diversion of the Santa Clara River at the foot of South Mountain by the Santa Clara Water and Irrigating Company, circa 1910. These waters were directed down the middle of Ditch Road, now Rose Avenue (Museum of Ventura County).

Forty-two pumping plants were found on the northern side of the river delivering water for irrigation and domestic purposes in 1912. The pumps used were horizontal centrifugal and plunger types powered by electric motors; a few were powered by gasoline engines. A few plunger pumps remained in use in the early 1920s. This period was marked by a progressive lowering of water levels in wells throughout the valley and the Oxnard Plain. When pumping levels in pits and wells lowered to below the suction limit of the centrifugal and plunger type pumps, the operators were forced to install deep-well turbine type pumps in order to produce water to meet their needs. The 1920s was a period of progressive increase in the demand for water, due to the amount of agricultural land needing irrigation, as well as a moderate increase in population in the valley and Oxnard Plain.<sup>111</sup>

In 1918 artificial drainage began to be extensively used to flush out alkali salts on the Oxnard Plain. Once the soil was better drained and less alkaline, tree crops such as lemons and walnuts could be successfully grown. As orchards expanded over the following two decades, irrigation increased, and the tiling system was frequently employed. <sup>112</sup>

The Santa Clara Water Conservation District was organized in 1927 to conserve the water of the Santa Clara River and its tributaries and to protect the water rights of local users. The boundaries of the district encompassed roughly 110,000 acres within the Santa Clara Valley and on the Oxnard Plain; the incorporated cities of Oxnard, Santa Paula, and Fillmore were outside the district. From 1920 to 1930 the irrigated land area in the district increased by 25,915 acres. One of the district's first accomplishments was to construct facilities for water-spreading to augment groundwater supplies. This technique was still new at the time but had successfully been used in other areas since the turn of the century. Water levels were noted to have lowered progressively in wells on the Oxnard Plain, leading the district to construct water-spreading facilities in the Saticoy area, spending more money at this location than at any other.

Water-spreading was carried out on land owned by John Lloyd-Butler near the point of South Mountain to test the rate of percolation at this location. The Santa Clara Water and Irrigating Company delivered surplus water through its canal, when available, to approximately two acres of Lloyd-Butler's land without charge. The result of the percolation test was favorable, leading to the construction of a twenty-acre spreading ground. It was enlarged several times until the spreading ground area covered 120 acres. The river channel was scarified at various locations and small contour ditches were plowed to allow surface flows that followed rainstorms to percolate into the ground rather than run off. <sup>113</sup>

A map of irrigated crops produced by the State of California Department of Public Works in 1932 shows many irrigation canals on the eastern Oxnard Plain at that time. They crossed over multiple properties and ran mainly east to west between Pleasant Valley Road and Point Mugu, with a few north-south canals located between approximately Las Posas Road and Rose Avenue. <sup>114</sup>

During the spring of 1931 the water levels in wells on the Oxnard Plain that had once been artesian producers lowered to below sea level. Water was being pumped from the underground reservoir in greater quantity than was being recharged naturally. Later, in 1946, a consulting engineer hired by the Santa Clara Water Conservation District board reported that the annual overdraft on the plain's groundwater supply was estimated at 30,000 acre-feet per year. The water demand in the Santa Clara River watershed lying within Ventura County had increased by 30,700 acre-feet from 1932 to 1946. The construction of additional spreading grounds in the Saticoy area would not overcome the magnitude of the overdraft. Experts recommended conserving water through the construction of reservoirs. <sup>115</sup>

### CONTEXT THEME 5E: EXTRACTIVE INDUSTRY

**OIL.** A 1916 directory of oil operators in California shows two Oxnard based companies, one of which was the Scarab Oil Company. It was incorporated in March of 1909 and located at 344 Fifth Street. Its president was W.L. Dunn and its secretary was H.R. Staples. Its capital stock was \$100,000 and it had two wells in production in Ventura County at that time. The wells were reported to be the property of Union Oil Company and pumped by the Scarab Oil Company on royalty. <sup>116</sup>

The Colonia Oil Company was incorporated in Oxnard in September of 1909 by local men including Achille Levy, T.G. Gabbert, H.W. Witman, W.L. Dunn and Frank Petit. Achille Levy was a businessman best known for

establishing the Bank of A. Levy. He had arrived in Hueneme in approximately 1847 and had opened a general merchandise store with Moise Wolff. In 1882 Levy began providing agricultural brokerage services. Area farmers purchased supplies from Levy and also marketed their harvest through him. The close relationships he developed with members of the community enabled Levy to enter the banking field. He moved his banking business to the city of Oxnard in 1902. The Colonia Oil Company was formed to investigate the oil potential of land in the Piru area.<sup>117</sup>

The Oxnard oil field, approximately two miles east of the city of Oxnard, was reportedly discovered as a producing area in 1936 by the Vacca Exploration Company. Joseph and Maria Vacca owned land at the north-east corner of Fifth Street and Wolff Road.

**SAND AND GRAVEL.** The land adjacent to the Santa Clara River has been used by several mining companies since the 1930s. The El Rio Rock Company, which specialized in excavating and grading, was located west of Vineyard Avenue and two miles north of Ventura Boulevard during the 1940s.<sup>118</sup>

#### CONTEXT THEME 5F: MILITARY

The U.S. declaration of war on Japan and Germany led to the appropriation of the harbor at Port Hueneme and adjacent backlands by the federal government in 1942 to establish the Naval Advance Base Depot, which later became the Naval Construction Battalion Center. The facility served as a training center for the Seabees who were charged with the construction of bases around the world for the Navy, Army, Marines, and Allied nations. Port Hueneme reportedly also shipped 25% of all supplies (except food) leaving from West Coast ports to the Pacific Theatre. In addition over 250,000 officers and servicemen were processed at the Naval Base, with some embarking at Port Hueneme and others being transferred to other ports. In late 1945 the base at Port Hueneme was re-designated as a U.S. Naval Station.<sup>119</sup>

That same year the Navy chose Point Mugu to establish a missile test center called the Naval Air Facility (later, the Naval Air Station, Point Mugu) despite protests by some ranchers who were concerned about the threat to the community's safety and the loss of farmland. The U.S. Naval Air Missile Test Center was commissioned in 1946. The military and related industries brought an influx of professionals and their families resulting in a serious housing shortage. Housing was hastily constructed in the area. The presence of the military installations also brought Cold War industries to the area, including plants for Raytheon, Sperry, and Bendix Aviation.<sup>120</sup> Camarillo Airport, located just outside the survey area, was created in 1942 to serve as an auxiliary landing field during wartime.<sup>121</sup>

#### CONTEXT THEME 5G: RECREATION

The Ventura County Game Preserve Association was founded in 1908 and appears on the Rancho Santa Clara o La Colonia Map No. 5, on the School District Map of 1912 and in deed records as early as 1916. It appears that investors in the private hunting club purchased 1,300 acres of Rancho Colonia from Thomas Bard or 1,200 acres from Charles F. Pitcher, or possibly both, depending on the account, with plans for creating lakes and planting fields of wild rice to attract ducks, and to build a clubhouse.<sup>122</sup>

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The founding of a second duck hunting club on the Oxnard Plain, the Point Magu Game Preserve Association, was announced in 1929. Plans called for creating 132 acres of ponds on the former Pitcher Ranch. Founder Charles Donlon of Oxnard attracted a membership consisting of prominent individuals from Oxnard and Santa Paula. Hollywood actor Eugene Pallette was also reported to own a hunting lodge on the property during the 1930s. It is unclear if this newer club absorbed the Ventura County Game Preserve Association at some point, though it appears the two coexisted at least as late as 1929. The latter club remains in existence to the present day.<sup>123 124</sup>

Members of the community participated in social clubs, competitive sports and musical groups, among other things, for entertainment and recreation. Some of the earliest fraternal organizations were the Orden Hermann Sohne (the order of the Sons of Germany) and the Knights of Columbus. The Oxnard chapters of both organizations were established in 1903. The Orden Hermann Sohne was comprised of local residents of German descent and the Knights of Columbus membership consisted of many of the early farmers.<sup>125</sup>

Sports such as baseball and boxing became popular, with the first baseball clubs being formed in Oxnard in the early 1900s. Teams may have been comprised of a sole ethnic group but at times were also racially mixed. As early as 1911 a team known as the Mexican Giants played and defeated a team of white players called the Dirty Dozen. Members of Oxnard's Japanese community also organized a baseball team in 1915 called Notomi's Giants, playing teams from neighboring communities. The Oxnard Aces competed against teams from within and outside of the county during the 1930s and 1940s. The team was not ethnically exclusive but included many players of Mexican origins. Local Jewish merchants were reported to have been very supportive of the Aces baseball team, sponsoring uniforms and equipment purchases. The baseball circuit connected players of similar ethnicity and class throughout areas of the Southwest common to migrant agricultural laborers. The Filipino organization "Legionarios del Trabajo" also fielded a baseball team composed mostly of laborers from Oxnard in 1949.<sup>126</sup>

Boxing was a popular sport in the area, with many matches held at the auditorium of Oxnard Union High School. In 1921, Simon Cohn and promoters of the sport built a 1,500 seat stadium in New Jerusalem/El Rio, which was easily accessed from the state highway and far enough from the city of Oxnard so as to not produce complaints from residents. Boxing matches between athletes of different nationalities were popular and sensationalized by the press. In 1927 the Oxnard *Daily Courier* announced a bout between Blas Rodriguez, "The Mexican Thunderbolt" and Ray McIntyre, "The Fighting Little Irish Philippino" [sic]. A star African-American boxer from Oxnard, Sam McVey, made headlines in the newspapers in the early 1900s.<sup>127</sup>

A fish camp at Point Mugu was popular among Oxnard's Japanese for recreational and social outings. The site was established in the early 1900s. Japanese businessman Frank Kubota took over managing the fishing camp around 1916. It was said by a partner that Kubota took commercial fishing to the highest standard possible at the time and also advanced sport fishing. Amenities at the fish camp included a wooden pier, a store, café, a Japanese-style communal bath, wooden cabins and tent cabins along the beach. After twenty years of managing the fish camp, Kubota sold his interest to Walter C. Welton and Earl Steckel in 1936. During the 1930s it drew an affluent crowd from Hollywood who would drive up the coast highway to

fish and hunt at Mugu Lagoon. The Navy took over the property for their facilities during World War II. The few remaining buildings were damaged by storms during the 1980s and 1990s. <sup>128</sup>

<b>Historic Landscape Characteristics: Beans, Beets and Industry (1898–1945)</b>	
<b>Characteristics</b>	<b>Features</b>
Land Use and Activities	Agriculture continued as the dominant land use on the Oxnard Plain. Sugar beets, which proved to be well adapted to the Oxnard Plain’s alkaline soil, were introduced during the 1880s. They quickly became one of the area’s major crops, leading to the construction of the sugar beet refinery and the establishment of the new town of Oxnard. A private railroad serviced beet dumps located on sidings on the ranches. An influx of laborers were brought in to work in the industry. Oil development began on a small scale.
Patterns of Spatial Organization	Farms were established on 100 and larger acre parcels. Successful farmers leased or acquired additional acreage, often expanding onto lands without resulting in the construction of new buildings, as farmers remained headquartered on their home property. New settlers arriving after 1900 continued the pattern of building clusters generally built close to main roads. The farms were separated by a grid of secondary and main roads. In some cases, the second generations of farming families subdivided their landholdings into smaller parcels for their children to farm.
Response to Natural Environment	The alkaline soils of the Oxnard Plain proved ideal for growing sugar beets, resulting in the sugar refining industry becoming firmly established in the area. With the growth of agriculture, water companies were formed in response to the new demands, and pumping plants were built along with water spreading facilities. Oil deposits found in some areas of the plain resulted in a nascent extraction and refining industry.
Cultural Traditions	With the growth of the sugar beet industry, many farm laborers migrated to the Oxnard Plain, bringing in a large number of Chinese, Japanese, Mexican and other ethnic groups such as Sikhs and Filipinos, along with their cultural traditions. Many of their traditions were modified in response to their new environment, including the labor housing they would be forced to accept or the China towns and Japan towns they would settle. A Japanese fishing village was established at Mugu Lagoon. Farming families brought traditions of living near each other on adjacent parcels as second generations began farming their own land. German families maintained their traditions through clubs.
Circulation Networks	With the growth of agriculture, more subdivisions occurred and roads were built to access the farm land. Many of these roads were named for the farmers who owned the land. Many roads were little more than private access roads cutting across fields and remained unnamed. With the arrival of the Southern Pacific railroad in the Oxnard Plain and Pleasant Valley in 1898, Oxnard was connected to Ventura by a new rail and highway bridge across the Santa Clara River thereby opening up agriculture products to a broader market. A private railroad was developed and serviced the sugar beet industry providing beet dumps at intervals.
Boundary Demarkations	Further subdivisions occurred on the Oxnard plain as farmers expanded their operations by purchasing or leasing land. Boundaries were established through the creation of roads, both public and private. Windrows and drainage ditches also provided visual boundaries. The Revolon Slough, Mugu Lagoon, Calleguas Creek and Conejo Creek as well as the Santa Clara River were natural features that supplied important land boundaries.

Historic Landscape Characteristics: Beans, Beets and Industry (1898–1945)	
Characteristics	Features
Vegetation Related to Land Use	By 1900 the three main crops on the Oxnard Plain were sugar beets, lima beans and barley. Lemons were introduced on the Oxnard plain as early as 1912. Other crops planted in smaller quantities were walnuts, avocados, alfalfa and row crops of celery, tomatoes, etc. Tree rows continued to be planted as wind breaks.
Buildings, Structures and Objects	Buildings and structures found within the agricultural community include: Farm houses, outbuildings (barns, sheds, walnut dehydrators) farm labor housing, farm office, ranch manager residences; water company buildings (offices, pump houses, sheds, ditches). Oil industry buildings (oil pumps, offices, refinery buildings); Sand and gravel industry (related buildings and structures); Ventura County Game Preserve (cottages, clubhouses); schools.
Clusters	Clusters of farm buildings dominate the Oxnard Plain. Clusters usually contain farm house, barn and outbuildings. The oil industry added clusters of oil wells and derricks and accompanying office buildings and storage sheds. Farm labor housing was usually found in clusters.
Archeological Sites	Not applicable.
Small-Scale Elements	Not applicable.

Property Types: Beans, Beets and Industry (1898–1945)		
Property Type	Description	
Theme 5A: Settlement		
	Residences	Colonial Revival, Neo-Classical, California Bungalow, Spanish Revival, other period revival styles.
	Schools	Springville School.
Theme 5B: Transportation		
	Railroads	Southern Pacific Railroad, Ventura County Railroad, trestles.

Property Types: Beans, Beets and Industry (1898–1945)		
Property Type		Description
		Beet dumps.
	Roads	Local roads, main highways: Pacific Coast Highway (Roosevelt Highway and State Route 1), State Route 101 (formerly Conejo Road and El Camino Real).
	Roadside commercial.	Commercial buildings.
Theme 5C: Agriculture		
	Agricultural out-buildings	Western style barns, small barns, water tanks, blacksmith shops, windmills, garages. walnut dehydrators.
		Sheds for equipment storage, agricultural storage.
	Agricultural landscape	Wind rows.

Property Types: Beans, Beets and Industry (1898–1945)		
Property Type		Description
		Orchards (citrus, walnuts, apricots), row crops (lima beans, sugar beets, hay, alfalfa, misc.vegetables)
	Warehouses	Citrus and lima bean warehouses, sugar beet warehouses
	Labor housing	Single family homes for supervisors and managers.
		Group housing for farm laborers.
Theme 5D: Water		
	Water features	Irrigation ditches, creeks, sloughs, levees, flood control.
		Water district facilities, including reservoirs, pipelines, pump houses.

Property Types: Beans, Beets and Industry (1898-1945)		
Property Type	Description	
Theme 5E: Extractive Industry		
	Mining and Refining	Oil wells, derricks, refineries, tanks.
		
Theme 5G: Recreation		
	Recreational features	Hunting clubs.

## 6. Agriculture and Suburbs (1945–1965)

This period is characterized by the explosive growth of the cities of the Oxnard Plain, and the steady impingement of suburban growth on agriculture. The family farming system that had defined the Oxnard Plain from the 1860s through the middle of the 20th century began to be absorbed into larger acreages managed by agribusiness corporations, as new growing methods and crops emerged. With the construction of freeways, Ventura County became fully integrated into the Southern California transportation grid and participated in the regional growth of the postwar period. The establishment of the Naval Missile Test Center and Naval Air Station at Point Mugu, along with related Cold War industries, influenced both the rural and urban character of the Oxnard Plain.

### CONTEXT THEME 6A: SETTLEMENT

The survey area north of the community of El Rio that falls on the former lands of Rancho Santa Clara del Norte remained mostly in agricultural production through mid-century as illustrated in aerial photography. Between 1947 and 1956 agricultural land was lost to a residential expansion between Vineyard and Rose avenues, just north of Central Avenue.<sup>129</sup>

To the east, widely scattered farmhouses were found across the Oxnard Plain through mid-century. Currently, pockets of development can be seen among the agricultural lands. Adjacent to and north of present day State Route 101, the community of Nyeland acres grew extensively between 1943 and 1949.<sup>130</sup>

The Saticoy Country Club developed a golf course and clubhouse on land once belonging to the Lloyd Butler Ranch when the organization chose to move to a new location during the early 1960s. The new golf course opened in 1964.<sup>131</sup>

John Spoor Broome took charge of the family's ranch on the former lands of Rancho Guadaluca in 1946. At the time of his death in 2009 the ranch encompassed approximately 3,000 acres. As the Camarillo State Mental Hospital facilities expanded to accommodate an increasing patient population through the 1950s, alterations were made to the buildings that remained on land the state had purchased from the Lewis Ranch. The last group of patients left the hospital in 1997 and the facility ceased operating. Over the following five years, the hospital facilities were converted for use as the campus of California State University, Channel Islands, which received its first transfer students in 2002. John Spoor Broome, whose family ranch was adjacent, made a substantial donation to the university. Buildings on the campus are named after county philanthropists and notables Martin V. "Bud" Smith, John Spoor Broome, and Robert Lagomarsino.

In 1999 Ventura County and Caltrans funded road improvements in the area including reconstruction of the interchange at Lewis Road and State Route 101, and the widening of Lewis Road from Pleasant Valley to Hueneme roads. In 2008 a "land swap" added another 153 acres to the university campus, which now totaled 833 acres. The following year, county park land comprised of 360 acres adjacent to Calleguas Creek and University Drive was transferred to the university, increasing the size of the campus to 1,193 acres. Agricultural land directly adjacent to the university on the north, south and east has been converted into

housing and parking lots. Housing for employees of the Camarillo State Mental Hospital that had been built northeast of the hospital was replaced by new university faculty and staff housing.<sup>132</sup>

The Conejo Mountain Funeral Home and Memorial Park at the southeastern edge of the survey boundary was founded on former Rancho Guadaluca land in 1964. The surrounding area was planted with lima beans at the time. A rock and gravel operation existed adjacent to the cemetery to the east. The cemetery property has gradually expanded since that time.<sup>133</sup>

Oxnard became the largest city in Ventura County in 1950 and remains so to the present day. Oxnard experienced its greatest growth during World War II, the population more than doubling from 8,519 in 1940 to 21,567 in 1950. Aerial photography shows that although the eastern Oxnard Plain has remained largely agricultural from mid-century to the present, pockets of development have occurred in some places.

Southern California Edison constructed generating stations along the Oxnard coastline in the second half of the twentieth century to supply power to the growing community. The Mandalay Generating Station, located between McGrath Lake and the Edison Canal, was built in 1956 and owned and operated by SCE until it was sold in 1998 to Reliant Mandalay Energy, Inc. The Ormond Beach Generating Station, located between Port Hueneme and the Point Mugu, was built in 1971 and owned and operated by SCE until it was sold in 1998 to Reliant Energy Ormond Beach, LLC.<sup>134</sup>



Figure 19. Japanese beet workers on the Maulhardt Ranch in the 1920s (Museum of Ventura County).

CONTEXT SUB-THEME 6Ai: ETHNIC GROUPS

**JAPANESE.** For many years after World War II, the Buddhist church on Sixth Street in Oxnard functioned as a hostel for Japanese families who returned to Oxnard due to economic hardships and the hostile climate

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these families encountered.<sup>135</sup> Japanese farmers have been credited with being some of the earliest farmers to cultivate strawberries as a crop after the war, along with Raymond Borchard.<sup>136</sup> Japanese laborers continued to be imported in the 1950s and 1960s. The Oxnard *Press-Courier* reported that Japanese workers were harvesting citrus and a group of agricultural workers was scheduled to return to Japan after completing a three year contract. The newspaper also mentioned that “many of them incidentally, performed that type of ‘stoop labor’ which the growers find more sophisticated American workers refusing to perform.”<sup>137</sup>

**FILIPINO.** Many Filipino families settled in Oxnard in the post war period largely due to the navy installations in the county. After the war, legislation such as The Fiancées Act and The War Brides Act (which was in place from the end of 1945 through 1953) allowed Filipino men who had served in the U.S. military to return to the Philippines to find a bride. A new generation boosted the size of the Filipino American community in Oxnard. Navy servicemen in the community formed the Filipino American Social Club in the late 1940s, holding dances and social events at sites such as the Portuguese Crown Hall on Wooley Road.<sup>138</sup>

The U.S. and the Philippines also entered into an agreement in 1947 which allowed the U.S. to maintain military bases on the islands and Filipino men were recruited by the Navy. Over 34,000 Filipinos enlisted between 1952 and 1990, the only foreign nationals allowed to enlist in the U.S. armed forces without first immigrating to the country; the Navy was the only military branch they could join. The Navy positions also allowed for eventual U.S. citizenship. The military base agreement and recruitment ended in 1992.<sup>139</sup>

Filipinos also worked in agriculture into the second half of the twentieth century, as a result of an agreement between the nations to allow temporary workers to come to the U.S. During the 1950s single Filipino men and families resided in farm worker housing camps and also in the Colonia neighborhood of Oxnard. The Oxnard *Press-Courier* referred to a local farm worker housing camp as “the Campo Blanco Filipino Labor Camp on Las Posas Road.” The Ocean View Farm on Laguna Road also operated a housing camp expressly for Filipino laborers. Other typical jobs Filipinos held included barbers, chauffeurs, nurses, merchants and restaurant owners. They eventually made their homes in neighborhoods such as Pleasant Valley Estates, Lemonwood Estates, Oxnard Estates and College Estates.<sup>140</sup>

**MEXICAN.** Mexican immigrants and migrant workers continued to provide a large proportion of the agricultural labor force on the Oxnard Plain. The Bracero Program was one system used to bring in temporary laborers; it fostered a parallel flow of undocumented immigrants and helped cultivate communities of Mexicans in Oxnard and other parts of the country.

