



Staff Report and Recommendations

Agenda of June 29, 2020, Item 6a

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-5042 • vcrma.org/divisions/planning

I. APPLICANT/PROPERTY OWNER:

Applicant: Arlene Pinkerton
15081 W Telegraph Rd
Santa Paula, CA 93060

Property Owner: Arlene Pinkerton Trust
15081 W Telegraph Rd
Santa Paula, CA 93060

II. REQUEST:

Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1364-12) to demolish a single-family residence and shed located at 14230 (14320) Pinkerton Road, Santa Paula (unincorporated Ventura County). (Case No. CH20-0005, Supervisorial District 3, Assessor's Parcel Number (APN): 099-0-060-445).

III. LOCATION AND PARCEL INFORMATION:

"Pinkerton Ranch"
14230 (14320) Pinkerton Road
Santa Paula, CA 93060
Oxnard, CA 93030
APN: 099-0-060-445

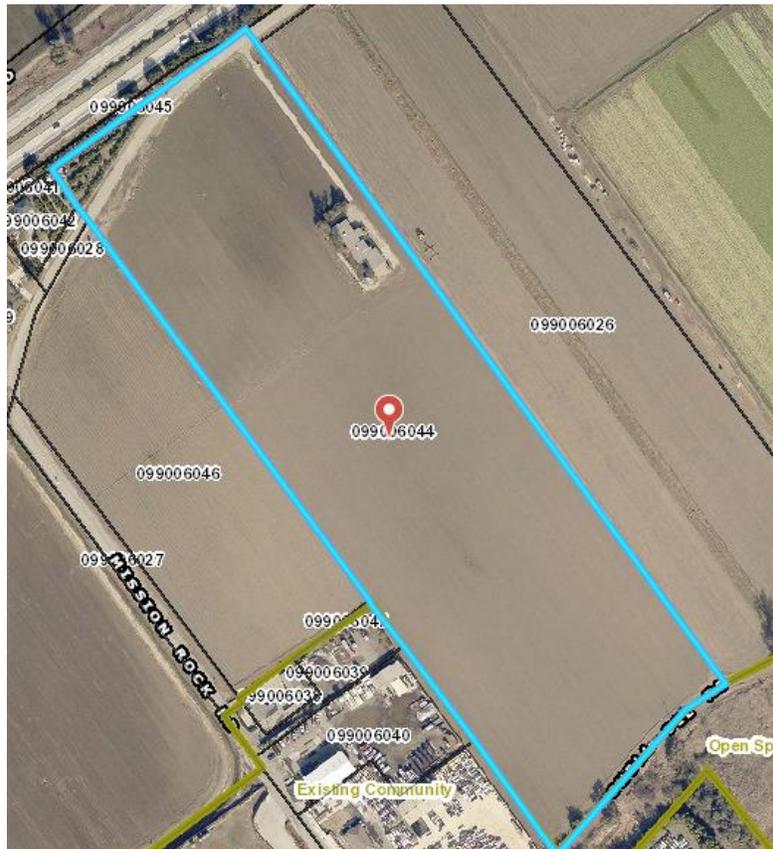
Historic Designation: Undesignated. Previously identified as a contributing Agricultural Parcel, with noncontributing buildings, to an eligible National Register of Historic Places (NRHP) rural historic district encompassing the entire western Santa Clara Valley.

The current Pinkerton Ranch property consists of 23 acres of agricultural land and contains one single-family residence built in 1958 and a small storage shed. The residence and attached garage contain approximately 3,769 square feet. Figure 1 – Regional Vicinity depicts the project site's location in the broader vicinity, and Figure 2 – Aerial View of Site provides an image of the current site.

Figure 1 – Regional Vicinity



Figure 2 – Aerial View of Site



IV. PROJECT SCOPE

The proposed project involves full demolition of the 3,769-square-foot residence and attached garage, detached storage shed, and paving/hardscaping. The full property would continue operation with agricultural uses.