### CONTEXT SUB-THEME 6AII: EDUCATION

The Ocean View School, located at Hueneme and Olds roads, was closed in 1959 after Mar Vista Elementary School was built in 1952 at 2382 Etting Road to accommodate a growing post-World War II population and housing expansion at the Point Mugu Naval Air Station. The Ocean View School burned down during the 1970s. Laguna Vista Elementary School was built in 1961 to accommodate the continued growth in enrollment from the naval base.

The Mesa Union School, formerly part of Del Norte District, continued to grow after World War II. As the number of students increased, two new classrooms, a cafeteria, and office were added in 1951. Two additional rooms were constructed in 1956, six additional classrooms added in 1964, followed by six more in 1968. Four new classrooms were added in 1997 and 1998.



Figure 20. The former Springville School, Pleasant Valley Road (Google Streetview).

The former Springville School, built in the 1920s, continues to exist but is no longer used as a school. The date of its closure is uncertain. It is presently a residence, but remains the oldest extant school building within the survey area.

#### CONTEXT THEME 6B: TRANSPORTATION

**ROADS.** In the mid-1950s Ventura Boulevard (the old Conejo Road) was utilized as the alignment for State Route 101. It is now a frontage road on the north side of the freeway. Ventura County was better connected to Los Angeles after the construction of the freeway. With the area more easily accessed by commuters as well as tourists, agricultural land was lost to provide housing, shopping centers and parking lots. <sup>141</sup>

In 1999 Ventura County and Caltrans funded road improvements in the area including reconstruction of the interchange at Lewis Road and Highway 101 and the widening of Lewis Road from Pleasant Valley to Hue-neme Road. In 2008 a “land swap” added another 153 acres to the university campus, which now totaled 833 acres. The following year, county park land comprised of 360 acres adjacent to Calleguas Creek and University Drive was transferred to the university increasing the size of the campus to 1,193 acres. <sup>142</sup>

**Railroads.** When the sugar beet refinery in Oxnard closed in 1959 the Ventura County Railway was purchased by Martin V. Smith and Associates. From World War II through at least 1961 the railroad lines re-

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mained as they were originally constructed. They consisted of fourteen miles of track: a mainline from Oxnard south to the beach and then west to Port Hueneme, and a branch line running west on Wooley Road to Patterson Road, then south to the Naval Construction Battalion Center. By 2003 the Oxnard Harbor District acquired the Ventura County Railway Company. Its lines are currently used to transport goods to and from the harbor facilities and to the main line railway in downtown Oxnard.<sup>143</sup>

### CONTEXT THEME 6C: AGRICULTURE

The local sugar beet industry declined and the factory was demolished in 1959. Over the following decades, citrus, vegetables and strawberries took the place of sugar beets and lima beans as significant crops on the Oxnard Plain. A warehouse built in 1948 by the Pleasant Valley Lima Bean Growers and Warehouse Association at the intersection of Fifth Street and Pleasant Valley Road still stands today. It was originally planned for the use of member-growers who marketed their crops through the California Lima Bean Growers Association. The land was optioned for purchase from the Union Sugar Company, which in previous years had loaded sugar beets on a railroad siding on the site.



Figure 21. The Pleasant Valley Lima Bean Growers warehouse (San Buenaventura Research Associates).

The warehouse, which cost \$325,000 to build, was designed by the Long Beach firm Moffatt and Nichol and constructed by the Gridley Construction Company under the direct supervision of Don Gridley. Newspaper articles of the time described some unique aspects of the new warehouse. Its construction was described as a “difficult operation requiring each concrete side of the separate bins to be formed on the ground and then attached to a ‘strongback’ and lifted into place by a giant crane.” A new method to be utilized during the lima bean harvest was also detailed:

Instead of sacking their beans on the field... hauling them to the warehouse and unloading and storing them by hand, the new association will use harvesters that take the beans from the vines and load

them immediately into a hopper on a truck. The truck will be hoisted hydraulically at the new warehouse and its contents dumped into a warehouse hopper, nearly eliminating manual labor in an operation taking only minutes.

By the 1960s the warehouse was no longer used for lima bean processing and storage. It is currently being occupied by the Oxnard Pallet Company.<sup>144</sup>

Relatively recent changes to agriculture in Ventura County include the replacement of approximately 12,000 acres of lemon orchards with strawberries over the last fifteen to twenty years. Increasingly these crops are grown within hoop houses, a series of steel hoops creating a frame that is typically covered with heavy plastic. They can be used to create a higher temperature, to protect crops from inclement weather, and to extend the growing season. Much of the hoop housing on the Oxnard Plain is used for raspberry production, but some strawberries are also grown in this manner. Certain varieties need protection from wind and rain and produce higher yields if grown in hoop houses. Hydroponic tomato hothouses (greenhouses) are also a newer enterprise on the Oxnard Plain. They are more productive, in terms of the amount of output per acre than traditional field-grown tomatoes.<sup>145</sup>

Recent challenges faced by the agriculture industry include the availability of water and laborers, loss of agricultural land to urban development and encroachment, high land lease costs and pests such as the Asian Citrus Psyllid, which has the ability to ruin citrus crops. Land leases in Ventura County may run \$3,000 to \$4,000 per acre per year. Leases range from one to three years; three years is common for berries and vegetables. Citrus and avocado orchards are not typically planted on leased land; the land those crops are grown on is usually owned by those farming it.<sup>146</sup>

The Ventura County Agricultural Commissioner's 2012 Crop and Livestock Report lists the top ten crops in value as strawberries, lemons, raspberries, nursery stock, celery, avocados, tomatoes, peppers, cut flowers and cilantro. In comparison, in 1922 the top crops were beans, lemons, walnuts, apricots, oranges, sugar beets, hay, grain and miscellaneous citrus. By 1942 sugar beets had dropped out of the top ten although beans and walnuts were still very profitable along with lemons, oranges and vegetables. By 1962 produce such as tomatoes, celery and lettuce had entered the top ten joining citrus and beans. By 1972 avocados and strawberries had entered the top ten. Strawberries steadily increased in value and became the top ranking crop by 2001.<sup>147</sup>

Current data from the Agricultural Commissioner's office shows that in the northwestern portion of the survey area (the former Rancho Santa Clara del Norte) agricultural land is largely planted with strawberries, lemons and avocados. In the north-central portion of the survey area, crops such as raspberries, celery and other row crops are planted in addition to strawberries. In the south-central portion of the survey area large amounts of strawberries, tomatoes, row crops and sod are grown. On the eastern end of the survey area (east of Las Posas Road) a variety of crops are grown including beans, cabbage, lettuce, cilantro, celery, persimmon and other row crops, as well as cut flowers. A small amount of grapes are grown near the Conejo Mountain cemetery. Further to the south on either side of Calleguas Creek crops such as spinach,

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artichokes, bok choy and sod are seen along with the more common raspberries, celery, tomatoes, lemons, avocados and other row crops. <sup>148</sup>

Commercial coolers, packers and shippers are another segment of the agricultural industry supply chain. They handle the different post-harvest needs for various commodities. After products are harvested in the field they may be taken to a large-scale cooling facility where they are temporarily held. Packers prepare the commodities for resale by sorting, cleaning and packaging them. Shippers transport the commodities to various wholesale and retail outlets. <sup>149</sup>

Ventura County Agricultural Crop Cash Value Rankings by Year*						
Rank	1922	1942	1962	1972	2001	2013
1	Beans	Lemons	Lemons	Lemons	Strawberries	Strawberries
2	Lemons	Valencia Oranges	Valencia Oranges	Livestock, Poultry & Dairy	Lemons	Avocados
3	Walnuts	Beans	Livestock & Poultry	Celery	Nursery Stock	Raspberries
4	Apricots	Walnuts	Tomatoes	Tomatoes	Celery	Nursery Stock
5	Valencia Oranges	Misc. Vegetables	Celery	Strawberries	Avocados	Lemons
6	Sugar Beets	Livestock	Lettuce	Valencia Oranges	Cut Flowers	Celery
7	Navel Oranges	Dairy Products	Green Beans	Lettuce	Tomatoes	Tomatoes
8	Hay	Hay	Dairy Products	Avocados	Peppers	Peppers
9	Grain	Navel Oranges	Lima Beans	Misc. Vegetables	Valencia Oranges	Cut Flowers
10	Misc. Citrus	Poultry	Navel Oranges	Lima Beans	Broccoli	Cilantro

\*Abstracted from the 2012 Crop and Livestock Report of the Ventura County Agricultural Commissioner.

### CONTEXT SUB-THEME 6CI: LABOR

The controversy about the agricultural industry's continued use of braceros after the war was openly debated. President Harry S. Truman called for a Commission on Migratory Labor, which reported on systemic problems with the bracero program, including the displacement of domestic workers, the enforcement of the provisions of the bi-national agreement, and growers' associations that set and depressed the industry's prevailing wage through their use of braceros and undocumented workers. Despite the report, in 1951 the Truman administration continued the bracero program through Public Law 78. In a letter to the *Oxnard Press-Courier* in 1958 a labor economist and research analyst from the University of California at Los Angeles stated that the widespread practice of hiring Mexican Nationals was due to the lower wages paid to them

compared to wages for domestic workers. He went on to state that if higher wages were paid to domestic workers, it would lead to higher food prices.<sup>150</sup>

Activist Cesar Chavez worked with the Community Service Organization (CSO) in Oxnard for approximately two years starting in 1958. The CSO functioned in Oxnard to support minority, low income workers; it sponsored citizenship classes and voter registration drives as well as organized workers against unfair labor practices. The difficulty that domestic workers encountered in obtaining jobs came to the forefront during conversations between Cesar Chavez and community members. Chavez realized that this was a large problem that needed to be focused on. At a meeting with Cesar Chavez and the CSO held at the Oxnard recreation hall, Edward Hayes, the head of the California Farm Placement Service, admitted that 80% of the agricultural laborers being used were braceros.<sup>151</sup>

The CSO organized a sit-in at the Robert Jones Ranch on Vineyard Avenue in April 1959, where braceros were pulling tomato seedlings. After a federal agent arrived, twenty-seven domestic workers replaced the braceros for a few hours but were fired at four in the afternoon. The next morning the braceros were back at the Jones Ranch site. Chavez called Edward Hayes' boss, John E. Carr, director of the Employment Services Department and obtained the jobs again. Then the workers were not only fired again, but also blacklisted.<sup>152</sup>

Cesar Chavez decided to publicize the CSO's struggle. The media was alerted to their activities. On April 21, 1959 approximately seventy local members of the CSO marched to the Farm Placement Service (FPS) trailer in El Rio. They were joined by a motorcade of approximately forty autos, including women and children. The procession drew television and newspaper reporters as well as the police. The march followed Oxnard Boulevard to the FPS trailer in El Rio then to Jones Ranch. When they arrived at the ranch the group set their work referral cards on fire. The following month, Chavez arranged for approximately 1,000 people to picket at Oxnard Airport when Secretary of Labor James Mitchell came to the area. Chavez also led an evening candlelight march where people carried signs and a woman at the front of the group carried a banner of Our Lady of Guadalupe. As they marched others joined them and although the police attempted to stop the group they marched for about two hours. Chavez recounted that they started with a couple hundred people in La Colonia and ended with several thousand. He stated that that was when he discovered the power of the march.

Cesar Chavez was eventually transferred to Los Angeles to serve as the CSO's national director although he had expressed to headquarters his desire to carry on the work he had started in Ventura County organizing agricultural workers. The new leadership at the Oxnard CSO office was not as effective as Chavez had been and lost the gains that he had achieved. By 1962 Chavez formed the National Farm Workers Association which later became the United Farm Workers.<sup>153</sup>

In the 1950s and 1960s California farmers also employed a number of Japanese and Filipino farm workers who were temporarily admitted to the United States. It was reported that at the end of 1960 the majority of 1,730 Japanese workers in California were employed in the south coast area. This labor program was comparable to the U.S.-Mexico bracero program in regards to wages, housing, transportation, and permitted

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work activities. Certain California counties were reported to have been more dependent upon foreign contract workers than other counties. Those considered to have a “high dependence” included San Diego, Riverside, San Joaquin and Ventura counties. In 1963 congress voted to end the Bracero Program the following year, after which California growers increased their use of another form of temporary foreign laborers. Employers were allowed to request the entry of Mexican nationals into the U.S. for the purpose of working; the workers obtained green cards. Growers at times coordinated with former braceros to return to the ranches they were previously contracted to. <sup>154</sup>

**LABOR HOUSING.** The Coastal Growers Association (CGA) was the oldest harvesting association in Ventura County. Starting in approximately 1962, CGA operated a camp for their farmworkers located on Fifth Street west of Rose Avenue, just outside of the survey boundary. The camp was built ten years prior and was historically referred to as the Triple S camp because the farmworkers housed there were employed by three associations whose names all began with that letter: the Santa Clara Lemon Association, the Somis Lemon Packing Association, and the Seaboard Lemon Association. The architect for the farmworker camp buildings was William W. Ache, who also designed the Ventura County Mutual Fire Insurance Company building at Main and Fir streets in Ventura. The camp continues to operate and house farmworkers to this day.

### CONTEXT THEME 6D: WATER

Some of the various mutual water companies in Ventura County were formed early in the century to provide water to their shareholders for domestic and irrigation uses. The United Water Conservation District (UWCD) was formed in 1950 and encompasses the Oxnard Coastal Plain and the Santa Clara River Valley. It conserves the groundwater resources that are utilized by mutual water companies and cities such as Oxnard and Port Hueneme, as well as numerous farms and individual pumpers. It also provides water for agricultural irrigation and drinking water. The UWCD oversees several facilities including: the Santa Felicia Dam which was constructed in 1955 to recharge ground-water; a pipeline built in 1986 to deliver water directly from the river to farmers to limit well-pumping; the Freeman Diversion which was constructed in 1991 to divert stream flow in order to replenish the underground water supply; and spreading grounds in the El Rio area (also known as artificial recharge basins) also used to replenish the underground water supply in an area known as the Oxnard Forebay. The Oxnard Plain Forebay Basin is the main source of recharge to aquifers beneath the Oxnard Plain. The agriculture industry today uses close to 60% of the water in Ventura County.<sup>155</sup>

### CONTEXT THEME 6E: EXTRACTIVE INDUSTRY

**OIL.** In 1947 Standard Oil made a major oil find on land on the western end of the Oxnard Plain owned by the McGrath family. The first oil rig on the site was destroyed by fire. A second rig was built but was blown out by high pressure mud. Fearing encroachment, Standard stationed guards around the perimeter of the operation. The city of Ventura’s municipal golf course was located on land adjoining the Standard Oil operation between State Route 101 and the Santa Clara River. At one time the city supposedly considered leasing it for oil development, as the golf course was not generating income. In 1954 Standard Oil’s MacInnes

(McInnes) Number Two well blew one night and released approximately 2,500 barrels a day into the surrounding bean fields.<sup>156</sup>



Figure 22. The Edgington Oil Company refinery on E. Firth Street (San Buenaventura Research Associates).

Through 1953 twenty-two wells in the Oxnard oil field produced more than 2,500,000 barrels of oil. Drilling in the area also suggested that a gas zone of considerable proportions was present. Offshore drilling operations in Ventura County advanced during the 1950s although it has been said that the city of Oxnard expressed hesitation regarding offshore drilling. A 1954 *Press Courier* article described Oxnard's inland oil field as a small but thriving industry east of the city comprised of twenty-one wells pumping heavy crude being converted into asphalt at three local refineries: Oxnard Oil and Refining Company, Superior Asphalt and Edgington. Typically, the primary oil rights were leased from the property owners. The article went on to state that three newer wells were producing better grade oils and it was hoped that the area would become a major oil field producing light, high grade oil suitable for gasoline. The total production of crude oil for the asphalt refineries was estimated to average 2,000 barrels a day. Successful oil development had increased the assessed value of the area by \$750,000 over the previous year.<sup>157</sup>

According to the article and an accompanying map, the Oxnard Oil and Refining Company, located north of the Southern Pacific Railroad on Fifth Street east of Rice Road was owned by Cliff Kohlhaas and George Thomas. The locations of some of their wells were described as near their refinery and north of the Southern Pacific Railroad tracks in the railroad right-of-way. The Edgington refinery was located directly opposite the tracks from the Oxnard Oil and Refining Company on land owned by J. Warren Chase. Ralph Edgington of Long Beach and the Chase brothers, who also owned a dairy, operated this facility. The third refinery, Superior Asphalt, was north of Sturgis Road just west of Wolff Road. Its owners are not stated. The map demonstrates that companies such as Texas Consolidated and Standard Oil of California (which later reorganized to form Chevron USA, Inc.) were drilling for oil on the Oxnard Plain. The refineries seem to have been in exis-

tence from at least the prior decade. Aerial photography from 1947 shows development on Fifth Street and Sturgis Road at the locations of the refineries described in the 1954 article.<sup>158</sup>

The current Ventura County General Plan and Coastal Area Plan maps oil fields in the county and describe related facilities. The West Montalvo oil field is located immediately south of the Santa Clara River on the western Oxnard Plain and extends into the state tidelands, the majority being within the unincorporated areas of the county. Four leases are located within the onshore portion of the oil field: the McGrath #4 lease, McGrath #5 lease, Patterson Ranch lease, Parcel 1 and Parcel 2. The Oxnard oil field underlies the eastern Oxnard Plain; its approximate boundaries are just south of State Route 101 to Etting Road, and between Rose Ave and Las Posas Road. In 2012 the Oxnard Oil Field produced 207,824 barrels of oil and 16,360 Mcf (thousands of cubic feet) of gas.<sup>159</sup>

Members of the Chase family continued to own the old Edgington Refinery plant until recent years. Under the name Tenby, Inc., Morley and Julie Chase operated the Oxnard Refinery and the Chase Production Company until the refinery was shut down in 2011. The refinery is located just outside the eastern city limits of Oxnard at 3450 E. Fifth Street. Feed stock for the refinery came primarily from the Oxnard and West Montalvo oil fields. Its throughput (total amount of raw materials processed) was approximately 1,500 barrels per day. The refinery was purchased by Vintage Production California LLC, a subsidiary of Occidental Petroleum Corporation (Oxy), in 2011. Currently, it appears to be idle.<sup>160</sup>

**SAND AND GRAVEL.** During the mid-1990s the United Water Conservation District began a project to repurpose unused gravel mining pits to hold water diverted from the Santa Clara River. The Noble Gravel Basin Reservoir, located off of Vineyard Avenue a short distance south of the river, recharges the aquifer, reduces pumping and helps prevent salt water intrusion into the lower aquifer system.<sup>161 162</sup>

### CONTEXT THEME 6F: MILITARY

After World War II the U.S. Navy leased a dock at Port Hueneme, eventually selling it to the Oxnard Harbor District. The port expanded over the years; it continues to handle cargo such as imported vehicles and produce. It also serves as a primary support facility for the offshore oil industry.<sup>163</sup>

The Naval Air Missile Test Center at Point Mugu developed into the Pacific Missile Test Center in 1975, becoming in 1992 a part of the Naval Air Warfare Center Weapons Division and Naval Air Weapons Station. In the late 1940s the county operated an airport on the former Air Force/Navy site between Oxnard and Camarillo. In 1951 the facilities today known as Camarillo Airport were expanded for coastal air defense and designated Oxnard Air Force Base within the Los Angeles area Air Defense Command. A large number of buildings were constructed to support the base's Northrop F-89 and McDonnell Douglas F-101B interceptor aircraft. The base was decommissioned by the Air Force in 1969. In 1976 the County of Ventura took over the property, reopening it for civilian general aviation use.<sup>164</sup>

CONTEXT THEME 6G: RECREATION

**GOLF COURSES.** The Saticoy Country Club, which was originally located on Wells Road, chose to move to a new location at a time when California was experiencing a golf boom. A new golf course and clubhouse were opened in 1964 at the southwestern edge of South Mountain on land that once was a part of the Lloyd Butler Ranch. The River Ridge Golf Club was built in the 1980s at the northwest end of Oxnard on West Vineyard Avenue.<sup>165</sup>

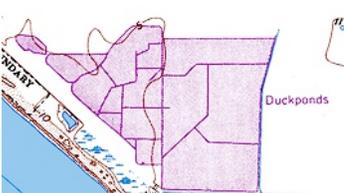
Historic Landscape Characteristics: Agriculture and Suburbs (1945–1965)	
Characteristics	Features
Land Use and Activities	Although agriculture continued to be the primary land use on the Oxnard Plain, a reduced in area began as Oxnard expanded following World War II. During this time sugar beet production declined and in the mid-1950s the factory was demolished. Sugar beets were replaced by lemons and row crops. Oil development grew during this period as several new fields opened on the Oxnard Plain. The postwar period also brought the establishment of the Naval Air Station and Missile Test Center at Point Mugu, and an Air Force base at Camarillo, and continued military presence at Port Hueneme.
Patterns of Spatial Organization	During this period spatial organization of agriculture changed little, except for the incursion of new oil activity on former farmland. The new oil derricks, tanks and refineries operated alongside agriculture. The flat expanse of the plain was now characterized by tree crops, and industrial buildings and structures.
Response to Natural Environment	The United Water Conservation District was formed to conserve ground water and develop new sources; the Santa Felicia Dam was constructed in the Santa Clara Valley to recharge groundwater and Freeman Diversion system built to replenish the underground water supply of the Oxnard Plain.
Cultural Traditions	The postwar period marked the introduction of suburban culture nationwide, and to the Oxnard Plain. The diversification of the local economy led to an influx of new residents and explosive growth in the cities of Oxnard and Camarillo. The Oxnard Plain became important for its role as a motor vehicle connection between these communities.
Circulation Networks	The conversion of the Conejo Road into a four lane freeway impacted agricultural land and the town of Springville. In addition, State Route 1 (Pacific Coast Highway) was enlarged and overpasses, leading to a reduction of agricultural and the introduction of new visual elements. The main roads between were improved and widened. All of these improvements led to better access for farmers as well as to the military installations and industries. A portion of the short line railway that had historically serviced the beet dumps was removed in some areas, and the line repurposed as a connection between Port Hueneme and the Southern Pacific mainline.
Boundary Demarkations	The boundaries around the city of Oxnard were expanded into farmland as new subdivisions appeared. Some windrows were removed to accommodate new houses or new crops. Some of the smaller private roads were abandoned. New drainage ditches were built by United Water Conservation District.
Vegetation Related to Land Use	Sugar beets, lima beans and barley were gradually phased out during the 1950s and replaced with citrus, vegetables, and strawberries.

Historic Landscape Characteristics: Agriculture and Suburbs (1945–1965)	
Characteristics	Features
Buildings, Structures and Objects	Buildings and structures found within the agricultural area include farm houses, barns, sheds, outbuildings, farm labor housing, farm office, ranch manager residence; water company buildings (offices, pump houses, sheds, water canals). Oil industry buildings (oil pumps, offices, refinery buildings); Sand and gravel industry related buildings and structures.
Clusters	Clusters of farm buildings continue to dominate the Oxnard Plain. These clusters typically feature a farm house, barn and outbuildings. More recent changes show that several clusters of buildings have been removed or else a barn has been removed and residences converted into office buildings where land has been leased to agribusiness. Clusters, in some cases, are now one or two buildings and a large open dirt area for equipment storage. The oil industry added clusters of oil wells and derricks and accompanying office buildings and storage sheds.
Archeological Sites	Not applicable.
Small-Scale Elements	Not applicable.

Property Types: Agriculture and Suburbs (1945–1965)		
Property Type	Description	
Theme 6A: Settlement		
	Residences	Ranch, Minimal Traditional, Modern style.
	Schools	Laguna Vista School.
Theme 6B: Transportation		
	Railroads	Southern Pacific, Ventura County railroads.

Property Types: Agriculture and Suburbs (1945–1965)		
Property Type		Description
	Roads	Local roads, main highways: Pacific Coast Highway (Roosevelt Highway and US Route 1), US Highway 101 Freeway (former Conejo Road and El Camino Real).
	Roadside	Roadside commercial.
Theme 6C: Agriculture		
	Agricultural outbuildings	Western style barns, small barns, water tanks,, garages
		Sheds for equipment storage, agricultural storage, Quonset huts.
	Warehouses	Citrus and lima bean warehouses, sugar beet warehouses.
	Labor housing	Houses for supervisors, managers.

Property Types: Agriculture and Suburbs (1945–1965)		
Property Type		Description
		Group housing for farm laborers.
	Agricultural landscape	Wind rows
		Orchards (citrus, walnuts, apricots), row crops (lima beans, sugar beets, hay, alfalfa, misc.vegetables, strawberries)
		Beet dumps
Theme 6D: Water		
	Water features	Irrigation ditches, creeks, sloughs, levees, flood control.
		Water District facilities (reservoirs, pipelines, pump houses).

Property Types: Agriculture and Suburbs (1945–1965)		
Property Type	Description	
Theme 6E: Extractive Industry		
	Mining and refining	Oil wells, derricks, refineries, tanks.
		Gravel mines, pits.
Theme 6F: Military		
	Military-Industrial	Cold War industries (office buildings, testing facilities).
	Military-Residential	Off-base housing (trailer parks, apartments).
Theme 6G: Recreation		
	Recreational features	Hunting clubs, golf courses.

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- 18 Gabbert, pgs 1-5.
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- 39 Hutchinson, p. 63-64, 163-167.
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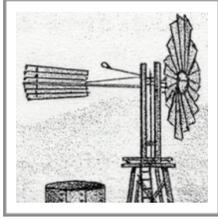
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### LOCAL INFORMANT INTERVIEWS

Oral communication with Chuck Covarrubias during meeting at Ventura County RMA, April 22, 2014.

Oral communication with Scott Borchard during meeting at Oxnard Farm Park, June 11, 2014.





### **HISTORIC RESOURCES SURVEY**

Historic resources inventories serve as the primary method of identifying historic properties and historic districts, assessing their significance, recording their historic features, and determining their eligibility for local landmark, national or state listings. A timely, ongoing historic resources inventory process greatly aids in the formulation and adoption of county plans, and ensures that full consideration of historic resources issues occurs within the planning process.

Two distinctive types of surveys are identified in the *Secretary of the Interior's Standards and Guidelines for Identification of Historic Resources*: reconnaissance surveys and intensive-level surveys. In a reconnaissance survey, often called a "windshield survey," large areas of a community are investigated at a low level of detail, in order to locate historic buildings and note their distribution, architectural styles and periods of construction. An intensive-level survey is a careful inspection of each building in a specific area, including property-specific research and determinations of eligibility for all properties in the survey area.

This report presents the results of a reconnaissance-level historic resources survey of the nearly 56 square miles of unincorporated agricultural area located between the cities of Oxnard and Camarillo. The majority of the field work for the survey was conducted between January and May 2014, and supplemented with aerial photographs and other sources of data. This report also includes a description of the methodology used in conducting the survey, as well as recommendations for procedures for evaluating potentially eligible properties within the survey area.

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## Eastern Oxnard Plain Survey Methodology and Results

The purpose of the reconnaissance level survey was to identify extant buildings, structures and landscape features that illustrate the historical evolution of the Eastern Oxnard Plain. A number of the distinct property types associated with the production of local crops, related industries and the ethnic groups that were vital to the development of agriculture, were identified. A goal of the field survey was to document at least one example each of the properties described in the historic context statement, and also to inform the writing of the historic context with visual evidence gathered by viewing resources in the field. Because much of the survey area proved to be inaccessible to view from public rights-of-way, multiple methods were employed to identify potential historic resources within the over 56 square miles of survey area on the Eastern Oxnard Plain.

The consultants selected twenty properties suitable for the completion of DPR 523A (Primary Record) forms in accordance with California Office of Historic Preservation (OHP) standards. These properties were found to be a minimum of forty-five years old and to be associated with the context themes. These properties were not evaluated for eligibility, as the property-specific research required to support an eligibility discussion was beyond the scope of this survey. However, where property specific historical data was obtained in the course of researching for the writing of the Historic Context Statement, this information was captured on Continuation Sheet attachments to the Primary Record for the property as an aid to future investigations. All properties identified in the field or in the supplemental research are noted on the Tabular Survey Results table found in Appendix A of this report.

Forms were also prepared for eight additional properties that were previously documented in historic resources reports. The historical significance of these properties was rerecorded on DPR 523B (Building, Structure and Object) forms. These forms include the property's associations with the identified contextual themes and determinations of eligibility under the appropriate criteria. The DPR 523 forms are found in Appendix B of this report.

**FIELD METHODS AND LIMITATIONS.** The first step in the survey process was to overlay the survey boundary onto 7.5' USGS quadrangles for the survey area. These maps were printed out on multiple letter-sized pages and used to seek out, identify, and record the presence or absence of resources in the field. The comprehensive list of 1,621 assessor parcels supplied by the County of Ventura was converted to a 34-page data table with columns for situs address, APN, acreage, and date of construction (as supplied by the Ventura County Assessor); with columns added for photograph numbers and field notes. The field work took place over five days between January and May, 2014, during which time all of the public streets in the survey area were driven.

Establishing the presence and locations of buildings on properties within the Eastern Oxnard Plain survey area proved to be particularly challenging. Most of the agricultural parcels in the survey area are quite large (over twenty acres on average), a great many of them over one-hundred acres in size, and not contiguous with, or viewable from, public rights-of-way.

Significant numbers of buildings were found to be located several hundred feet from a public right-of-way, where viewing under the best of circumstances was difficult and photography of little use for documentation of the property. This issue was compounded by relatively recent changes to the methods of growing on the Oxnard Plain, including the recent widespread use of hoop-houses to shade crops, and surrounding acreage with opaque fencing materials. These intervening features caused large portions of the survey area to be effectively impenetrable to viewing at street level. Consequently, only buildings located near public rights of way and reasonably unobstructed were photographed. Some of the issues encountered in the field survey were resolved by consulting maps and aerial photographs (see Research Methods, below).

In many cases, even where buildings were found in the field, it was often difficult to definitely determine the parcel on which they were located. This issue was complicated by the lack of recorded situs addresses for at least 90% of the assessor parcel numbers in the survey area and scarcity of properties with posted street addresses in the field. Further, because many large, contiguous parcels are often farmed by one company, the boundaries demarkations between parcels that may have been apparent historically, are now less so, if not rendered entirely invisible in the field. Where it proved possible to assign a street address that was missing from the original data set to an assessor parcel with a reasonable degree of confidence, this information was recorded in field notes.

**RESEARCH METHODS.** Due to the significant limitations of the field work for identifying resources, the conventional method of surveying in the field was extensively supplemented with maps, including county APN maps and USGS quadrangles, and aerial photographs. The County View GIS system was utilized as a method of identifying improved parcels that could not otherwise be located in the field. Using the method of alternating between the parcel base maps and the 2012 aerial imagery layers often succeeded in establishing the locations of buildings and clusters. Online commercial aerial products (Google Maps and Bing Maps) were also used for their oblique aerial coverages of the survey area. These methods proved to be useful in locating buildings, but they generally provided few reliable clues to their age.

**TABULAR SURVEY RESULTS.** Potentially significant properties are listed in the results table located in Appendix A. This table includes fields for the assignment of a period of significance and property types for 153 parcels in the survey area, as defined in the Historic Context Statement. Knowledge of the developmental history of the survey gained through research for the Historic Context Statement, as well as historic maps, enabled educated estimates of periods of construction for many properties for which little or no visual evidence could be obtained. However, in many cases the available data from either documents, field or aerial investigations was insufficient to establish a period of potential significance. For these properties, “unknown” was recorded in this field. Where possible historic associations were informed by knowledge obtained in the development of the Historic Context Statement, this information was added to the “notes” field on the data table.

Properties for which no information was found in the research, field work, map, or aerial investigations were omitted from the results table. Consequently it should be understood that parcels not listed in table may feature currently unidentified potential historic resources. The subsequent sections of this report pro-

vide a recommended framework for property-specific analysis for all properties within the survey area, including those for which no identification could be made in the survey.

**CALIFORNIA HISTORICAL RESOURCE STATUS CODES.** Properties subject to historic resources surveys in California are typically documented on DPR 523 forms and assigned codes according to the standardized *California Historical Resource Status Codes* method created by the California Office of Historic Preservation for recording historic properties (revised, 12-8-2003). A reconnaissance-level survey by definition does not involve the degree of property-specific research required to support determinations of eligibility. Consequently the documentation of properties was limited to a physical description of properties on a Primary Record (DPR 523A) form. Any additional information about a property that was found during the historic context development of this project was captured on a Continuation Record form attached to the Primary Record.

Several properties in the survey area were the subject of previous property-specific evaluations. These properties were fully documented on DPR 523 forms and assigned status codes. A comprehensive table of these codes and their definitions can be found in Appendix C. The properties subjected to recordation on DPR forms are flagged on the results table in Appendix A. The DPR 523 forms are found in Appendix B.

**COMMUNITY OUTREACH.** As a part of the survey process, the consultants held two meetings with interested members of the community. The consultants presented the survey process, and received feedback and guidance at both meetings. The first of these meetings was held with the Public Outreach Committee on April 22, 2014 at the Ventura County Government Center. This committee consisted of members of longtime Oxnard Plain families Charles Covarrubias, Jeffery Maulhardt, and Gary Blum. The latter is also a member of the Ventura County Cultural Heritage Board. A second meeting was held on June 11, 2014 at the Oxnard Farm Park. The agenda was similar to the previous meeting, as were the attendees, with the additions of Jim Gill and Scott Borchard, also members of longtime Oxnard Plain families. The survey process was updated and further comments received. Photos, both current and historic, were posted online for viewing by the committee and available for comment.

These outreach efforts resulted in potential informants not only for the purpose of developing the historic context statement, but for the identification of individuals who would be candidates for more complete oral history interviews in the future. Included in this list are the individuals who attended the meetings. The consultants were also directed to Frank Naumann, who provided a copy of his book *Ocean View Odyssey of the Samuel Naumann Family*.

## Criteria for Significance and Designation

The historic context statement and reconnaissance survey provides a framework for determining the eligibility of properties for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and for Ventura County Landmark designation. These criteria are detailed below.

### NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

Properties eligible for listing on the NRHP include districts, sites, buildings and structures,

- 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.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES CRITERIA

A property is eligible for listing on the California Register of Historical Resources (CRHR) if it meets any of the criteria for listing. The property is eligible if it is:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

### VENTURA COUNTY LANDMARK CRITERIA

An improvement, nature feature, or site may become a designated landmark if it meets one of the following criteria:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;

4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship.

#### VENTURA COUNTY SITE OF MERIT CRITERIA

Sites of Merit satisfy the following criteria:

1. Sites of historical, architectural, community or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.

#### INTEGRITY OF ELIGIBLE HISTORIC RESOURCES

According to the NRHP standards, in order for a property that is found to be significant under one or more of the criteria to be considered eligible for listing, the "essential physical features" that define the property's significance must be present. The standard for determining if a property's essential physical features exist is known as *integrity*, which is defined as "the ability of a property to convey its significance." The integrity evaluation is broken down into seven "aspects."

The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the NRHP criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register regulations include similar language with regard to integrity, but also state that "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements

which may exist but are not visible to the evaluator, or on restorations which are theoretically possible but which have not occurred. (CCR §4852 (c))

Although integrity is stated in the Ventura County Cultural Heritage Ordinance along with the listing criteria as Criterion 6 (“establish the authenticity of the resource’s physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance”), the Cultural Heritage Board typically evaluates integrity in a similar fashion to the NRHP and CRHR.

MINIMUM AGE CRITERION

The minimum age criterion for the NRHP and the CRHR is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as “exceptional,” as defined by the NRHP procedures, or in terms of the CRHR, “if it can be demonstrated that sufficient time has passed to understand its historical importance.” The Ventura County Cultural Heritage Ordinance does not contain any language with respect to minimum age, but in practice the Cultural Heritage Board does not designate properties less than 50 years of age as landmarks.

SIGNIFICANCE AND ELIGIBILITY

The table below discusses the significance of potentially significant properties according to NRHP, CRHR, and the Ventura County Landmark criteria.

NRHP & CRHR Criteria	Ventura County Criteria	Significant Associations	Potentially Eligible Properties
A/1	1, 2	Historic events and patterns of history.	<ul style="list-style-type: none"> <li>Buildings or groups (clusters) of buildings, structures or objects that exemplify or are closely associated with or are notably illustrative of the historical development of the Oxnard Plain during one or more of the contextual periods.</li> <li>Ornamental or agricultural landscape elements that either on their own or together with other historic features contribute significantly to the interpretation of the history of the Oxnard Plain.</li> </ul>
B/2	3	Persons.	<ul style="list-style-type: none"> <li>Buildings or groups (clusters) of buildings, structures or objects that are associated with the productive lifetime of an individual who was important to the development of agriculture or other important industries on the Oxnard Plain during one or more of the contextual periods.</li> </ul>

NRHP & CRHR Criteria	Ventura County Criteria	Significant Associations	Potentially Eligible Properties
C/3	1, 2, 5	Design and methods of construction.	<ul style="list-style-type: none"> <li>• Buildings or groups (clusters) of buildings, structures or objects that exemplify an architectural style or a type or method of construction.</li> <li>• Buildings designed by architects or designers of note, either locally, regionally, or nationally.</li> <li>• Rare or singular surviving examples of building types or styles that were once common and/or characteristic of property types on the Oxnard Plain.</li> </ul>
D/4	4	Not Applicable	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

ELIGIBILITY THRESHOLDS & INTEGRITY CONSIDERATIONS

Properties that are found to be significant under any or more than one of the above criteria should retain sufficient integrity to convey their significance in order to be eligible for the NRHP or CRHR listing, or Ventura County Landmark designation. The table below provides general integrity considerations for potentially eligible properties on the Oxnard Plain.

Eligibility Thresholds	Integrity Considerations
<ul style="list-style-type: none"> <li>• The property may be eligible if it is closely associated with an event of significance to the development of agriculture or other industries, or other themes, on the Oxnard Plain.</li> <li>• A property may be eligible if it is the best preserved, the most closely associated, or only extant property associated with the productive lifetime of an individual who made a significant contribution to the development of agriculture or other industries on the Oxnard Plain.</li> <li>• A property may be eligible if it is an example that typifies an architectural style, type or method of construction. Examples of historically common types may achieve significance if they can be demonstrated to be one of the few, best preserved, or last extant examples of their type.</li> <li>• The property clearly conveys its historical design and/or function.</li> </ul>	<ul style="list-style-type: none"> <li>• In terms of <b>design</b> integrity, individual buildings should retain the exterior building materials, form and materials that characterize their style, period, or method of construction.</li> <li>• For groupings or districts, the extant features should retain the form, plan or functional relationships between buildings and structures that explain their historical functions.</li> <li>• For groupings or districts, minor alterations to individual building elements, such as windows and door materials and additions, may not by themselves substantially reduce the integrity of the significant property provided that the historical relationship between buildings that explains the significance of the property remains substantially intact.</li> <li>• In evaluating the design integrity of significant properties, it should be considered that they may represent one or more periods of historical development. Altered properties may be eligible, provided the alterations occurred during a later period of significance for the property.</li> <li>• Changes in crops and growing methods is a historical constant on the Oxnard Plain. Consequently, integrity of <b>setting</b> for significant properties should be evaluated with the understanding that the overall setting of the Oxnard Plain continues to be impacted by the introduction of new crop types and agricultural production methods. The mere presence of these newer crops and features on a significant property should not be regarded by themselves as a substantial loss of setting integrity.</li> <li>• An evaluation of a significant property's integrity of <b>materials</b> and <b>workmanship</b> should be considered as a function of design integrity, and generally has a greater bearing on eligibility if the property is significant primarily as an example of a style, type or method of construction. In evaluating materials integrity, it should be understood that utilitarian agricultural buildings are often repaired over time, leading to a gradual replacement of historic materials, often with similar materials. This process alone should not be regarded as a substantial loss of integrity.</li> <li>• The integrity of <b>feeling</b> and <b>association</b> for significant properties should be evaluated primarily on the basis of its continued general association with its historic use or function. For example, a property historically associated with agriculture should be evaluated for this association broadly, rather than on the basis of any specific period or crop.</li> </ul>

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## Recommended Procedures

The County of Ventura has adopted review procedures that trigger the submission of an appropriate historic resources report by property owners proposing to substantially alter or demolish potentially historic properties. These procedures generally break down into two scopes of work: Phase I, and Phase II Historic Resources Reports. Additionally recommended is the adoption of a methodology for preparing Screening Reports. The purpose and recommended contents of these reports are outlined below.

### PURPOSE AND CONTENTS OF SCREENING REPORTS

The purpose of a Screening Report is to determine if a project should trigger the preparation of a Phase I Historic Resources Report, or to determine that the proposed project will not have a potentially significant impact on a historic resource. Prior to the completion of a Screening Report, the property owner should submit:

- A complete description of the proposed work, including materials to be used.
- Photographs of all buildings on the property. All elevations of main buildings should be photographed, and at least one photo of accessory buildings provided. If particular architectural elements (e.g., windows, doors, roofing materials) are to be altered or replaced, detailed photos of these elements should be included. Photos in digital form are preferable.
- A completed and signed Assessors Records release form.

A completed Screening Report should provide the following descriptive information and conclusions:

- A brief architectural description of the building(s) on the property, including architectural style.
- Date(s) of construction of building(s) on the property, if documented, or estimated dates based on visual evidence if not documented.
- The potential associations of the property, if any, with the themes and periods described in the Historic Context Statement.
- An assessment of the property's integrity, taking into consideration the Eligibility Thresholds and Integrity Considerations outlined above.
- A recommendation for or against the preparation of a Phase I Historic Resources Report.

### PURPOSE AND CONTENTS OF PHASE I HISTORIC RESOURCES REPORTS

The purpose of a Phase I report is to determine if a property should be regarded as a historic resource for the purposes of the California Environmental Quality Act (CEQA). The report should contain:

- A historical narrative describing the known and potentially significant historical events, individuals or design features associated with the property, based on documentary evidence where available. Whenever possible, the significance of the property should be related to the themes and periods de-

scribed in the Historic Context Statement, with expansion on these themes included where new evidence is discovered in property-specific research.

- A physical description of the buildings and structures on the property, with an emphasis on the character-defining features of the property, including architectural styles and/or methods of construction. Dates of construction and dates of significant alterations should be described, to the extent known, and based on documentary evidence where possible and on visual evidence where documentary evidence is not available.
- An evaluation of the significance of the property in accordance with the criteria of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and the County of Ventura Cultural Heritage ordinance. If the property is found to be significant under any of the listing criteria, a discussion of the property's integrity should be included, in accordance with aspects of integrity described in the NRHP and CRHR standards. The report should conclude whether the property's integrity is sufficient to convey its significance, taking into account the Eligibility Thresholds and Integrity Considerations outlined above. At the end of this analysis, the report should provide a clearly-stated conclusion with respect to the property's eligibility, and whether it should be regarded as a historic resource for the purposes of CEQA.
- Photos of the property and immediate vicinity.
- A location map.
- A listing of primary sources utilized in the preparation of the report.

### PURPOSE AND CONTENT OF PHASE II HISTORIC RESOURCES REPORTS

A Phase II Historic Resources Report may be prepared when a property is determined to be a historic resource. The purpose of a Phase II Report is to determine whether the proposed project may have an adverse impact on historic resources. Language in the *CEQA Guidelines* states that if a project "will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*," that the impacts are presumed to be fully mitigated. Other project approaches or alternatives may also mitigate adverse impacts partially or to a less than significant and adverse level. A Phase II Report should include:

- A complete description of the proposed project.
- A discussion of the project impacts, in terms of the criteria of eligibility, the aspects of integrity, and the *Secretary of the Interior's Standards*.
- A determination of project impacts.
- Mitigation measures, alternatives, and a statement of residual impacts after mitigation.

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## Review Thresholds and Standards

This report recommends that the above Historic Resources Reports be prepared in accordance with the thresholds established below, when property owners propose to substantially alter, demolish, or otherwise change these properties in a manner that may result in the loss of character-defining features that contribute to its eligibility.

- Properties in this survey assigned a Status Code of 1-5 should be presumed to be historically significant.<sup>1</sup> A Phase II Historic Resources Report should be prepared.
- Properties in this survey not assigned a Status Code should not be assumed to be either historically significant or not historically significant. A Screening Report should be prepared for the purpose of determining if further investigation is warranted.
- If the property is not exempted from further review in a Screening Report, a Phase I Historic Resources Report should be prepared.

### STANDARDS FOR REVIEW

For purposes of these recommendations, the two key terms used above are defined as follows:

**Character-defining features.** The architectural and other materials and features that are important in defining a property's historic character will naturally vary with the type, scale and the documented reason(s) for the property's significance, but are generally explained as the features that must be retained in order to interpret the property's significance and eligibility. The character and significance of a historic property may be defined by detailing of materials, such as masonry, wood, and metal; and features, such as roofs, porches, and windows, decorative elements, and the functional spatial relationships between historically significant buildings, structures, and landscape features.

**Substantial alterations.** Given the above definition, this term should be understood to be relative to the property involved with a proposed alteration. A change to a window opening on a main elevation of a small residence that is judged to be eligible for its design might be regarded as a substantial alteration, whereas a similar change to a larger building, on minor elevations, or one found to be eligible for reasons other than its design, might be judged to be less than substantial. In general,

- Changes to roofing materials will not be a substantial alteration, unless the roofing material is integral to the design of the building (e.g., Spanish tile on a Spanish Revival building).
- Changes to windows will often be a substantial alteration, particularly if they alter the size, location or configuration of historic window openings, or introduce window types that alter the functional appearance of the windows (e.g., aluminum sliders replacing sashes).
- Changes to exterior cladding material will often constitute a substantial alteration, particularly if the proposed cladding is different than the historic materials (e.g., stucco replacing wood drop siding). In-kind replacement of exterior cladding materials may also be a substantial alteration if the quality, texture, proportions and detailing are dissimilar to the historic material.

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- <sup>1</sup> Sites of historical, cultural, architectural or aesthetic merit which have not been officially otherwise designated and have been surveyed according to Federal standards as required by Ventura County's Certified Local Government agreement. Said sites shall also be listed in a County approved survey with a National Register status code of 5 or above and have been so designated by the Ventura County Cultural Heritage Board or the Ventura County Board of Supervisors according to the provisions of this Ordinance. (Ventura County Code §1365-5b)







No.	Dir	Street	Acres	Date	APN+	Period	Theme	Photo	Resource Type/ Notes	SC	DPR
6054		ARNOLD	1.76		2320031110	unknown	A, C		residence, outbuildings	7	
186		BEARDSLEY	0.53		1520120045	unknown	A, C		residence, outbuildings	7	
6500		BROOME RANCH	216.77		6940010070	unknown	A, C		Broome Ranch	7	
2037		CASPER	207.42		2390010010	unknown	A, C		residence, outbuildings	7	
2037	E	CAWELTI	45.50		2300062190	unknown	A, C		residence, outbuildings	7	
5904	S	CAWELTI	46.34		2300055055	unknown	A, C	04-09	residence, outbuildings	7	
684		CAWELTI	113.59		2300055070	1898-1945	A, C	04-08	residence, outbuildings	7	
1021		CENTER	51.20		1090031175	unknown	A, C		residence, outbuildings	7	
417	E	CENTER	217.46		1100092190	1898-1945	A, C	01-14	residence, outbuildings (5390 Walnut Rd)	7	
565	E	CENTER	39.72		1100092210	1898-1945	A, C	01-18	residence, outbuildings (Milligan)	7	X
155	E	CENTER	52.27		1100092250	1898-1945	A, C	01-16, 01-19, 01-20, 01-21	residence, outbuildings (Wadleigh)	7	X
4450	E	CLUB HOUSE	151.02		1090020290	1945-65	G		Saticoy Country Club	7	
3945	N	CLUBHOUSE	8.20	1971	1090390135	post-1965	G		Cabrillo Racket Club	7	
3434		DODGE	14.63	1966	2180052070	unknown	C		fruit stand	7	
3440		DODGE	1.00	1950	2180052050	1945-65	A, C		residence, outbuildings	7	
3990		DODGE	10.00		2180063045	unknown	C		outbuildings	7	
4052		DODGE	10.00		2180063035	unknown	C		outbuildings	7	
3655		DUFAU	1.54		2180082025	unknown	C		outbuildings	7	
3705	W	DUFAU	1.52	1947	2180082030	unknown	A		residence	7	
3735		DUFAU	1.56		2180082040	unknown	A	03-13	mobile home park	7	
3751	W	DUFAU	0.18	1948	2180082130	unknown	A		residence	7	
3757	W	DUFAU	0.59		2180082120	unknown	A		residence	7	
3761		DUFAU	0.65	1940	2180082080	unknown	A		residence	7	
3793		DUFAU	12.63		2180070180	unknown	B, C	03-11	West Coast Nursery	7	
3793		DUFAU	3.08		2180082100	unknown	B, C	03-12	West Coast Nursery	7	
3803		DUFAU	5.87	1965	2180091120	unknown				7	
2929		ETTING	10.37		2180063015	unknown	C		outbuildings	7	
3002		ETTING	10.21		2320062010	1864-98	A, C		residence, outbuildings (E. Kohler)	7	
3381		ETTING	40.94		2180041055	1864-98	A, C		residence, outbuildings	7	
3460		ETTING	25.06		2320062140	unknown	A, C		residence, outbuildings (Naumann)	7	
3534		ETTING	0.36		2320062170	1898-1945	A, C	03-10	residence, outbuildings (Naumann)	7	X

No.	Dir	Street	Acres	Date	APN+	Period	Theme	Photo	Resource Type/ Notes	SC	DPR
3623		ETTING	46.76		2180042355	unknown	A, C		residence, outbuildings	7	
		ETTING	0.36		2320062150	unknown	A, C		residence, outbuildings (Naumann)	7	
1962	E	FIFTH	6.16		2300062040	unknown	A, C		residence, outbuildings	7	
2034	E	FIFTH	10.85		2300062325	1898-1945	A, C		residence, outbuildings	7	
2068	E	FIFTH	9.15		2300062370	unknown	A, C		residence, outbuildings	7	
2260	E	FIFTH	31.61		2300062400	1898-1945	A, C	04-03	residence, outbuildings (Flynn)	7	X
300	E	FIFTH	30.00		2300053045	unknown	A, C		residence, outbuildings	7	
595		Wolff	119.06		2180011025	unknown	Ci, Ei	02-15, 02-16	Oil well, labor housing	7	
3665		HAILES	14.76		2180041030	unknown	A, C		residence, outbuildings	7	
2052		HOWARD	119.71		2340060120	1945-65	A	04-04, 05, 06	Conejo Mountain Memorial Park	7	
2281		HUENEME	36.57		2320080215	1898-1945	A, C	03-18	residence (Eastwood)	5S3	X
2292		HUENEME	38.82		2320031210	1898-1945	A, C	03-19	residence (S. Pidduck)	5S3	X
305	W	HUENEME	16.37		2300090840	1898-1945	A, C	03-24	residence	7	
3478		HUENEME	94.69		2320041405	1864-98	A, C	03-17	residence, outbuildings (Callens)	7	X
3950	E	HUENEME	0.50		2320041150	unknown	A		residence	7	
3979	E	HUENEME	3.32	1958	2180092085	1945-65	A		residence, commercial	7	
4277		HUENEME	1.83		2180091115	unknown	A		commercial?	7	
4279	E	HUENEME	18.34		2180091030	unknown	A, C		residence, outbuildings	7	
4710	E	HUENEME	86.85		2320043165	unknown	A, C		residence, outbuildings	7	
630	E	HUENEME	67.80		2340090750	unknown	C		outbuildings	7	
1011		LA LOMA	110.08		1090031125	1898-1945	A, C		residence, outbuildings	7	
1070	W	LA LOMA	42.60		1090032135	1898-1945	A, C		residence, outbuildings (Livingston)	7	
233	E	LA LOMA	1.31		1100100225	unknown	A		residence	7	
721	W	LA LOMA	172.70		1090031025	1898-1945	A, C		residence, outbuildings	7	
		LA LOMA	97.64		1090031095	unknown	C		outbuildings	7	
66	W	LA LOMA	7.10		1100092160	1898-1945	A, C	01-06 thru 01-12	residence, outbuildings (De Boni)	7	X
3976		LAGUNA	0.65		2180042230	unknown	A		residence	7	
4043		LAGUNA	40.06		2180020635	1898-1945	A, C		residence, outbuildings	7	
4076		LAGUNA	0.65		2180042220	unknown	A		residence	7	
4324		LAGUNA	20.00		2180042050	unknown	A, C		residence	7	
		LAGUNA	289.94		2180042390	1898-1945	A, C	03-15	residence (4581 Etting)	7	
		LAGUNA	56.45		2300071325	unknown	A, C		residence	7	

No.	Dir	Street	Acres	Date	APN+	Period	Theme	Photo	Resource Type/ Notes	SC	DPR
1931		LEWIS	20.33		2300080335	1898-1945	A, C		residences, outbuildings	7	
1354	S	LEWIS	41.30		2340030230	1898-1945	A, C		residence, outbuildings (G. Lewis)	5S3	X
300	W	LOS ANGELES	114.23		1090061180	1898-1945	A, C		residence, outbuildings (Emmett)	7	
875	W	LOS ANGELES	188.11		1090042065	1898-1945	A, C		residences, outbuildings	7	
5623		NAUMAN	67.77		2320070160	1898-1945	A, C		residences, outbuildings	7	
4456		NAVALAIR	2.81		2320051065	1945-65	A, F	04-20, 21	military (trailer park)	7	X
4550		OLDS	50.28		2320010055	unknown	C		outbuilding	7	
3777		PACIFIC COAST	1.00	1956	2180082050	unknown	A		residence	7	
1735		PANCHO	2.86		2340060360	unknown	A		residence	7	
2176	E	PLEASANT VALLEY	80.01		2300061045	unknown	D	04-02	water feature (tank)	7	
3050	E	PLEASANT VALLEY	26.75		2180041015	unknown	C	03-05	outbuildings, wind row	7	
3126	E	PLEASANT VALLEY	27.01		2180041280	unknown	A, C		residences, outbuildings	7	
3165		PLEASANT VALLEY	48.69		2180030295	1898-1945	A, C	03-06	residence, outbuildings	7	
4524	E	PLEASANT VALLEY	9.53		2300170010	1945-65	C	02-26	Pleasant Valley Lima Bean Growers Assn	7	X
4934		PLEASANT VALLEY	1.88		2300170130	1898-1945	Aii	02-27	Springville School	7	X
3113		PLEASANT VALLEY	139.53		2180030305	1898-1945	A, C	03-07	residence, outbuildings	7	
4164		RAYTHEON	1.00	1928	2180093100	1898-1945	B	04-14	Roadside commercial	7	
4347		RAYTHEON	7.55	1958	2320043110	1945-65	F	04-15 thru 04-19	Raytheon Corp	7	X
1070		RICE	26.75		2180011445	unknown	A, C		residence, outbuildings	7	
1234	S	RICE	3.17		2180011135	1898-1945	A, C		residence, outbuildings (X. Hill)	7	
1980	S	RICE	78.54		2180030230	1898-1945	A, C		outbuilding (L. Pfeiler)	7	
2204	E	RICE	56.40		2180030225	unknown	C		outbuildings	7	
2816		RICE	65.82		2180030315	1898-1945	A, C		residence, outbuildings	7	
1557	S	RICE	126.48		2170030095	1864-98	A, C	03-04	residence, outbuildings (H. Maulhardt)	7	X
2600		ROSE	22.19		1440110030	unknown	A, C		residence	7	
3960	N	ROSE	49.80	1925	1440110090	1898-1945	A, C	05-06	residence	7	X
4500	N	ROSE	6.51		1440110365	1898-1945	A, C		residence, outbuildings	7	
5900	N	ROSE	429.19		1470040015	1898-1945	A, C		residence, outbuildings	7	
4101		SANTA CLARA	339.53		1440110575	1898-1945	A, C		residence, outbuildings	7	
4300		SANTA CLARA	5.00		1490010060	unknown	A, C		residence, outbuildings	7	
4360		SANTA CLARA	4.94		1490010125	unknown	A, C		residence, outbuildings	7	
5415		SANTA CLARA	0.50		1470040200	unknown	A, C		residence, outbuildings	7	

No.	Dir	Street	Acres	Date	APN+	Period	Theme	Photo	Resource Type/ Notes	SC	DPR
3964	W	VENTURA	21.77		2160040045	1898-1945	A, C		residence, outbuildings (A. Borchard)	7	
4070	W	VENTURA	0.46		2160040445	1898-1945	A, C		residence, outbuildings (M. Leidel)	7	
3756		VINEYARD	56.23		1440010185	1898-1945	A, C	05-04, 05-05	residence, outbuildings (3770-80 Vineyard, J. Alger)	7	X
5160		VINEYARD	9.96		1470060060	unknown	A, C		residence, outbuildings	7	
5562		VINEYARD	15.46		1470060105	unknown	A, C		residence, outbuildings	7	
5625		VINEYARD	1.14	1930	1280040175	1898-1945			unknown	7	
5721		VINEYARD	0.98	1955	1280040135	1945-65	A	05-01	residence	7	
5795		VINEYARD	1.00	1955	1280040115	1945-65	A	05-02	residence	7	
5833		VINEYARD	1.00	1955	1280040105	1945-65	A	05-03	residence	7	
4645		WALNUT	34.58		1090032120	1898-1945	A, C	01-15	residences, outbuildings (B. Vanoni)	7	
1181		WOLFF	63.72		2180011045	1898-1945	A, C		residences, outbuildings	7	
1291		WOLFF	111.95		2180011405	1945-65	A, C	02-20	residence	7	
915		WOLFF	61.28		2180011030	1898-1945	A, C	02-19	residence, outbuildings (P. Burfeindt)	7	
1220		WOOD	159.44		2300053065	unknown	A, C		residence, outbuildings	7	
1425		WOOD	72.40		2180020465	unknown	A, C		residence, outbuildings	7	
2151		WOOD	0.72		2300071285	unknown	A		residence	7	
3425		WOOLEY	59.05		2170020095	unknown	C		outbuildings	7	
647	W	La Loma	23.79		1090050185	unknown	C		outbuildings	7	
4049		Los Angeles Ave	0.49		1090031040	1898-1945	Di	01-03, 01-04	Del Norte Water Co.	7	
2077		Los Angeles Ave	84.69		1090042090	1898-1945	A, C		Grether Ranch	7	
2080	W	Los Angeles Ave	39.82		1090390345	1898-1945	A, C		bungalow	7	
6135	N	Rose Ave	0.91		1470040020	1898-1945	Di	02-01	Del Norte Water Co.	7	X
			41.50		1470060290	1898-1945	A, C		residence, outbuildings (A. Vickers)	553	X
4425		Santa Clara Ave	8.00		1490010145	unknown	A, C		residence, outbuildings	7	
		Central Ave	101.50		1520170140	1898-1945	A, C	02-04	Reimann Ranch	7	X
		Sturgis Rd	52.03		2160053185	unknown	Ei	02-09	Oil tank farm	7	
		Wooley Rd	49.32		2170020025	unknown	Ei		Oil tank farm	7	
3450		Fifth St	40.14		2180011485	1945-65	Ei	02-12, 13	Edgington Refinery	7	X
		Fifth St	104.31		2180012095	1898-1945	A, C	02-17, 18	residence, outbuildings (Rowe & Donlon Ranch)	7	

No.	Dir	Street	Acres	Date	APN+	Period	Theme	Photo	Resource Type/ Notes	SC	DPR
561		Wood Rd	40.09		2180020065	1945-65	A, C		residence	7	
		Wood Rd	97.36		2180020485	unknown	A, C		residence	7	
3615-6 5		Laguna Rd	49.88		2180020585	1898-1945	Ci	02-21, 23, 24	Labor camp	7	X
4000		Pleasant Valley Rd	123.98		2180020605	1864-98	A, C	03-08, 09	residence, outbuildings (Kohler Ranch?)	7	X
		Etting Rd	55.02		2180070270	1898-1945	A, C		outbuildings	7	
3860		Etting Rd	69.69		2180070280	1898-1945	A, C	03-14	residence, outbuildings (Dufau Ranch)	7	X
2416	E	Channel Islands	37.66		2250011090	1898-1945	A, C		residence, outbuildings (S. Piddluck)	5S3	X
		Pleasant Valley Rd	128.00		2300052150	unknown	A, C	04-01	residence, outbuildings	7	
		Wood Rd	40.00		2300053130	1898-1945	A, C	04-22	residence, outbuildings	7	
		Cawelti Rd	100.44		2300062395	unknown	A, C	04-07	residence, outbuildings	7	
		Cawelti Rd	5.20		2300063360	unknown	A, C	04-10	residence, outbuildings	7	
2481		Laguna Rd	119.81		2300072070	1898-1945	A, C	04-11	residence, outbuildings	7	
582-94		Laguna Rd	179.27		2300072280	1898-1945	A, C	04-12, 13	residence, outbuildings	7	
5084		Etting Rd	9.99		2300090115	1945-65	Aii	03-16	Laguna Vista School	7	X
		Pleasant Valley Rd	3.61		2300170050	1898-1945	A	02-28	SCE substation	7	
		Etting Rd	0.14		2320062100	unknown	A, C		residence, outbuildings	7	
1444	S	Lewis Rd	81.12		2340030225	1898-1945	A, C		residence, outbuildings (Lewis-Stein)	5S3	X
		Pleasant Valley Rd	41.16		2340030320	unknown	A, C		residence, outbuildings	7	
		Pancho Rd	1.00		2340060170	unknown	C		outbuilding	7	
		Casper Rd	575.31		2390020010	unknown	G		Ventura Co. Game Preserve	7	
			1171.48		2390020025	unknown	G		Pt Magu Game Preserve (Navy Base)	7	
			256.00		6940020115	1898-1945	A, C		residences, outbuildings (Broome)	7	
1853		Camino del Sol	107.25		2140026059	1898-1945	A, C		residence, outbuildings (Maulhardt)	3S	X
2317		Los Angeles Ave	044.31		1090390270	1864-98, 1898-45	A, C		residences, outbuildings (Lloyd-Butler)	3S	X
3901		Mesa School Rd	14.99		1090050320	1898-1945	Aii		Mesa Union School	7	

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**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code 3S

Other Listing  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) Louis G. Maulhardt 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 Oxnard Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 1853 Camino del Sol City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ 93030 mN

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

APN 2140026059

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

This 107.25 acre parcel contains a cluster of buildings at the southwestern corner of the property at the end of a short drive. The large main residence is two-story with an L-plan and a combination of flat and low pitched truncated hipped roofs covered with tile, featuring decorative paired brackets under the broad eaves. The attached flat roofed front porch features broad eaves with paired brackets and is supported by massive square posts. The wood windows are fixed or casement and found in threes or singly with plain wood mouldings. A section of the porch has been enclosed with multi-paned wood windows. The house has a stucco siding and rests on a raised foundation. The house appears in excellent condition and has retained its integrity.

A large two-story gable-roofed wooden barn, built in 1906, is located within the cluster of buildings. A small wood carriage house, built ca. 1880, is located between the house and barn along with a shed and two small storage buildings built ca. 1915. Behind the main residence is a swimming pool (1970), a water tower and an office (former residence), whose dates of construction are

**P3b. Resource Attributes** (List attributes and codes) HP33. Farm/ranch; HP3. Multiple family property

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



**P5b. Description of Photo:** (View, date, accession #)  
L.G. Maulhardt Residence, southern elevation (Jeffrey Maulhardt, nd).

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1916-F (residence)  
1906-F (barn)

**P7. Owner and Address**  
Maulhardt Tr Et Al  
1853 Camino Del Sol  
Oxnard, CA 93030-5001

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) Louis G. Maulhardt Ranch

**B1. Historic Name:** Maulhardt Ranch

**B2. Common Name:** Maulhardt Ranch

**B3. Original Use:** Ranch

**B4. Present Use:** same

**B5. Architectural Style:**

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

1916-F - main residence; 1880s - carriage house; 1906 - barn

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

**Original Location:**

**B8. Related Features:**

barn, carriage house, sheds

**B9a. Architect:** Alfred Priest

**b. Builder:** Thomas Carroll

**B10. Significance: Theme** Settlement and Agriculture

**Area:** Oxnard

**Period of Significance:** 1864-1898; 1898-1945

**Property Type:** agricultural buildings

**Applicable Criteria:** A, C

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

This property is representative of the Settlement and Agricultural themes spanning two periods: 1864 to 1898 and 1898 to 1945. The property was originally part of a larger 1,230 acre parcel owned by Louis' father Jacob Maulhardt, who built a house in 1878 near the present house. The older house was demolished sometime after 1917. The original 1,230 acres was purchased by Jacob Maulhardt, his brother Gottfried Maulhardt and Johannes Borchard from Juan Camarillo in 1872. The land was divided between the three men into three 410 acre parcels in 1878.

Jacob Maulhardt and his brother Gottfried Maulhardt immigrated from Dutterstadt, Germany in 1867 and eventually settled on the Colonia Rancho. Jacob Maulhardt was born in 1841 and his wife Dorothea Kohler in 1844 in Hanover, Germany, and by 1880 were living on the ranch. Louis was the third child, born in 1870.

Louis Godfrey Maulhardt grew up on this property. He attended St. Vincents' College and then followed in his father's steps by going into farming, raising barley and later lemons. Upon his father Jacob's death in 1899, he inherited 100 acres of the property and eventually acquired all 412 acres from his siblings. He invested in additional acreage in Ventura County to advance his farming interests. He married Theresa Borchard and they raised seven children on the ranch.

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

**B12. References:**

Maulhardt, Jeffrey Wayne. *Beans, Beets, & Babies*. Mobooks, Northridge, CA: 2001.

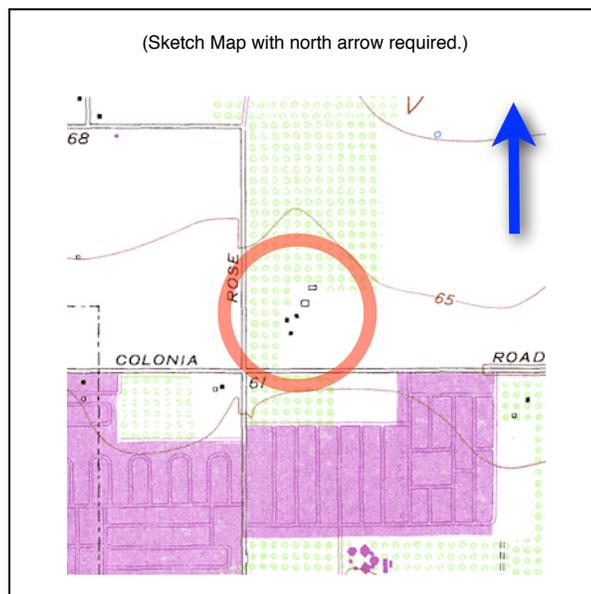
Maulhardt, Jeffrey Wayne. *The First Farmers of the Oxnard Plain*. Mobooks, 1999.

**B13. Remarks:**

**B14. Evaluator:** San Buenaventura Research Associates

**Date of Evaluation:**

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) Louis G. Maulhardt Ranch

Recorded by: San Buenaventura Research Associates

Date 8-28-2014

Continuation  Update

P3. Description (cont'd)

unknown. New buildings include two manufactured residences from the 1970s and a swimming pool. The property is surrounded by citrus orchards.

B10. Significance (cont'd.)

The house is a somewhat rare example of Italian Renaissance style, as characterized by the low-pitched hipped roof covered with tiles and wide eaves with decorative brackets. This style was most often used for two-story residences and for architect designed buildings. The house was designed by the prominent Los Angeles architect Alfred Priest. Priest was a prolific regional architect known for his commercial, public, and residential work. Priest came into favor in Ventura County and Oxnard in particular after his design for the Pagoda in Oxnard's Plaza Park in 1910. Over the next twenty years he designed numerous commercial buildings in downtown Oxnard as well as residences for prominent farming families on the Oxnard Plain, in the process becoming quite possibly the most productive non-resident architect in Ventura County during this period. His death in 1931 was of sufficient importance to be noticed with a front-page article in the Oxnard Daily Courier that recounted his many local commissions.

Significance and Eligibility

This property appears to be eligible for the NRHP and CRHR under Criterion C and is also eligible for Ventura County Landmark designation under Criterion 2, under the Settlement and Agricultural themes (1898-1945) developed in the Eastern Oxnard Plain Historic Context statement; and Criterion 5, for its embodiment of a distinctive characteristics of a type, period, region, or method of construction, and as an example of the Ventura County work of architect Alfred Priest.

B12. References (cont'd.)

U.S Census, 1880.

Henry & Elsie Withey, *Biographical Dictionary of American Architects (Deceased)*, p 490.



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

Barn and Carriage House,  
2-11-2012 (Jeffrey Maulhardt)

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**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) O.A. Wadleigh 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 ; R 1/4 of 1/4 of Sec B.M.

c. Address: 155 E. Center Road City Somis Zip 93066

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

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

APN 1100092250

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

This 52.27 acre citrus ranch includes a residence, and several outbuildings. The main residence is one story with a rectangular plan and a side-facing gable roof. Rafters are exposed under broad eaves. Punctuating the roofline is a brick chimney and a shed roof dormer vent. The inset porch wraps around the front half of the house to the eastern side and is supported by pairs of square posts with a solid wood railing. Windows are wood sash one-over-one with plain wood mouldings. The house is clad in horizontal clap-board siding and rests on a raised foundation.

A large western style barn is located north and east of the house along with a water tower platform and several sheds. All of the buildings appear to be in good condition and have maintained their integrity. The buildings are located in a cluster near Center Road at the southeastern portion of the ranch.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
01-19 (1-31-2014)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1912-E

**P7. Owner and Address**  
Orr John C Tr Et Al  
1030 Devonshire Dr  
Oxnard CA 93030-4102

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) O.A. Wadleigh Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The 1912 Historical Atlas records that O.A. Wadleigh owned this property, including Lots 29 and 30. The later Santa Clara del Norte Rancho Map also shows Wadleigh owning the property ca. 1915.

**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code**

**Other Listing**

**Review Code** \_\_\_\_\_

**Reviewer** \_\_\_\_\_

**Date** \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) James Milligan 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** \_\_\_\_\_ ; **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ **B.M.** \_\_\_\_\_

**c. Address:** 565 E. Center Road **City** Somis **Zip** 93066

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

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

APN 1100092210

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

This 39.72 acre ranch contains a main residence and at least two outbuildings. The California Bungalow style residence is one story with a rectangular plan and features a main front gable composition shingle roof with broad eaves. An offset gable roofed porch is attached and supported by square posts and wood railing. Two gabled wings extend from the east elevation. The wood sash windows are one-over-one with plain wood mouldings. The house is covered with horizontal clapboard siding and rests on a raised foundation. The house is in excellent condition and has maintained its integrity. The gabled wings were probably later additions but were constructed in the same style and materials as the original house.

The ranch is in a rural setting surrounded by lemon orchards. A wood fence extends from the street up the curved driveway to the main house. A hedge surrounds the lawn area at the front of the house.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
01-18 (1-31-2014)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1912-E

**P7. Owner and Address**  
Bianchi Roberta A Trust  
565 Center Rd  
Somis CA 93066-9706

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) James Milligan Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

This property was owned by James Milligan according to circa 1915 maps. The 1912 Historical Atlas also showed James Milligan the owner of this property.

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Robert W. Reimann 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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 4425 Central Avenue City Zip

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

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

APN 1520170140

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

This 101.50 acre ranch features a main California Bungalow style residence one and a half stories in height with a side facing gable roof with exposed rafters under the eaves. The attached front porch features a front gable with knee brackets and is supported with pairs of columns at each corner and a solid wood railing. Windows are wood sash with plain wood mouldings. The house is clad in horizontal clapboard and rests on a raised foundation.

Adjacent to the house is a water tower, a second smaller house and garage and sheds. The buildings appear to be in good condition and have retained their integrity. The cluster of buildings is located at the southwestern corner of the property near Central Avenue and Ponderosa and is surrounded by row crops.

**P3b. Resource Attributes** (List attributes and codes)

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
02-04, view from southwest (2-19-2014)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1912-E

**P7. Owner and Address**  
Seacoast Cooling LLC  
5725 Ralston St Ste 200  
Ventura CA 93003-6053

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Robert W. Reiman Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

This property was owned ca. 1915 by Robert W. Reimann according to the Santa Clara del Norte Rancho Map. It is referred to today as the Rio Mesa Farms Reimann Ranch.

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code 5S3

Other Listing  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) Richard Pidduck 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 Oxnard Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 2416 E. Channel Islands Boulevard City Oxnard Zip 93033

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

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

APN 225-0-011-070

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

The descriptions and analysis on this form are derived from reports prepared by Caltrans in 1995 and 1996, with additional information, updating, and analysis by the current preparers.

This property features a Colonial Revival style bungalow central with a pedimented portico entry flanked by two pairs of French windows. A broad columned porte-cochere attached to the eastern elevation of the house is balanced by a set-back wing on the west end. The shingled roof has clipped gables; siding is stucco with board and batten in the gable ends. A circular driveway leads to the columned portico. In the center of the front lawn is a small circular concrete fountain. A low hedge separates the lawn from the busy road in front of the house. A two-bedroom cottage to the west of the main house built in 1930 features lap siding and a clipped-gable roof with a separate garage behind it. An implement shed, 100 x 20, was added in 1953. Other outbuildings include a garage, barbecue house, and hot house.

**P3b. Resource Attributes** (List attributes and codes) HP2, Single family property; HP334 Farm/ranch

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
View from south. Google Streetview, ND.



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1919-F

**P7. Owner and Address**  
Zwinkels Wilhelmus J M-J Tr  
3185 Calle De Debesa  
Camarillo CA 93010-8335

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Dr  
Santa Paula CA 93060

**P9. Date Recorded:** 7-31-2014

**P10. Survey Type:** (Describe)  
Caltrans (1995-6), Reconnaissance (2014)

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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**

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder)

**B1. Historic Name:** Richard Pidduck Ranch

**B2. Common Name:**

**B3. Original Use:** Ranch

**B4. Present Use:** Ranch

**B5. Architectural Style:** Colonial Revival

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

The house was built in 1919; the adjacent cottage in 1930. Outbuildings are of recent construction.

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

**Original Location:**

**B8. Related Features:**

Substantial agricultural acreage; formal front garden and fountain; outbuildings include an implement shed, garage, barbecue house, and hot house, and adjacent cottage with garage.

**B9a. Architect:** Alfred Priest

**b. Builder:** Unknown

**B10. Significance: Theme** Settlement, Agriculture

**Area:** Oxnard Plain

**Period of Significance:** 1895-1945

**Property Type:** Residence, Outbuildings

**Applicable Criteria:**

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

Richard Pidduck was one of several local farmers for whom Los Angeles architect Alfred F. Priest designed homes during the 1910s and 1920s. Several of Priest's houses remain in the immediate vicinity, including the Stanley Pidduck house at 2292 E. Hueneme Road and another house at 1552 E. Hueneme Road (appears to be no longer extant). At about the same time, Priest designed numerous commercial and public buildings as well as residences in Oxnard and Ventura. Throughout the 1920s Priest maintained a practice in Los Angeles and Orange counties, designing commercial buildings, theaters, and houses.

The Richard Pidduck House is a relatively scarce, unaltered example of a Colonial Revival style residence and an example of the residential work of Alfred Priest. Priest was a prolific regional architect known for his commercial, public, and residential work. Priest came into favor in Ventura County and Oxnard in particular after his design for the Pagoda in Oxnard's Plaza Park in 1910. Over the next twenty years he designed numerous commercial buildings in downtown Oxnard as well as residences for prominent farming families on the Oxnard Plain, in the process becoming quite possibly the most productive non-resident architect in Ventura County during this period. His death in 1931 was of sufficient importance to be noticed with a front-page article in the Oxnard Daily Courier that recounted his many local commissions.

Richard Pidduck was born in England in 1870 and emigrated to the U.S. along with brothers Stanley and Fred in 1889, settling on the Oxnard Plain by 1900. His wife Alice Rivers was also born in England, in 1884. They were married in 1913 and had three children: Richard Jr, Arthur, and Genevieve. He farmed beans and later citrus on the ranch. At the time of his death in 1951, Richard Pidduck was serving of as the president Oxnard Drainage District No. 3. (Oxnard Press-Courier, 11-24-1951)

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

**B12. References:**

Ann Scheid, Historic Architectural Survey Report, Pleasant Valley Rd./ State Route I Interchange, 07-Ven-01, 15.0, 07234-117040, August 1995.

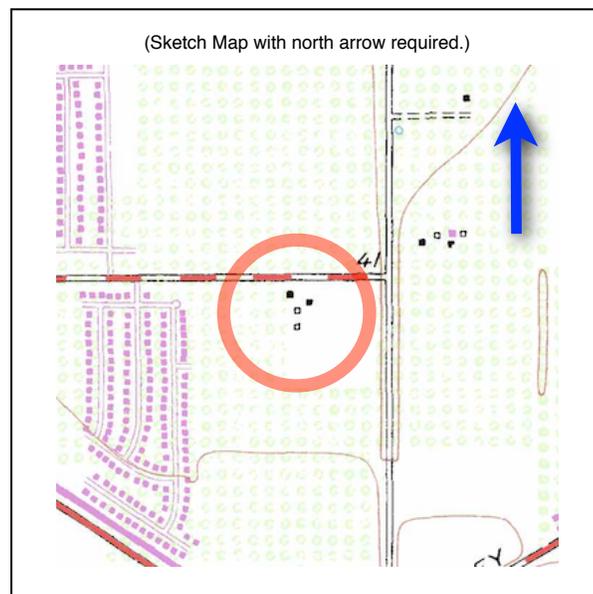
Henry & Elsie Withey, Biographical Dictionary of American Architects (Deceased), p 490.

**B13. Remarks:**

**B14. Evaluator:** San Buenaventura Research Associates

**Date of Evaluation:** 7-31-2014

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

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

**Recorded by:** San Buenaventura Research Associates

**Date** 7-31-2014

**Continuation**  **Update**

**Significance and Eligibility**

This property does not appear to be eligible for the NRHP or CRHR, but may be eligible for Ventura County Landmark designation under Criterion 2, under the Settlement and Agricultural themes (1898-1945) developed in the Eastern Oxnard Plain Historic Context statement; and Criterion 5, for its embodiment of a distinctive characteristics of a type, period, region, or method of construction, and as an example of the Ventura County work of architect Alfred Priest.

The available information on Richard Pidduck was insufficient to establish the property's significance on the basis of Criterion 3.

**[Blank Page]**

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Naumann 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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 3534 Etting Road City Oxnard Zip 93033

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

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

APN 2320062170

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

Located on a 0.36 acre parcel within the larger Naumann Ranch, this residence is two-story with a flared hip roof and brackets under the wide eaves. Windows are one-over-one double hung or fixed in singles or threes with wood moulding. Siding is narrow wood clapboards. A one-story garage addition, date unknown, on the northern elevation features two hipped roof wings connected by a shed roof in the same style as the original building. The original house, built ca. 1905, was single story. It is uncertain when the second story and other additions were made.

Behind the main house is a large L-plan addition with intersecting hip roofs that appears to be attached to the front house. Its date of construction is unknown. The main house is near the road and enclosed by a tall brick wall and wrought iron gates. The property is surrounded by agricultural fields and several agricultural outbuildings.

P3b. Resource Attributes (List attributes and codes) HP33. Farm/ranch; HP2. Single family property

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

P5b. Description of Photo: (View, date, accession #)  
03-10, view from northeast (3-6-2014).



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1902-E

P7. Owner and Address  
Danny Naumann  
3534 Etting Road  
Oxnard, CA 93030

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded:

P10. Survey Type: (Describe)  
Reconnaissance

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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 2 of 2 Resource Name or #: (Assigned by recorder) Naumann Ranch

Recorded by: San Buenaventura Research Associates

Date 7-30-2014

Continuation  Update

This 0.36 acre parcel has been subdivided from the original 100 plus acres purchased by Samuel and Rosina Naumann in 1901.

Natives of Aschersleben, Germany, Samuel Naumann (b. 1835) and Rosina Naumann (b. 1848) immigrated to Texas and then Chino, California before finally settling on the Oxnard Plain ca. 1899. Samuel's sons Otto and Paul worked at the sugar beet factory. They rented property at first and in 1901 they bought 159 acres from Charles E. Etting who had purchased the land from Thomas Bard in 1889. A house was built by local contractor Ed Apblanalp around 1902. Samuel Naumann purchased an additional adjacent 79 acres from Etting in 1904. The main crop at the time was sugar beets and the Naumanns also raised lima beans, alfalfa, and hay. Upon Samuel's death in 1905, his three sons, Herman, Otto and Paul farmed the property. Gus Naumann, a fourth son, later lived in the original family home. The two Naumann daughters were Martha and Louise. (Frank Naumann, *The Ocean View Odyssey of The Samuel Naumann Family*, 2007)

The Naumann family home was located at 3460 Etting Road, where Robert Naumann, son of Gus and Catherine Naumann, was born in 1911. Robert also became a farmer and after marrying June Tefferteller in 1937, the couple built a house at 2295 Etting Road and raised their family of three children. Robert Naumann grew up working on the family farm. After marriage he purchased his own land and then slowly was able to buy other acreages or rented land to farm in the area. By the mid-1930s he owned and rented 750 acres on the Oxnard plain. He grew lima beans and sugar beets. (Robert G. Naumann. *Ocean View Odyssey*, 1985)



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

Historic photo of Naumann residence  
(Museum of Ventura County ).

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Pierre Martin Dufau Ranch

P1. Other Identifier: Eclipse Berry Farm

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

a. County Ventura

b. USGS 7.5' Quad Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 3860 Etting Road City Oxnard Zip 93033

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

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

APN 2180070280

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

This 69.69 acre ranch contains a cluster of buildings including a main residence, barn, and several outbuildings. The Spanish Revival style house is one story with a rectangular plan and features a low pitched tiled hip roof. The attached porch has a tiled gable roof and three round arched openings. A walled patio is located on the western elevation with a hipped roof extension toward the rear. An exterior chimney is located on the eastern elevation. The windows are wood sash with multi-panes in the upper portion. The house is clad in stucco and rests on a raised foundation.

Behind the residence is a large wooden Western style barn with a tall center gable roof flanked by shed roofs on either side. A small wood shed lies to the west. Both wood buildings were probably built in the mid-1920s or perhaps earlier. A large open area to the east and south of the residence is covered by two newer sheds, quonset type buildings, and farm equipment. Row crops are grown on the property. The buildings appear to be in good condition and to have retained their integrity.

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

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

P5b. Description of Photo: (View, date, accession #)  
03-14 viewed from northeast (3-6-2014).



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1925-E

P7. Owner and Address  
Berry Land Management  
2292 E Hueneme Rd  
Oxnard CA 93033-8112

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded: 7-30-2014

P10. Survey Type: (Describe)  
Reconnaissance

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Pierre Martin Dufau Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The 1912 Historical Atlas showed this property was owned by Gustav and Otto Naumann who also owned the property to the west. This property was owned ca. 1915 by Otto Naumann according to the Rancho Santa Clara o La Colonia Map No. 1. The Naumann family owned several hundred acres on the south side of Etting Road during the early 1900s. By the mid-1920s the property is believed to have been owned by Pierre Martin Dufau who purchased 80 acres ca. 1925 from the Naumann. Dufau was born on April 28, 1891 in Schorrots, Basses, Pyrenees, and married Agnes Falxa in 1924. Eventually the ranch grew to 265 acres and in 1932 they planted lemons on the ranch. Pierre (Pete) Dufau died April 8, 1970 and Agnes Dufau died December 24, 1977. (Historical information from Chuck Covarrubias)

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Laguna Vista Elementary 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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 5084 Etting Road City Oxnard Zip 93033

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

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

APN 2300090115

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

This 9.99 acre parcel contains several buildings on the elementary school campus. The Modern style buildings are one-story flat roofed with an elongated rectangular plan. The front elevation features a pergola across the front and some of the walls feature decorative patterned concrete blocks. The front entry consists of large steel windows and double steel and glass door divided by vertical bands of wood. The classroom entrances are located along a long open corridor under an overhang. Large steel windows run in bands either partial length of the walls or as clerestory windows within the plaster walls. Grassy courtyards with shrubs are located between the buildings that are arranged to the south behind the front building. They appear to be in good condition and not substantially altered. Some portable classroom buildings are located at the rear of the campus. Playing fields are located adjacent to the school buildings to the east. The surrounding agricultural area is in row crops.

P3b. Resource Attributes (List attributes and codes) HP15. Educational building

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)  
03-16, view from northwest (3-6-2014).

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1961-F

P7. Owner and Address  
Ocean View School Dist/Laguna Vista School  
2382 Etting Rd  
Oxnard CA 93033-6864

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded: 7-30-2014

P10. Survey Type: (Describe)  
Reconnaissance Survey

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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 2 of 2 Resource Name or #: (Assigned by recorder) Laguna Vista Elementary School

Recorded by: San Buenaventura Research Associates

Date 7-30-2014

Continuation  Update

Established in 1872, the Ocean View School District is one of the oldest in Ventura County. It began with a one-room schoolhouse on the corner of Olds and Hueneme roads, on property purchased from county pioneer Thomas Bard for \$20. Students who wanted to continue their education beyond the eighth grade rode their horses about 45 minutes to Oxnard High School. The school house was enlarged after 1900.

In 1952, what is now Mar Vista Elementary School was built to accommodate a growing post-World War II population and a housing expansion at the Point Mugu Navy base. The original school was closed in 1959 and burned down in the 1970s. Laguna Vista Elementary School was soon built to accommodate the continued growth in enrollment from the base. Later, the district added two more schools, including this one, and a child care center. (Laguna Vista School website history)

The Laguna Vista School opened on September 5, 1961 with four classrooms. The school was enlarged soon afterwards, with classrooms added, probably in 1962. The architects for the school might have been the local firm of Fisher and Wilde, who were identified as the designers of other schools in the Ocean View School District at that time. (*Oxnard Press Courier*, 8-25-1961)

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Patrick Flynn 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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 2260 E. Fifth Street City Camarillo Zip 93012

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

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

APN 2300062400

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

Located on a 31.61 acre farm, this property contains a main residence and shed and is located at the northwest corner of the ranch. The one-story Queen Anne style residence features a complex roofline of intersecting gable and hip roofs with closed eaves and decorative brackets. A small hipped dormer is located over the slanted bay window on the northern (front) elevation. Windows are one-over-one wood sash with plain wood mouldings. A slanted bay window is located on the western elevation. The house is covered with wide horizontal wood siding and rests on a raised foundation. The porch has been enclosed. The house appears to be in good condition.

A long tree-lined driveway leads up to the house from Pleasant Valley Road. The house is surrounded by large trees and shrubs. A one-story modern flat roofed metal shed building is located east of the driveway. The agricultural land surrounding the house is planted in row crops.

**P3b. Resource Attributes** (List attributes and codes) HP33. Ranch/farm

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
04-03, view from north (5-6-2014).



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1900-E

**P7. Owner and Address**  
Burkey James L-Noelle C  
2360 Foothill Rd  
Santa Barbara CA 93105-2376

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Patrick Flynn Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The 1912 Historical Atlas shows this property owned by Patrick Flynn, about whom no information was readily available.

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Edgington Oil Refinery

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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 3450 E. Fifth Street City Oxnard Zip 93033

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

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

APN 2180011485

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

This 40.14 acre industrial site consists of numerous small and large steel oil tanks and refinery equipment and an oil derrick. A very small building near the road operated a scale used for weighing trucks. The office building is one story with a rectangular in plan and a flat roof with a raised parapet. The building is clad in stucco with several solid entry doors and small windows.

The condition of the buildings, tanks and equipment is fair since the site is no longer in use. The integrity of the buildings and structures is good. Adjacent to this property to the west is agricultural land. To the east and north are former industrial operations related to oil development and gravel mining.

P3b. Resource Attributes (List attributes and codes) HP8. Industrial buildings

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

P5b. Description of Photo: (View, date, accession #)  
02-13, view towards south (2-19-2014)



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950-E

P7. Owner and Address  
Vintage CA Production LLC  
PO Box 27570  
Houston TX 77227-757

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded: 7/30/2014

P10. Survey Type: (Describe)  
Reconnaissance

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Edgington Oil Refinery

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

This property is the former Edgington Oil Refinery, founded on land owned by J. Warren Chase, probably during the early 1950s. Ralph Edgington of Long Beach and the Chase brothers, who also owned a dairy, operated this facility. Today it is owned by Vintage Oil Company and is not in operation.

**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code** 5S3

**Other Listing**  
**Review Code** \_\_\_\_\_ **Reviewer** \_\_\_\_\_ **Date** \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) Herbert H. Eastwood 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** Oxnard **Date** ; **R** **1/4 of** **1/4 of Sec** **B.M.**

**c. Address:** 2281 E. Hueneme Road **City** Oxnard **Zip** 93033

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

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

APN 232-0-080-250

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

The descriptions and analysis on this form are derived from reports prepared by Caltrans in 1995 and 1996, with additional information, updating, and analysis by the current preparers.

This late Victorian cottage features a medium-pitched hipped roof with an intersecting front gable forming a porch. The porch features Tuscan columns and a balustrade railing. A blank frieze tops the porch columns and continues around the house below the boxed eaves. Small triglyphs decorate the underside of the boxed eaves above the porch. A three-sided bay window projects from the front wall west of the porch. Windows are double-hung sash. A louvered vent is centered in the front gable, which is covered with fish-scale shingles. A low fence surrounds the front yard, and a carport stands just outside the fence. Behind the house are a trailer and a large Quonset-type storage building. These secondary buildings on this property were not visible from a public-right-of-way for the 2014 update of this analysis, and were not clearly visible in aerial imagery.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
03-18, view from south (3-6-2014)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1900-E

**P7. Owner and Address**  
Wu Tesan-Karen Cha Wu Tr  
2240 Greencastle Ln  
Oxnard CA 93035-2970

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Dr  
Santa Paula CA 93060

**P9. Date Recorded:** 7-31-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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**

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Herbert H. Eastwood House

**B1. Historic Name:** Herbert H. Eastwood House

**B2. Common Name:** 2281 E. Hueneme Rd

**B3. Original Use:** Residence

**B4. Present Use:** Residence

**B5. Architectural Style:** Queen Anne cottage

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

House constructed c. 1900, secondary buildings not known

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

**Original Location:**

**B8. Related Features:**

Quonset-type storage building, trailer, and carport; old Ocean View School site next door at 2275 E. Hueneme

**B9a. Architect:** Unknown

**b. Builder:** Unknown

**B10. Significance: Theme** Settlement

**Area:** Oxnard Plain

**Period of Significance:** 1898-1945

**Property Type:** Residences

**Applicable Criteria:**

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

This late Victorian cottage was built for Herbert H. Eastwood about 1900. The most prominent member of a family that settled on the Oxnard plain in 1876, Herbert Eastwood was a businessman and farmer, active in local affairs, and Oxnard's mayor from 1920 to 1926. He was a member of the Oxnard Board of Trustees and the Ventura County Highway Commission, and was involved in laying out the county road system, organizing mail delivery, and installing the telephone system. He also owned the site of the Ocean View School, just west of his house, where one of his daughters was the principal in the 1920s and another daughter taught. By the late 1910s the Eastwood family had moved into town, where they lived on 5th Street in Oxnard during the time Herbert Eastwood was mayor. Eastwood's local significance does not appear substantial or specific enough to qualify his house for eligibility under Criterion B, and in any case, his greatest achievements came primarily after he had left this house. The house is not architecturally distinguished, and the property does not appear eligible for either the California Register of Historical Resources or the National Register of Historic Places under any of the criteria, nor does there appear to be the potential for a historic district or historic landscape which might include this property.

**Significance and Eligibility**

This property represents one of the earliest residences the Eastern Oxnard Plain to survive relatively intact. It does not appear to be eligible for the NRHP or CRHR, but may be eligible for Ventura County Landmark designation under Criterion 2, under the Settlement and Agricultural themes (1898-1945) developed in the Eastern Oxnard Plain Historic Context statement.

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

**B12. References:**

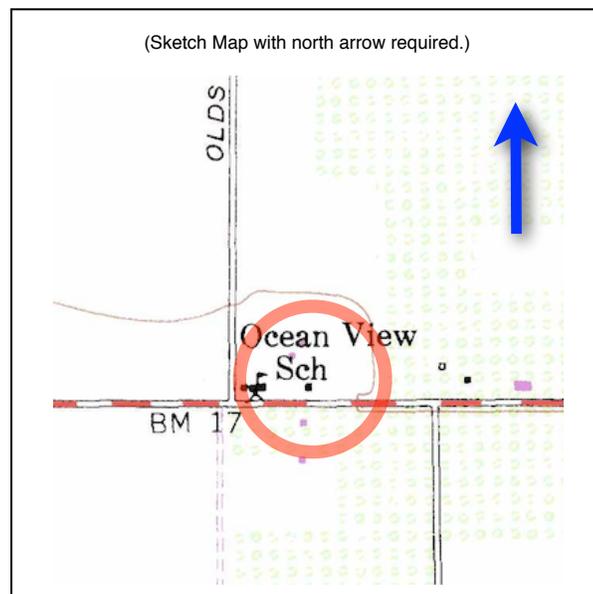
Ann Scheid, Historic Architectural Survey Report, Pleasant Valley Rd./ State Route 1 Interchange, 07-Ven-01, 15.0, 07234-117040, August 1995 Sketch Map  
Ventura County Assessor's records  
Oxnard Courier, 1915 Progress Edition, p30.

**B13. Remarks:**

**B14. Evaluator:** San Buenaventura Research Associates

**Date of Evaluation:** 7-31-2014

(This space reserved for official comments.)



**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code** 5S3

**Other Listing**  
**Review Code** \_\_\_\_\_ **Reviewer** \_\_\_\_\_ **Date** \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) Stanley Pidduck 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** Oxnard **Date** ; **R** **1/4 of** **1/4 of Sec** **B.M.**

**c. Address:** 2292 E. Hueneme Road **City** **Zip** 93033

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

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

APN 232-0-031-190

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

The descriptions and analysis on this form are derived from reports prepared by Caltrans in 1995 and 1996, with additional information, updating, and analysis by the current preparers.

This property features a rambling, one-story California Bungalow residence with Prairie influence features a complex plan and a porch wrapping around the northern and eastern elevations. The roof consists of a complex assemblage of low-pitched hips and gables with deep but closed eaves, and polygonal bays. Similar features are noted on another house by the same architect, Alfred Priest, at 1552 E. Hueneme Road. Landscaping is minimal. Outbuildings extant at the time of the property's first recording in 1995-96 consisted of a barn constructed circa 1900; garage, shop, guesthouse, and storage building, circa 1940; and a storage building, circa 1962. Based on aerial imagery, it appears that only one of these buildings remains today. Otherwise the integrity of the property is good.

**P3b. Resource Attributes** (List attributes and codes) HP2, single family property

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
Photo 03-19, view from north (3-6-2014)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1916-F (Assessors records)

**P7. Owner and Address**  
Hasegawa Kenneth K  
Hasegawa Glen S  
2292 E Hueneme Rd  
Oxnard CA 93033-8112

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Dr  
Santa Paula CA 93060

**P9. Date Recorded:** 7-31-2014

**P10. Survey Type:** (Describe)  
Caltrans (1995-6), Reconnaissance (2014)

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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**

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Stanley Pidduck Ranch

**B1. Historic Name:** Stanley Pidduck House

**B2. Common Name:** 2292 E. Hueneme Rd

**B3. Original Use:** Ranch

**B4. Present Use:** Ranch

**B5. Architectural Style:** Prairie/California Bungalow

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

Outbuilding, date and use unknown.

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

**Original Location:**

**B8. Related Features:**  
Outbuilding

**B9a. Architect:** Alfred Priest

**b. Builder:** Unknown

**B10. Significance: Theme** Settlement, Agriculture

**Area:** Oxnard Plain

**Period of Significance:** 1895-1945

**Property Type:** Residence, Outbuildings

**Applicable Criteria:**

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

Stanley Pidduck was a prosperous farmer and a trustee of the Ocean View School District. He was one of several local farmers for whom Los Angeles architect Alfred F. Priest designed houses during the 1910s and 1920s. Several of Priest's houses remain in the immediate vicinity, including Stanley Pidduck's brother Richard's house at 2416 Channel Islands Boulevard, and another house at 1552 E. Hueneme Road (appears to be no longer extant). At about the same time, Priest designed numerous commercial and public buildings as well as residences in Oxnard and Ventura. Throughout the 1920s Priest maintained a practice in Los Angeles and Orange counties, designing commercial buildings, theaters, and houses.

The Stanley Pidduck house is an interesting, relatively unaltered example of a residence combining California Bungalow and Prairie style elements, and as an example of the residential work of Alfred Priest. Priest was a prolific regional architect known for his commercial, public, and residential work. Priest came into favor in Ventura County and Oxnard in particular after his design for the Pagoda in Oxnard's Plaza Park in 1910. Over the next twenty years he designed numerous commercial buildings in downtown Oxnard as well as residences for prominent farming families on the Oxnard Plain, in the process becoming quite possibly the most productive non-resident architect in Ventura County during this period. His death in 1931 was of sufficient importance to be noticed with a front-page article in the Oxnard Daily Courier that recounted his many local commissions.

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

**B12. References:**

Ann Scheid, Historic Architectural Survey Report, Pleasant Valley Rd./ State Route I Interchange, 07-Ven-01, 15.0, 07234-117040, August 1995.

Henry & Elsie Withey, Biographical Dictionary of American Architects (Deceased), p 490.

Ventura County Assessor's records.

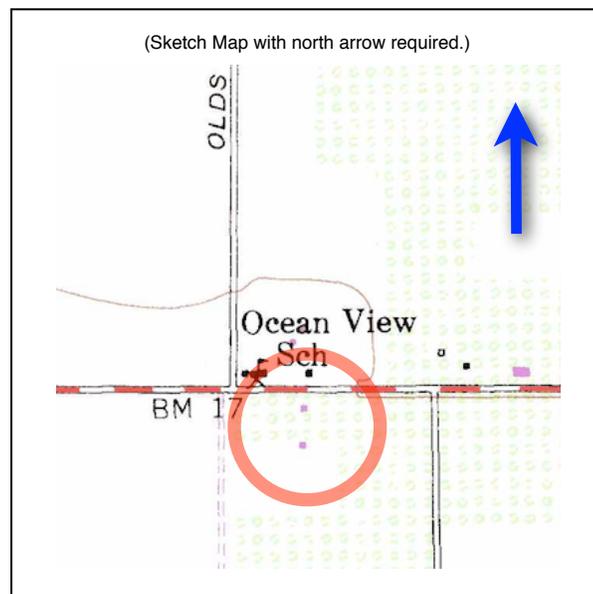
Oxnard Daily Courier, 5-11-1931.

**B13. Remarks:**

**B14. Evaluator:** San Buenaventura Research Associates

**Date of Evaluation:** 7-31-2014

(This space reserved for official comments.)



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

**Recorded by:** San Buenaventura Research Associates

**Date** 7-31-2014

**Continuation**  **Update**

**Significance and Eligibility**

This property does not appear to be eligible for the NRHP or CRHR, but may be eligible for Ventura County Landmark designation under Criterion 2, under the Settlement and Agricultural themes (1898-1945) developed in the Eastern Oxnard Plain Historic Context statement; and Criterion 5, for its embodiment of a distinctive characteristics of a type, period, region, or method of construction, and as an example of the Ventura County work of architect Alfred Priest.

The available information on Stanley Pidduck was insufficient to establish the property's significance on the basis of Criterion 3.

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**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code**

**Other Listing**

**Review Code** \_\_\_\_\_

**Reviewer** \_\_\_\_\_

**Date** \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Joseph Callens 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** Camarillo **Date** \_\_\_\_\_ ; **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ **B.M.** \_\_\_\_\_

**c. Address:** 3478 E. Hueneme Road **City** Oxnard **Zip** 93033

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

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

APN 2320041405

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

This 94.69 acre parcel contains a main residence, a garage, and several gable roofed outbuildings. The one-story Victorian era residence features a truncated hip roof with an attached hip roof porch. The porch is supported by wood columns and a wood railing. A second hipped roof extension is located on the rear (southern) elevation. The tall narrow wood windows are one-over-one sash with wood mouldings. The house is clad in horizontal wood siding and rests on a raised foundation. A brick chimney punctuates the roofline. The building appears to be in good condition with minor changes that include porch enclosure and small addition on western elevation. A long drive leads up to the house and outbuildings. A lawn and shrubs surround the house. A large unplanted area surrounds the cluster of buildings. The remaining acreage is planted in row crops.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
03-17, view from north (3-6-2014).



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1890-E

**P7. Owner and Address**  
P & R Properties GP  
PO Box 973  
Watsonville CA 95077-0973

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7/30/2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Joseph Callens Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The 1912 Historical Atlas lists the owners of this property as Leonnie and Joseph Callens. The 1915 Rancho Santa Clara o La Colonia Map No. 5 also lists Joseph Callens as the property owner. He may have been the second owner since the house appears to have been built circa 1890.

The 1920 U.S. Census lists Joseph A. Callens, his wife Rachel and son Andrew living on Hueneme Road. Also living in the household was Rachael's mother Mary Maertens and sisters Diana and Irene Maertens, natives of Belgium. Joseph is listed as being 30 years old and born in Minnesota of parents native of Belgium. Joseph's occupation is listed as farm operator and owner.

**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code**

**Other Listing**

**Review Code** \_\_\_\_\_

**Reviewer** \_\_\_\_\_

**Date** \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) T.B. De Boni 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** ; **R** **1/4 of** **1/4 of Sec** **B.M.**

**c. Address:** 66 W. La Loma Avenue **City** Somis **Zip** 93066

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

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

APN 1100092160

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

This 7.10 acre ranch features a cluster of buildings near the highway that include a main residence, bunkhouse, blacksmith shop, barn, pump house and shed. A lemon orchard surrounds the main headquarters. The main residence is one story with intersecting gable roofs and several additions. A gable and hipped roof porch addition on the east elevation is supported by four square posts and a low wood railing and enclosed at the north end with lattice siding. The house is covered with wide horizontal wood siding and rests on a raised foundation. Windows are one-over-one double hung with wood mouldings.

The tall wood barn features a gable roof with shed roof additions on all sides and wide board siding. The additions are just corrugated metal roofs supported by wood posts and metal siding. Some lower sections of the barn walls have been removed. A second wooden shed with corrugated metal roof is attached to the east side of the barn. The condition of this building is very poor with collapsing walls.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



**P5b. Description of Photo:** (View, date, accession #)  
01-09, main residence viewed from north-east (1-31-2014)

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1900 -E

**P7. Owner and Address**  
De Boni Corp  
66 E La Loma Ave  
Somis CA 93066

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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 2 of 2 Resource Name or #: (Assigned by recorder) T.B. DeBoni Ranch

Recorded by: San Buenaventura Research Associates

Date 7-30-2014

Continuation  Update

The bunkhouse is a long rectangular one story building with a corrugated metal roof with board and bat siding. Windows are double hung. The building rests on concrete piers. Attached to the north end of the bunkhouse is another wooden building that housed the granary and possibly the former blacksmith shop and forge.

The pump house and shed features a low gable roof, wide horizontal lap siding on some elevations and corrugated metal on others. A smaller corrugated metal additions is located at the southwest corner. A fourth building, constructed for walnut drying, is rectangular in plan with a metal gable roof and metal sides. All of the outbuildings are in a deteriorated condition.

T.B. DeBoni purchased this property in 1912 from the Del Norte Land Company who put the Schiappapietra lands of Rancho Santa Clara del Norte up for sale in 1911. Italian immigrant Tranquilio Benjamin De Boni was also able to purchase land across the road. He first raised lima beans, followed by walnuts by 1935 and lemons in the 1960s. It is believed that the main residence was moved to the property from Hueneme and located on the site with most of the wood buildings prior to being purchased by De Boni. The Schiappapietra leased vast acreages of their land prior to subdividing. (Interview with Mr. De Boni on 1/30/2014; Grant deed, book 132, pg. 85)



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

01-07, barn and shed, viewed from northwest (1-31-2014)



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

01-08, shed, viewed from northwest (1-31-2014)

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 3615-3685 Laguna 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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 3615-3685 Laguna Road City Oxnard Zip 93033

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

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

APN 2180020585

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

This 49.88 acre property features of a cluster of farm labor houses at the southwestern corner of the agricultural parcel. The ten identical residences are divided by a landscaped road down the center with five houses on each side. The residences are one-story with a rectangular plan and a medium side facing gable roof with exposed rafters under the eaves. The roof is covered with composition shingles. Windows are wood one-over-one sashes with wood casings. The buildings are constructed of brick and rest on a raised foundation.

A modern shed for equipment storage is located at the southwestern corner and at the end of the drive is a long rectangular garage building. The buildings are in good condition and have retained their integrity except for a few windows changed to aluminum sliders within the original openings. Mature pine trees line the road between the houses. The remainder of the property is planted in row crops.

**P3b. Resource Attributes** (List attributes and codes) HP33. Farm/ranch; HP3. Multiple family property

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
02-21, view from west (2-19-2014).



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1945-E

**P7. Owner and Address**  
Vujovich & Vujovich Inc  
3150 Hailes Rd  
Oxnard CA 93033-5812

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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

**Page** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) 3615-3685 Laguna Road

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

This 49.88 acre parcel was owned ca. 1915 by Frank S. Arundell according to Rancho Santa Clara o La Colonia Map No. 1.



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

02-24, individual unit, viewed from south  
(2-19-2014).

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code 5S3

Other Listing  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) Guy E. Lewis Ranch

**P1. Other Identifier:**

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

a. County Ventura

b. USGS 7.5' Quad Camarillo Date \_\_\_\_\_ ; R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 1354 S. Lewis Road City Camarillo Zip 93012

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

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

APN 2340030230

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

This property was only minimally visible from public-rights-of-way. From aerial imagery it appears to consist of a large, two-story California Bungalow-style residence, barn, water tower and other outbuildings, and mature ornamental landscape features. The agricultural parcel contains 41.30 acres and is covered with row crops.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



**P5b. Description of Photo:** (View, date, accession #)  
Oblique aerial from south, ND.

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1915-E

**P7. Owner and Address**  
Hughan John-Louise Tr Et Al  
Po Box 2811  
Camarillo CA 93011-2811

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Dr  
Santa Paula CA 93060

**P9. Date Recorded:** 7-31-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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**

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Guy E. Lewis Ranch

**B1. Historic Name:** Guy E. Lewis Ranch

**B2. Common Name:** 1354 S. Lewis Road

**B3. Original Use:** Ranch

**B4. Present Use:** Ranch

**B5. Architectural Style:** California Bungalow

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

Residence constructed c. 1915. Dates of other buildings not known.

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

**Original Location:**

**B8. Related Features:**

Outbuildings, including barn and water tower.

**B9a. Architect:** Unknown

**b. Builder:** Probably J.F. Lewis & Sons

**B10. Significance: Theme** Settlement, Agriculture

**Area:** Oxnard Plain

**Period of Significance:** 1898-1945

**Property Type:** Residence, Outbuildings

**Applicable Criteria:**

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

Roughly 8,200 acres of Rancho Guadaluca were purchased circa 1906 by Joseph F. Lewis, a pioneer in lima bean cultivation who was born in Carpinteria in 1863. Lewis, together with his father Henry Lewis, are credited with the earliest commercial production of lima beans in the United States. The elder Lewis reputedly obtained his first bean seed from Peruvian sailors docked at Santa Barbara in 1868, and subsequently the father and son developed them into a successful commercial crop on their Carpinteria area ranch. In the decades that followed, lima beans were to become highly important crops both in the Carpinteria Valley and on the Oxnard Plain.

Joseph Lewis worked on his father's ranch until moving to Ventura County in 1889, whereupon he rented acreage for lima bean cultivation from the Camarillo family. He subsequently leased additional acreage in Montalvo, and later pursued commercial agricultural ventures in partnership with Adolfo Camarillo. When this partnership ended in 1906, the year following the death of Henry Lewis, Joseph Lewis purchased a large portion of Rancho Guadaluca on the southern edge of the Oxnard Plain. This land was developed in a wide variety of agricultural products, including fruit trees, walnuts, hay and beans. A ranch complex developed on the northern edge of the property, adjacent to Lewis Road, consisted of a substantial California Bungalow residence and a wide variety of outbuildings. During his years at Rancho Guadaluca, Lewis was said to have been responsible for inventing a number of innovative lima bean threshing and cultivating techniques. (Sheridan, 1926: 398-9)

Joseph Lewis married Sarah M. Richardson in 1884. The couple had six children: Guy E. (1886), Alma D. (1887), Henry M. (1889), Lulu (1891), Joseph F. Jr. (1893), and Searles (1897). In January 1915, Joseph and Sarah Lewis created five parcels of roughly

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

**B12. References:**

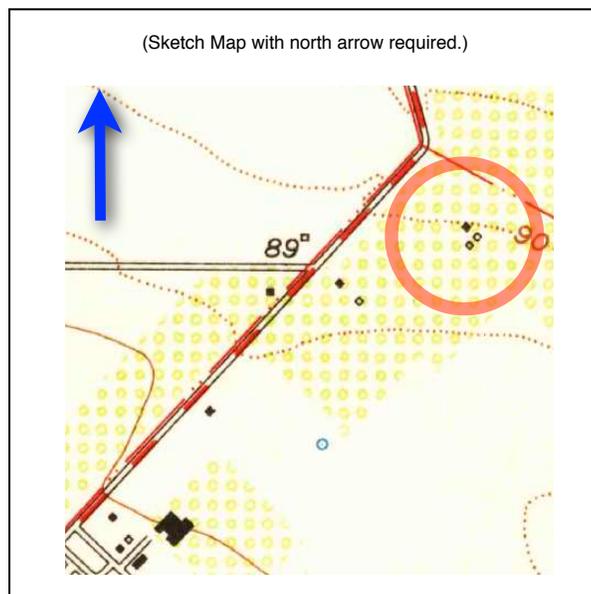
San Buenaventura Research Associates. Historic Resource Report, Casa Pacifica, 1722 S. Lewis Road, Camarillo, CA. Casa Pacifica Centers, 2012.

**B13. Remarks:**

**B14. Evaluator:** San Buenaventura Research Associates

**Date of Evaluation:** 7-31-2014

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) Guy E. Lewis Ranch

Recorded by: San Buenaventura Research Associates

Date 7-31-2014

Continuation  Update

40 acres for their five living children. Of these, apparently only Guy, Alma, and Joseph Jr. constructed homes on the land, which was located between Lewis Road and Calleguas Creek. At that time, today's Lewis Road was called Somis Road. A corporation named J.F. Lewis & Sons Co. was formed in 1910 to manage the properties and other Lewis family interests. (Sheridan, 1926: 399; Oxnard Courier, 8-12-1910)

Guy Lewis married Lena B. Cawelti, the daughter of a neighboring ranch family in 1908. They had one son, Harold, in 1910. Guy Lewis built his home on the eastern-most of the five parcels, perhaps before it was divided in 1915. Lena Lewis was killed and their son seriously injured when her car was stuck by a railroad train at a grade crossing in Camarillo in 1917. In 1918 he married actress Dorothy Marshall Todd, but the marriage was not a success, and the couple became the subject of a high-profile divorce trial shortly thereafter.

In 1912 Guy Lewis became a founding partner in the Hueneme Wharf and Warehouse Company, along with a number of area notables, including Thomas Bard. He also appears to have lead J.F. Lewis & Sons into residential construction; by 1917 they had completed several houses in Camarillo. He was a partner in the formation of a canning company in Camarillo in 1919 and served as president of the Farmer's Bank in Camarillo. He apparently did not live on the ranch property for more than a few months after the divorce trial, and rented the property to his sisters. Guy Lewis died in 1963. His home and ranch outbuildings remain at 1354 S. Lewis Road. (Oxnard Courier, 12-19-1912; 4-13-1917; 1-25-1918; 5-27-1918; 3-11-1920)

**Significance and Eligibility**

This property represents a relatively intact cluster of ranch buildings dating from circa 1915. It does not appear to be eligible for the NRHP or CRHR, but may be eligible for Ventura County Landmark designation under Criterion 2, under the Settlement and Agricultural themes (1898-1945) developed in the Eastern Oxnard Plain Historic Context statement.

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**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code** 5S3

**Other Listing**  
**Review Code** \_\_\_\_\_ **Reviewer** \_\_\_\_\_ **Date** \_\_\_\_\_

**Page** 1 of 3 **Resource Name or #:** (Assigned by recorder) Alma Lewis and Fred Stein 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** Camarillo **Date** \_\_\_\_\_ ; **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ **B.M.**

**c. Address:** 1444 S. Lewis Road **City** Camarillo **Zip** 93012

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

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

APN 2340030225

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

This property consists of a single-story residence, one barn, and at least two other outbuildings. The California Bungalow style residence features a side-facing, medium-pitched gable roof over the main body of the house, and an intersecting front-facing gable offset to the western side of the building covering an enclosed porch, supported by square, fluted columns. The full-front porch features clinker brick as the porch balustrade. The western portion of the porch is enclosed with single-light windows and sliders; the eastern half with six-by-five multi-pane wood windows. The inset entry is centered between the enclosed porches. The eaves are deep and feature knee-brackets. Windows are mainly wood sash in singles and in pairs, with two unusual gothic-arched windows found on the western elevation and a square bay on the eastern elevation. The gothic motif of the two western windows is repeated in an ogee arch over the entry. The residence appears to be unaltered, aside from the porch enclosures, which appear to be not recent. The outbuildings are not clearly visible from the street or in aerial imagery.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
View from northeast (11-6-2012)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1915-E

**P7. Owner and Address**  
Imamura Akane A Et Al  
16721 Roosevelt Ln  
Huntington Beach CA 92649-4001

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Dr  
Santa Paula CA 93060

**P9. Date Recorded:** 11-6-2012

**P10. Survey Type:** (Describe)  
Historic Resources Report / Reconnaissance Survey

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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**

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Alma Lewis and Fred Stein Ranch

**B1. Historic Name:** Alma Lewis and Fred Stein Ranch

**B2. Common Name:** 1444 S. Lewis Road

**B3. Original Use:** Ranch

**B4. Present Use:** Ranch

**B5. Architectural Style:** California Bungalow with Gothic details

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

Residence constructed c.1915. Dates of other buildings unknown.

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

**Original Location:**

**B8. Related Features:**

Barn, sheds

**B9a. Architect:** Unknown

**b. Builder:** Probably J.F. Lewis & Sons

**B10. Significance: Theme** Settlement, Agriculture

**Area:** Oxnard Plain

**Period of Significance:** 1898-1945

**Property Type:** Residence, Outbuildings

**Applicable Criteria:**

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

Roughly 8,200 acres of Rancho Guadaluca were purchased circa 1906 by Joseph F. Lewis, a pioneer in lima bean cultivation who was born in Carpinteria in 1863. Lewis, together with his father Henry Lewis, are credited with the earliest commercial production of lima beans in the United States. The elder Lewis reputedly obtained his first bean seed from Peruvian sailors docked at Santa Barbara in 1868, and subsequently the father and son developed them into a successful commercial crop on their Carpinteria area ranch. In the decades that followed, lima beans were to become highly important crops both in the Carpinteria Valley and on the Oxnard Plain.

Joseph Lewis worked on his father's ranch until moving to Ventura County in 1889, whereupon he rented acreage for lima bean cultivation from the Camarillo family. He subsequently leased additional acreage in Montalvo, and later pursued commercial agricultural ventures in partnership with Adolfo Camarillo. When this partnership ended in 1906, the year following the death of Henry Lewis, Joseph Lewis purchased a large portion of Rancho Guadaluca on the southern edge of the Oxnard Plain. This land was developed in a wide variety of agricultural products, including fruit trees, walnuts, hay and beans. A ranch complex developed on the northern edge of the property, adjacent to Lewis Road, consisted of a substantial California Bungalow residence and a wide variety of outbuildings. During his years at Rancho Guadaluca, Lewis was said to have been responsible for inventing a number of innovative lima bean threshing and cultivating techniques. (Sheridan, 1926: 398-9)

Joseph Lewis married Sarah M. Richardson in 1884. The couple had six children: Guy E. (1886), Alma D. (1887), Henry M. (1889), Lulu (1891), Joseph F. Jr. (1893), and Searles (1897). In January 1915, Joseph and Sarah Lewis created five parcels of roughly

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

**B12. References:**

San Buenaventura Research Associates. Historic Resource Report, Casa Pacifica, 1722 S. Lewis Road, Camarillo, CA. Casa Pacifica Centers, 2012.

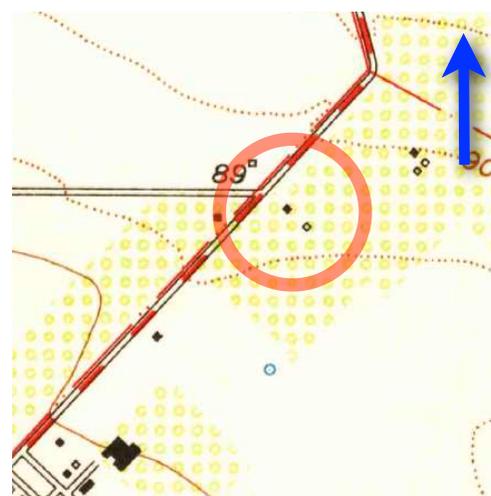
**B13. Remarks:**

**B14. Evaluator:** San Buenaventura Research Associates

**Date of Evaluation:** 7-31-2014

(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) Alma Lewis and Fred Stein Ranch

Recorded by: San Buenaventura Research Associates

Date 7-31-2014

Continuation  Update

40 acres for their five living children. Of these, apparently only Guy, Alma, and Joseph Jr. constructed homes on the land, which was located between Lewis Road and Calleguas Creek. At that time, today's Lewis Road was called Somis Road. A corporation named J.F. Lewis & Sons Co. was formed in 1910 to manage the properties and other Lewis family interests. (Sheridan, 1926: 399; Oxnard Courier, 8-12-1910)

Alma Lewis married Fred W. Stein (Stines, in some sources) around 1914. They had two children: Fred Lewis (c. 1915) and William Henry (c. 1917). They likely constructed their home in 1915 or shortly thereafter. At some point, possibly in 1931, they acquired the adjacent parcel to the east belonging to Lulu Lewis and the two pieces of land were merged into one parcel. At some point after 1940 Fred and Alma Stein moved to Camarillo, where she died in 1965 and he in 1970.

**Significance and Eligibility**

This property represents a relatively intact cluster of ranch buildings dating from circa 1915. It does not appear to be eligible for the NRHP or CRHR, but may be eligible for Ventura County Landmark designation under Criterion 2, under the Settlement and Agricultural themes (1898-1945) developed in the Eastern Oxnard Plain Historic Context statement.

**[Blank Page]**

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Del Norte Water 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 Saticoy Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 2080 Los Angeles Avenue City Ventura Zip 93004

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

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

APN 1470040020

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

This 0.91 acre complex contains a small pump house building, a reservoir, a superintendent's residence and a garage and shop buildings. The pump house is rectangular in plan with a low gable monitor roof and is covered with corrugated metal siding. Adjacent to the pump house is the covered reservoir. North of the pump house and reservoir is a one-story residence. It features a medium front facing gable roof with a small gable over the entry supported by wood posts. An offset gable extends on the north side. A large flat-roofed addition is found at the rear of the house.

North of the house is a shop building that features a square plan, a low gable roof and board and batten or metal siding. Large wood track doors are located on the southern elevation. Behind the shop building is a rectangular plan garage with a low gable roof and sliding track doors.

The buildings are in fair to good condition. The integrity of the buildings is unknown at present.

**P3b. Resource Attributes** (List attributes and codes)

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



**P5b. Description of Photo:** (View, date, accession #)  
02-01, reservoir and pump house (2-19-2014)

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1910-E

**P7. Owner and Address**  
Del Norte Water Company  
2080 Los Angeles Avenue  
Oxnard, CA 93033

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula CA 93060

**P9. Date Recorded:** 7-31-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Del Norte Water Company

**Recorded by:** San Buenaventura Research Associates

**Date** 7-31-2014

**Continuation**  **Update**

The Del Norte Water Company, formed in 1910, also provided water to the agricultural lands in the northeastern portion of Rancho Santa Clara del Norte. The company's first board of directors consisted of Giovanni Ferro, Orestes Orr, George C. Power, John Lagomarsino and Carlo Hahn.

The reservoir and pump house were built first in 1910 and the residence, garage and shop at a later unknown date, probably in the 1920s. During the 1930s a second site was opened at 647 W. La Loma Road and a pump house and reservoir constructed.

(Interview with Del Norte Water Company manager, David Vanoni, 7-31-2014.)

**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code** 3S

**Other Listing**  
**Review Code** \_\_\_\_\_ **Reviewer** \_\_\_\_\_ **Date** \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) Sanchez Adobe/Lloyd Butler Ranch

P1. Other Identifier: Rancho Santa Clara del Norte

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 ; R 1/4 of 1/4 of Sec B.M.

c. Address: 2317 Los Angeles Avenue City Ventura Zip 93004

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

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

APN 1090390270 (main buildings)

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

The cluster of buildings on this 1,235 acre ranch are located at the end of a nearly one mile long tree-lined driveway and are represented by an adobe/wood main residence, a second residence, a chapel, a barn, office building and swimming pool. Several worker's cottages and sheds are in another location on the property.

The main house was originally a one story tile-roofed adobe house with 22' thick walls built in 1838. Around 1900 a second story was added and the building altered to reflect the Colonial Revival style with smooth plaster over the adobe walls, a new hip roof with broad eaves and decorative brackets and the symmetrical placement of windows and doors with a full width porch supported by classical columns that wraps around the sides of the house. Of special interest is the pedimented front entry and second story balcony. Windows on the first floor are tall and narrow one-over-one with shelf mouldings. The porch railing is of native stone. The house is in excellent condition and has retained the integrity of its 1900 remodel.

P3b. Resource Attributes (List attributes and codes) HP3. Multiple family property; HP33. Farm/ranch

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)  
06-01, Main Residence, from southwest (6-11-2014).

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1838-E (adobe)  
1900-E (alterations)

P7. Owner and Address  
James Lloyd-Butler Fam LLC  
P O Box 4008  
Ventura CA 93007-4008

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded: 7/30/2014

P10. Survey Type: (Describe)  
Reconnaissance

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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 2 of 2 Resource Name or #: (Assigned by recorder) Sanchez Adobe/Lloyd Butler Ranch

Recorded by: San Buenaventura Research Associates

Date 7-30-2014

Continuation  Update

Behind the main residence to the east is a smaller one-story rectangular plan house, built in the 1880s. It features a medium hip roof covered with composition shingles and features broad closed eaves. The attached hip roof front porch is supported with paired square capped posts and a wood railing. Windows are tall and narrow multi-paned one-over-one with louvered shutters. The house rests on a raised foundation and is clad with narrow horizontal lap siding. It is in excellent condition and appears to have maintained its integrity.

Next to the smaller residence, to the south, is an octagonal chapel, built in the 1880s. The small one-story building features a hipped roof and with decorative brackets under the eaves. The elaborate flat-roofed porch features a spindled balcony atop the roof supported by thin chamfered and capped wood posts and a curved balustrade similar to the roof top. Windows are one-over-one and are tall and narrow with decorative shelf moulding and louvered shutters. Four wooden steps lead up to the tall paneled door with a transom above. The chapel is in excellent condition and has retained its integrity.

Southeast of the main residence is the office building, designed in the Greek Revival style and built in the 1870s. It features a tall gable roof with returned eaves. The front entry has a stoop with an open wood railing. Windows are tall and narrow multi-pane one-over-one with louvered shutters. The wood siding is wide horizontal shiplap. The building is in excellent condition and has maintained its integrity. Other buildings include a barn, garage, two sheds, and a small shed with tile roof. These tiles may have been on the roof of the original adobe.

The main drive makes a circle in front of the house. The large front lawn is heavily landscaped with a fountain, shrubs and ornamental trees. In addition is a cluster of four employee residences, a barn, two large sheds and several small outbuildings north of the main residence. The surrounding agricultural fields are planted primarily in tree crops, lemons and avocados.

This property was designated Ventura County Landmark #7 in April 1969.



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

06-02, second residence, from northwest  
(6-11-2014).

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Navalair Mobile Home Court

**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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 4456 Navalair Road City Oxnard Zip 93033

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

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

APN 2320051065

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

This 2.81 acre site contains a mobile home park with approximately 40 mobile homes and about eight stick-built residential buildings. The single family residences, and an office building, feature low gable or hip roofs and are rectangular in plan with horizontal wood siding and one-over one wood sash windows. Two additional buildings on the property appear to be Quonset huts.

The mobile home park features a few scattered trees located adjacent to the permanent residences and office buildings. The rest of the area is open with the mobile homes arranged in two u-shaped asphalt courtyards with the permanent houses in the center of each of the courts. The permanent residences have retained their integrity and appear to be in good condition.

**P3b. Resource Attributes** (List attributes and codes) HP3. Multiple family property

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
04-21, view from northeast (5-6-2014).



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1965-F

**P7. Owner and Address**  
Neslund Family Trust  
P O Box 91  
Oxnard CA 93032-0091

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 9306

**P9. Date Recorded:** 7/30/2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Navalair Mobile Home Court

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The Navalair Mobile Home Court was developed in 1965 by Robert and Nora Neslund, presumably in response to the demand for off-base housing at the nearby Naval Air Station and Missile Test Center. (Oxnard Press-Courier, 3-24-1965)

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 4000 E. Pleasant Valley 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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 4000 E. Pleasant Valley Road City Oxnard Zip 93033

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

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

APN 2180020605

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

This 123.98 acre ranch features a residence, built ca. 1885 in the Folk Victorian style. It is two-story side gabled roof with closed eaves. A two story gable roofed section extends from the rear of the house. The front elevation features a two story square bay with a shed roof porch supported by two wood columns. The second story pair of windows in the bay are original tall narrow rectangular windows with wood moulding. The first floor wood windows on either side of the entry are not original, from their style suggesting a ca. 1950 remodel. The side elevation features a pair of narrow one-over one sash windows with decorative wood moulding on both the first and second floor. The front porch is probably not original. A one story addition has been made to the southern elevation.

The house is now used as an office and is surrounded by two modern metal storage buildings, a garage and a very large equipment yard. Surrounding the house are row crops.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #) 03-08, view from north (3-6-2014).



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1885-E

**P7. Owner and Address**  
Carr Canyon Properties LP  
Po Box 80090  
Salinas CA 93912-0090

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) 4000 E. Pleasant Valley Road

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The 1912 Historical Atlas shows the owner of this property as Mary Kohler. No information was located on Kohler.

**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code**

**Other Listing**

**Review Code** \_\_\_\_\_

**Reviewer** \_\_\_\_\_

**Date** \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Pleasant Valley Lima Bean Grower's Assn Warehouse

P1. Other Identifier: Oxnard Pallet Company

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

a. County Ventura

b. USGS 7.5' Quad Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 4524 E. Pleasant Valley Road City Oxnard Zip 93033

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

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

APN 2300170010

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

This former lima bean warehouse is located on 9.53 acres on Pleasant Valley Road and adjacent to the Southern Pacific Railroad tracks. It is a tall three story warehouse with a gable roof and upper metal section containing windows. Below is a concrete silo with eight projecting silo bays shaped in a V-plan. The northern elevation features a short offset gable section taller than the main roof. The southern elevation is a one-story gable roofed wing that extends to the east creating an L-shape. The building is clad in metal siding with industrial style windows and several doors along the southern elevation. The western elevation has multi-paned windows. Concrete steps and pipe railings leading up to the numerous entrances.

A second smaller warehouse is located to the east of the main warehouse. It is rectangular in plan, one story with a taller gabled mid-section flanked on both sides by shed roofs. It is a metal sided building. The buildings appear to be in good condition and have retained their integrity. The rest of the acreage contains row crops.

P3b. Resource Attributes (List attributes and codes) HP33. Farm/ranch; HP8. Industrial building

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

P5b. Description of Photo: (View, date, accession #)  
02-26, view from southwest (2-19-2014).



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1948-F

P7. Owner and Address  
Pleasant Valley Landholdings  
11117 Red Barn Rd  
Camarillo CA 93012-9008

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded: 7-30-2014

P10. Survey Type: (Describe)  
Reconnaissance Survey

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Pleasant Valley Lima Bean Grower's Assn Warehouse

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

This warehouse was built in 1948 by the Pleasant Valley Lima Bean Growers and Warehouse Association. It was originally planned for the use of members growers who marketed their crops through the California Lima Bean Growers Association. The land was optioned for purchase from the Union Sugar Company, which in previous years had loaded sugar beets on a railroad siding on the site.

The warehouse, which cost \$325,000 to build, was designed by the Long Beach firm Moffatt and Nichol and constructed by the Gridley Construction Company under the direct supervision of Don Gridley. Newspaper articles of the time described some unique aspects of the construction of the warehouse. Its construction was described as a "difficult operation requiring each concrete side of the separate bins to be formed on the ground and then attached to a 'strongback' and lifted into place by a giant crane." A new method to be utilized during the lima bean harvest was also detailed:

Instead of sacking their beans on the field... hauling them to the warehouse and unloading and storing them by hand, the new association will use harvesters that take the beans from the vines and load them immediately into a hopper on a truck. The truck will be hoisted hydraulically at the new warehouse and its contents dumped into a warehouse hopper, nearly eliminating manual labor in an operation taking only minutes.

By the 1960s the warehouse was no longer used for lima bean processing and storage. It is currently being occupied by the Oxnard Pallet Company.

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Springville School (former)

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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 4934 E. Pleasant Valley Road City Oxnard Zip 93033

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

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

ATM 2300170130

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

Located on a 1.89 acre parcel, this one story rectangular plan former school building now used as a residence features a medium gable tile roof with exposed rafters under the eaves. An entrance to this Spanish Revival style building is located on the eastern elevation and features a shed tile roof supported by square posts. The northern elevation features two arched openings and a square opening onto a patio area where another entry is apparently located. The wood sash windows are tall and multi-paned and run in groups of four on the southern elevation. Smaller multi paned sash windows are found on the northern elevation. The building is covered with stucco and rests on a raised foundation.

A wooden fence covered with vine runs across the front of the building. The former school appears to be in good condition and has retained its integrity. Another later period building is located on the same parcel to the east of the former school building. Its use and date of construction are unknown.

P3b. Resource Attributes (List attributes and codes) HP15. Educational building

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)  
Oblique aerial view from south (Google Maps, nd)

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1925-E

P7. Owner and Address  
Abel Lynn Oswald Kathy  
4934 E Pleasant Valley Rd  
Oxnard CA 93033-2303

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded: 7/30/2014

P10. Survey Type: (Describe)  
Reconnaissance Survey

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Springville School (former)

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The Springville School District was established in 1887 and a schoolhouse built, presumably on this property. The Historical Atlas of 1912 shows the Springville School on this site in 1912. The Rancho Santa Clara o La Colonia Map No. 3 also shows a school at this location in 1915. Apparently the earlier one-room schoolhouse was replaced by the present school during the mid-1920s. The road along the northern side of the property is the former route of Pleasant Valley Road. At some later date the road moved further south to where it is today, leaving the road next to the school as a non-through street. When the schoolhouse was closed and converted to its current use as a residence is unknown.

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Raytheon Manufacturing 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 Camarillo Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 4347 Raytheon Road City Oxnard Zip 93033

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

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

APN 2320043110

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

This 7.55 acre site, the former location of the Raytheon Manufacturing Company, consists of four large industrial buildings and a Quonset hut. The northernmost office building is rectangular in plan and two-stories in height with a flat roof. Windows are symmetrically placed on both first and second floors and are three part metal windows. The entries are recessed within a square opening and some are faced with stone. South of the office building is a second similar rectangular flat roofed two-story office building. A flat roof extends from one the entryways and is supported by steel posts. Adjacent to this building to the east is another large flat-roofed building. At the south end of the property is a one-story long flat roofed building and adjacent to this building on the east is a metal building with three gable roofs. Behind the office building to the east is a large quonset type building. Landscaping is found along the street side and between the office building and the industrial buildings with a large parking lot to the east. The buildings appear to have retained their integrity and are in good condition.

P3b. Resource Attributes (List attributes and codes) HP8. Industrial buildings

P4. Resources Present  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)  
Oblique aerial (Bing Maps, nd)

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950-E

P7. Owner and Address  
Bouquet Digital Studios Inc  
4347 Raytheon Rd  
Oxnard CA 93033-8229

P8. Recorded by: (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

P9. Date Recorded: 7-30-2014

P10. Survey Type: (Describe)  
Reconnaissance

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Raytheon Manufacturing Company

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The exact date of the establishment of the Raytheon Manufacturing Company facility in Oxnard is uncertain, but at least as early as 1949 they were identified as one of the principal Cold War-era industries located in the Oxnard area in connection with the establishment of the Naval Air Missile Test Center (NAMTC) at Point Mugu. Headquartered in Waltham, MA, Raytheon manufactured consumer electronics, and during the postwar period, branched out into high technology, including computers developed in connection with missile guidance systems. Other Cold War industrial companies located in the area during this period included Douglas Aircraft, Consolidated-Vultee, Sperry, Marquardt, Aero-Jet, Bendix, Globe, and Fairchild.

The sequence of building on the property is also uncertain. It is known that the company constructed a \$17,000 office addition and a \$5,000 manufacturing building in 1951, an \$18,000 laboratory building in 1956, a \$5,000 addition to a warehouse in 1958, and a \$40,000 laboratory building in 1959.

(Oxnard Press-Courier: 6-28-1949, 10-1-1949, 2-6-1951, 1-19-1953, 7-5-1956, 4-30-1958, 5-6-1959)

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) Heinrich Maulhardt 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 Oxnard Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 1557 S. Rice Avenue City Oxnard Zip 93033

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

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

APN 2170030095

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

This description is taken from a historic photo and aerial imagery as the buildings are not clearly visible from a public right-of-way. Consequent, the condition and integrity of the house is uncertain.

This cluster of ranch buildings on a 126.48 acre parcel is located down a tree-lined drive and surrounded by trees. The main residence is one story with a complex series of truncated hip and hip roofs. The front northern elevation features a wrap-around porch and a decorative slanted bay window with decorative gable. Windows are tall and narrow and one-over one with mouldings. The house is covered with horizontal wood siding and rests on a raised foundation.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
03-04, view towards west (3-6-2014)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1885-E

**P7. Owner and Address**  
Maulhardt Joseph H Tr Et Al  
6164 Calle Arena  
Camarillo CA 93012-7115

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) Heinrich Maulhardt Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

Three large outbuildings are located west and north of the main residence and three others east of the main residence. The house is surrounded by trees with a lawn in front. Three large gable roofed farm buildings, possibly former barns and sheds, are located on the property. One is sided in wood and two are metal clad. Row crops are being raised on the property.

The Rancho Santa Clara o La Colonia Map No. 1 from ca. 1915 shows Heinrich Maulhardt as the owner of this property.

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code

Other Listing

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 3960 N. Rose Avenue

**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 Oxnard Date ; R 1/4 of 1/4 of Sec B.M.

c. Address: 3960 N. Rose Avenue City Oxnard Zip 93036

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

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

APN 1440110090

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

Located on a 49.80 acre parcel, this Spanish Revival style residence sits back from the road and is accessed by an oval shaped drive. The one-story rectangular plan house features a combination of gable, hips and shed Spanish tiled roofs across the front. The round arched entrance is capped with a semi-circular tower. The front gable extension features a large round arched window. A second tower roof covers a slanted bay with three rectangular windows. A porte cochere is located at the western corner. The windows are fixed or one-over-one sashes recessed slightly into the stucco clad surface. The house rests on a raised foundation. The house is in excellent condition and has retained its integrity.

A wrought iron fence and gates enclosed courtyard at the front of the house. Behind the porte cochere is a two-car garage clad in stucco with a flat roof. Adjacent to the garage are two small outbuildings. Plantings are minimal along the drive and in front of the house. An oval shaped lawn is located in the center of the drive. Surrounding the house are row crops.

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

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
05-06, view from west (5-29-2014)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1925-E

**P7. Owner and Address**  
Kms Ohana Farms L L C  
809 Corte Frondosa  
Camarillo Ca 93010

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7-30-2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) 3960 N. Rose Avenue

**Recorded by:** San Buenaventura Research Associates

**Date** 7-30-2014

**Continuation**  **Update**

The 1912 Historical Atlas and the Rancho Santa Clara del Norte Map from ca. 1915 show the owner to be Johannes and Ignaz Scholle and the parcel being 102 acres. A later owner is said to have been John Donlon, Jr. and his wife Clara Vanoni Donlon. The date they possibly owned it is unknown. (Information from Chuck Covarrubias)

**PRIMARY RECORD**

Primary  
HRI  
Trinomial  
NRHP Status Code 5S3

Other Listing  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) Ashby C. Vickers 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 ; R 1/4 of 1/4 of Sec B.M.

c. Address: 6135 N. Rose Avenue City Oxnard Zip 93036

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

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

APN 1470060290

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

Four buildings are located on this property.

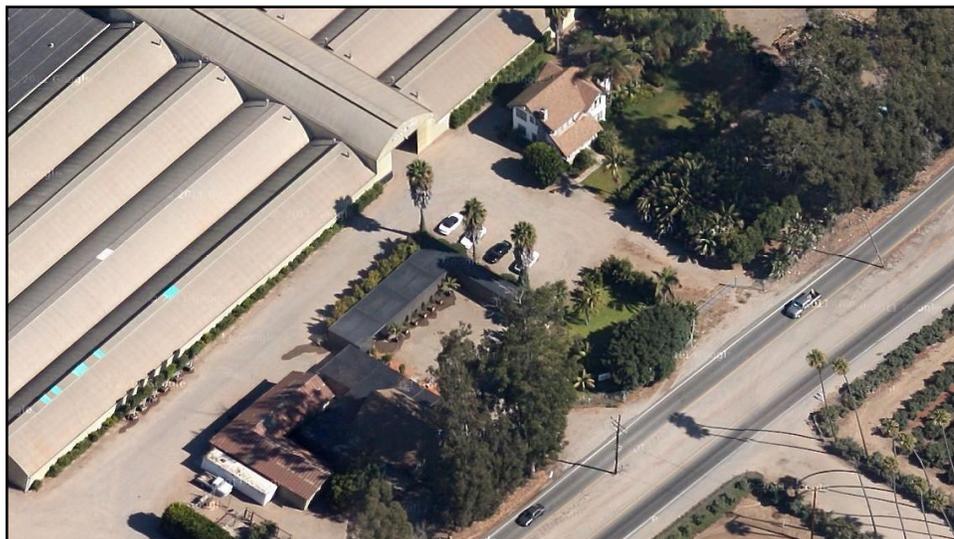
Residence. This two-story residence features a roughly rectangular plan and a side-facing medium-pitched gable roof with moderately deep, open eaves, knee-brackets and exposed rafter tails. The building is clad in medium wood lap siding. Windows are mainly wide sash units, some with multi-pane upper sashes, with plain wood casings. The main southern elevation consists of a half-front projecting front porch with squat river cobble columns supporting stout wood posts. The eastern two-thirds of the porch is enclosed, an apparent deviation from the original design. A half-story shed-roofed dormer is located above the porch. Offset to the right is an intersecting second-story gable roof. An exterior river cobble fireplace and chimney are located on the western elevation. A projecting wing on the eastern elevation features a second story sleeping porch enclosed with wood sash windows wrapping the southern, eastern and northern elevations.

**P3b. Resource Attributes** (List attributes and codes)

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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

**P5b. Description of Photo:** (View, date, accession #)  
Oblique aerial (Google maps, undated)



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1908-F

**P7. Owner and Address**  
Advanced Sustain Ability LLC  
2886 East Valley Rd  
Santa Barbara CA 93108

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Dr  
Santa Paula CA 93060

**P9. Date Recorded:** 7-18-2011

**P10. Survey Type:** (Describe)  
Property-specific/ Reconnaissance

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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**

HRI #

Primary #

Page 2 of 5

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Ashby C. Vickers Ranch

**B1. Historic Name:** Ashby C. Vickers Ranch

**B2. Common Name:** 6135 N. Rose Avenue

**B3. Original Use:** Lima Bean Ranch

**B4. Present Use:** Commercial Nursery

**B5. Architectural Style:** California Bungalow

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

Residence constructed 1908; other buildings 1930, 1935

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

**Original Location:**

**B8. Related Features:**

**B9a. Architect:** Unknown

**b. Builder:** Thomas Carroll

**B10. Significance: Theme** Settlement, Agriculture

**Area:** Oxnard Plain

**Period of Significance:** 1898-1945

**Property Type:** Residences, Outbuildings

**Applicable Criteria:**

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

Deeds of record indicate that this parcel of approximately 42 acres was purchased by rancher Ashby C. Vickers in January 1900. The property is located within an agricultural subdivision of Rancho Santa Clara del Norte recorded in 1891 by Antonio Schiappa Pietra and a number of heirs to the related Solari family. (Ventura County Maps of Record; Alexander, 1912)

The nearly 14,000 acre rancho was granted by Governor Alvarado to Juan Maria Sanchez in 1837 for his service to the government at the Presidio of Santa Barbara. The grant was patented to Sanchez in 1869, but subsequent to its purchase by Italian immigrant Antonio Schiappa Pietra and his brother Federico in 1864. A third brother, Leopoldo, joined them in 1866. The Schiappa Pietras were merchants in Ventura and also raised grain and beans on the rancho prior to its subdivision. The land was irrigated from a ditch system created by the Santa Clara Irrigating Company after its formation in 1870, fed from the Santa Clara River. Federico Schiappa Pietra died in 1867 and Antonio in 1895. At the time the parcel was purchased by Vickers it was owned by Leopoldo Schiappa Pietra, heir to the brothers' holdings. (Cowen, 1977: 91; Triem, 1983: 48; Freeman, 1968: 16-17; Ventura County Deeds of Record)

Now located on N. Rose Avenue, the street on which this parcel is located was for much of its history called Ditch Road, named for the irrigation feature that once ran down its centerline, a portion of the larger diversion system developed by the Santa Clara Irrigating Company. This portion of rural Ventura County is variously referred to in historical records as Del Norte, Saticoy, Oxnard or El Rio, depending on the source and time period.

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

**B12. References:**

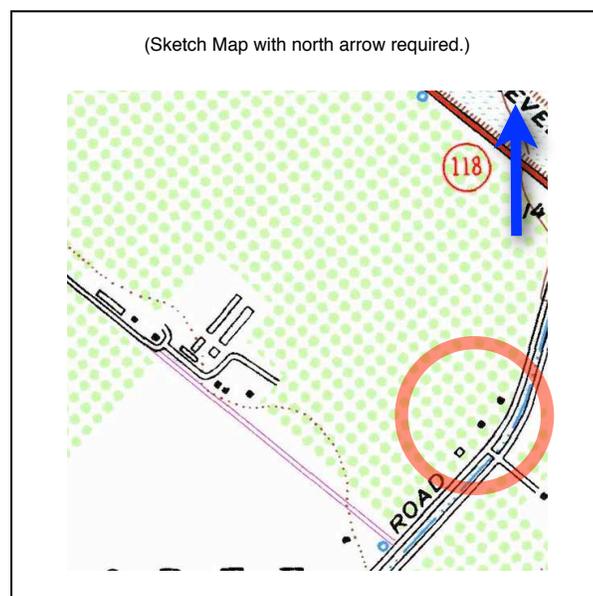
San Buenaventura Research Associates. Historic Resources Report, 6135 N. Rose Avenue, Saticoy, CA. July 2011.

**B13. Remarks:**

**B14. Evaluator:** San Buenaventura Research Associates

**Date of Evaluation:** 7-18-2011

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 5 Resource Name or #: (Assigned by recorder) Ashby C. Vickers Ranch

Recorded by: San Buenaventura Research Associates

Date 7-31-2014

Continuation  Update

This residence was constructed for Ashby and Addie Vickers in 1908. The date of the porch enclosure, the only apparent exterior alteration to the house, is unknown, but records suggest that this change occurred circa 1940 when it became the residence of Ashby Vickers Jr. The house is in generally good condition, although some stones have spalled away from the chimney. The interior of the building has been substantially altered to accommodate its current office use. Two related buildings, a garage and laundry previously located to the north of the residence, have been removed.

Shop/Storage/Equipment Shed. This one-story building features an L-plan. The building is sided and roofed with corrugated iron panels. The roof is a low-pitched gable. It features overhead track doors and wood frame sash windows. Assessor's records indicate that this building was constructed in 1935. It appears to be unaltered and is in good condition.

Walnut Dehydrator. This one-story building features a roughly square plan and a medium-pitched gable roof with shallow eaves. Siding is board and batten. A small monitor is located on the roof ridge. The building features overhead track barn doors on at least three elevations, and wood frame and aluminum windows within the gable ends. Assessor's records indicate that this building was constructed in 1930. With the exception of the aluminum windows, and perhaps some of the larger wood-frame windows, the building appears to be otherwise unaltered, and is in good condition.

Greenhouses and Shade Buildings. A substantial portion of the property is covered with greenhouses and shade building serving the nursery operations. These buildings were constructed during the mid-to-late 1980s.



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

Residence, southern elevation. [6-28-2011]

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 4 of 5 Resource Name or #: (Assigned by recorder) Ashby C. Vickers Ranch

Recorded by: San Buenaventura Research Associates

Date 7-31-2014

Continuation  Update

Ashby Christian Vickers was born in Cape Girardeau, Missouri in 1861 to William and Martha Vickers. With the outbreak of the Civil War, the family relocated to Springfield, Illinois where Vickers grew to adulthood and learned the horse trade. He relocated to Ventura County in 1881 (in some sources, 1883), first working in the livery business in Ventura and later operating his own livery in Santa Paula and Los Angeles. In 1888 Vickers married Addie May Holden of Santa Paula. The couple remained in Los Angeles for a few years, but returned to Ventura County during the early 1890s, at first renting a 350-acre ranch in the Round Mountain area near Hueneme. Vickers purchased a portion of this property in 1903 and expanded his holdings in 1907.

Continuing to increase on his real estate investments, in 1908 Vickers became a founding stockholder in the Oxnard-Simi Land Company with Leon Lehmann of Oxnard. The acreage the partnership purchased included the old Simi Hotel, but the principal purpose of the acquisition was apparently agricultural development. Three years later, the Vickers-Lehmann partnership purchased the Hoffmayer Ranch in the Simi Valley, swelling their holdings in the valley to 720 acres (in some sources, 820 acres). Vickers also leased other properties in the Oxnard/El Rio area, mainly for lima bean cultivation, the dominant cash crop on the Oxnard Plain during this time period. He added 120 acres to his Rancho Santa Clara del Norte holdings in 1912. (Gidney, 1917)

While Vickers was amassing agricultural land in a variety of locations in Ventura County, he and his family evidently continued to live on their ranch in the Hueneme area, until their new home on Ditch Road was completed in 1908. The home was constructed by Oxnard contractor Thomas Carroll at a cost of \$5,000. The name of the architect, if any, is unknown. The property on Ditch Road became the center of the Vickers enterprises for the next several years, and the land planted out in walnut trees. A number of outbuildings, including a walnut dehydrator shed, were constructed.

Ashby and Addie Vickers had six children: Josephine (1889), Gladys (1891), Mattie (1895), Vesta (1903), Ashby Jr. (1909) and Dorothy (1911). Josephine married the well-known Major League baseball player Fred Snodgrass. Mattie married Gus Gleichmann, who also had a brief career in professional baseball, but is better known locally for his family's ownership of the Pierpont Inn in Ventura. After Fred Snodgrass retired from baseball in 1916, the couple returned to California, and the house on Ditch Road occupied by them. Fred and Josephine Snodgrass apparently lived on and operated the Vickers family ranch for three years. They later moved to Oxnard. Ashby and Addie Vickers and their other children moved to Hollywood.

During the 1920s and 1930s, the property seems to have been rented to ranchers outside of the family. Known tenants include Louis Lopez and Mark Reynolds. The home was evidently rented along with the land. During these decades Ashby Vickers appears to have made frequent trips to Ventura County to oversee his local investments, staying mainly at the Pierpont Inn. (Oxnard Courier; 3-13-1919, 10-30-1920, 6-8-1926)

By the end of the 1930s the family home was once again occupied by a family member, Ashby Vickers Jr., and his wife Carolyn Bowker of Santa Paula. They married in 1936. During the last years of his life, Ashby Vickers Sr. had been living at the Pierpont Inn, where he died in December 1940. His son continued to live on the ranch on Ditch Road and run the family businesses until 1969. He died in Santa Paula in 1998. The property remained in the Vickers family until it was sold to Keeline-Wilcox Nurseries in 1985. (Oxnard Press-Courier, 12-3-1940; Santa Paula Times, 10-23-1998)

*National and California Registers: Significance, Eligibility and Integrity*

This property does not appear to be closely associated with any historical event. It is generally representative of the construction of homes and ranches in the Rancho Santa Clara del Norte area after its subdivision in 1891, but played no known, important role in that development (NRHP Criterion A and CRHR Criterion 1).

This property does not appear to be associated with historically notable individuals. Ashby C. Vickers Sr. was a successful rancher, but he appears to be only generally representative of the ranching community in Ventura County during the first decades of the twentieth century and appears to have made no notable contributions to the development of the county. He apparently lived on the property for less than ten years before moving to Hollywood. The property was occupied by his son-in-law Fred Snodgrass, a well-known Major League baseball player for a period of approximately three years. However, this residency occurred after his retirement from baseball and consequently is not associated with his professional career. Ashby Vickers Jr. lived in the home probably circa 1936 until 1969. He ran the family businesses and was involved in a number of agriculture-related organizations. No information was found to suggest that his contributions to agricultural development in Ventura County were historically significant. (NRHP Criterion B and CRHR Criterion 2).

The Main Residence is a good example of the California Bungalow architectural style, but does not typify the distinctive characteristics of the style, which during this time period was experiencing its full expression. More complete examples of the style generally include highly expressed structural elements and a more deliberate effort to connect the building to the landscape through scale, horizontality, informality of plan, and other architectural devices which are not found in this building. It is therefore more of a good, larger example of a builder-designed or standard plan pattern book home of this period. No architect is known to have been associ-

**CONTINUATION SHEET**

Primary #

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Page 5 of 5 Resource Name or #: (Assigned by recorder) Ashby C. Vickers Ranch

Recorded by: San Buenaventura Research Associates

Date 7-31-2014

Continuation  Update

ated with its design. The builder, Thomas Carroll of Oxnard, was skilled but also quite prolific. The other buildings on the property represent common utilitarian design and construction methods. (NRHP Criterion C and CRHR Criterion 3).

*Local Significance and Eligibility*

The residence, walnut dehydrator, and shop/storage/equipment shed buildings appear to be eligible for designation under the Ventura County Cultural Heritage Ordinance.

Under County of Ventura eligibility Criterion 1, this property potentially “exemplifies or reflects special elements of the County’s social, aesthetic, engineering, architectural or natural history.” It appears to be one of the few surviving ranch homes to be constructed in the years following the subdivision of Ranch Santa Clara del Norte in 1891, and perhaps one of the earliest and best preserved examples. The vast majority of the ranch homes that existed in this area have been lost. Similarly, it may be seen to be “associated with events that have made a significant contribution to the broad patterns of Ventura County” (Criterion 2). The significant event for this local area would be the agricultural development of Rancho Santa Clara del Norte, of which this property is a scarce surviving example. The property does not appear to be “associated with the lives of persons important to Ventura County or its cities, California, or national history” (Criterion 3); or to represent the “distinctive characteristics of a type, period, region, or method of construction.” (Criterion 5) Ventura County Criterion 4 relates to archeological resources and consequently has not been evaluated in this report.

Although integrity is stated in the Ventura County Cultural Heritage Ordinance along with the listing criteria as Criterion 6, the Cultural Heritage Board typically evaluates integrity in a similar fashion to the NRHP and CRHR. The property’s ability to “establish the authenticity of the resource’s physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance” is considerably limited due to the extensive construction large greenhouse and shade buildings on the property during the 1980s, and the loss of numerous other ranch homes in the vicinity. Therefore, its integrity of setting, feeling, and association are substantially compromised. Integrity of design for the surviving buildings on the property appears to be intact, but its historic relationship to tree or row crops no longer exists. The buildings’ integrity of materials and workmanship appear to be intact.

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**PRIMARY RECORD**

**Primary**  
**HRI**  
**Trinomial**  
**NRHP Status Code**

**Other Listing**

**Review Code** \_\_\_\_\_

**Reviewer** \_\_\_\_\_

**Date** \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) James Alger 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** Oxnard **Date** ; **R** **1/4 of** **1/4 of Sec** **B.M.**

**c. Address:** 3756 E. Vineyard Avenue **City** Oxnard **Zip** 93036

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

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

APN 1440010185

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

This 56.23 acre ranch consists of a main residence, six farm laborer cottages, and a storage yard. The large one-story residence features intersecting medium hipped roofs with shallow eaves. The front (northern) elevation has a slanted bay window. Wood windows are one over one in singles or groups of three with plain mouldings. The house is covered with stucco and rests on a raised foundation. It appears in excellent condition and with a high degree of integrity. The house is surrounded by mature trees, shrubs and a low stucco and brick wall runs along the driveway on the west side.

East of the main house are a row of six farmworker's cottages. They are one-story rectangular plan with low gable roofs, horizontal clapboard siding and wood sash windows. The surrounding agricultural lands are planted to row crops. The cottages appear in good condition and have maintained their integrity.

**P3b. Resource Attributes** (List attributes and codes) HP33. Ranch/farm

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (isolates, etc.)

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



**P5b. Description of Photo:** (View, date, accession #)  
05-04, main residence viewed from north-west (5-29-2014)

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1940-E

**P7. Owner and Address**  
Alger Jim Tr Est Et Al  
PO Box 2872  
Camarillo CA 93011-2872

**P8. Recorded by:** (Name, affiliation and address)  
San Buenaventura Research Associates  
1328 Woodland Drive  
Santa Paula, CA 93060

**P9. Date Recorded:** 7/30/2014

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

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

Eastern Oxnard Plain Historic Context and Reconnaissance Survey

**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** 2 **of** 2 **Resource Name or #:** (Assigned by recorder) James Alger Ranch

**Recorded by:** San Buenaventura Research Associates

**Date** 7/30/2014

**Continuation**  **Update**

James R. Alger was born in Holland in 1909. He and his brother Tom immigrated to the U.S. around 1927, first settling in Michigan and later in California. He married Alfreda Anspach in Long Beach in 1938 and they settled in Ventura County, at first leasing a dairy farm in the Hueneme area. In 1940 he purchased the Poinsettia Stock Farm in El Rio, which he operated as a dairy farm until 1957. After retiring from farming he built Loops Restaurant on U.S. 101 in Ventura. He also owned other businesses and citrus ranches in Ventura, Delano, Hesperia, Cuyama, Turlock and Los Angeles, and was a founding member of the Soule Golf Club in Ojai. James Alger died in 1999. Alfreda Alger died ten years prior. (*Los Angeles Times*, July 29, 1999)





# California Historical Resource Status Codes

## **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
  
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

## **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

## **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
  
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

## **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

## **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
  
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
  
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

## **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

## **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

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