V. HISTORICAL RESOURCE REVIEW

A. Background

Born in Santa Paula on June 27, 1913, Wesley Pinkerton was the sixth of eight children born to William John and Catherine Pinkerton on their ranch on Santa Paula Street just west of town.¹ Both of his parents were born in Ireland. William Pinkerton came to Ventura County in the 1860s and worked as a miner, constructing oil tunnels for the Union Oil Company in the Sulphur Mountain district of Santa Paula during the 1890s.² Taking his pay in stock, Pinkerton eventually saved enough money to purchase land for farming. The family home was built around 1900 and remains today at 15716 Santa Paula Street. The family raised numerous crops over the years, including lima beans, apricots, walnuts, and citrus.³

Wesley Pinkerton worked on the family farm as did his seven other siblings. Wesley's older brothers, James and Robert, farmed land near Briggs Road and started the Poinsettia Dairy there during the early 1930s on land that later became the site of the present Pinkerton residence.⁴ Wesley worked in the creamery in 1934. The Pinkerton family had purchased several parcels just west of Briggs Road and south of Telegraph Road and the Southern Pacific Railroad tracks. James lived in an older house on another property across the northern side of Pinkerton Road and built a creamery building and a barn across the road from the house.⁵

Wesley Pinkerton attended the University of California at Davis and studied agriculture.⁶ He left school to enlist in the Army during World War II; he returned to Santa Paula to help manage the family ranch. After his return from the war, Wesley met his future wife, Betty Timmons, when she came to Santa Paula to teach at Briggs School.⁷ Betty Jane Timmons was from Kirkersville, Ohio, near

¹ *Historic Resources Report, 14230 Pinkerton Road, Santa Paula, CA*, prepared by Judy Triem and Mitch Stone, San Buenaventura Research Associates, January 27, 2020, revised April 21, 2020.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

Columbus. She attended the University of Ohio during the war and taught fifth grade at a Japanese internment camp in Arizona, afterwards returning to finish college in Ohio.⁸ She responded to an advertisement for a teaching position at Briggs School and was hired. She then began renting a room from the Faulkner family, who lived across the street from the school. The couple married on July 28, 1946 in Licking, Ohio, and returned to Santa Paula.⁹

Wesley and Betty first lived in the house owned by his brother James until they could purchase their own property nearby and build their family home in 1958.¹⁰ The parcel on which they built their home had been owned by Farel H. Ayers in 1926. In 1940 an agreement had been reached between James Pinkerton and other Pinkerton family members for the use of this parcel, which was eventually purchased by the Pinkertons.¹¹

Wesley and Betty Pinkerton built their family home on what became the 23-acre Pinkerton Ranch in 1958.¹² When the Pinkertons were planning their home on the south side of Pinkerton Road the alignment for the future construction of the Santa Paula freeway was still in flux. The freeway was eventually constructed several hundred feet to the north of their property. The Pinkerton's built their house down a long driveway from the ultimate freeway location and screened it with shrubs and trees. The house was built on the former dairy property, from which a barn and the creamery building still existed at the time. Both of these buildings were demolished some time during the 1980s.¹³

Betty designed their home and a local draftsman, whose name is unknown, was hired to draw up the plans to submit to the County of Ventura.¹⁴ Local contractor, Homer Horn, and his brothers built it. The 3,300-square-foot modern style house had room for the three Pinkerton children, Murray, Arlene, and Mary. Wesley Pinkerton died November 18, 1989 and Betty Pinkerton on December 14, 1995. Their son Murray lived on the ranch until his death in 2017. The house has been vacant since that time.¹⁵

⁸ Ibid.
⁹ Ibid.
¹⁰ Ibid.
¹¹ Ibid.
¹² Ibid.
¹³ Ibid.
¹⁴ Ibid.
¹⁵ Ibid.

B. Pinkerton Ranch Residence

The 23-acre property consists of a one-story single-family residence built in 1958 and a small storage shed. The long rectangular plan house and attached garage contain approximately 3,769 square feet. This modern style residence features a flat roof with broad overhanging boxed eaves covered with wide board siding. The irregular front elevation faces east with a large raised open patio. Tall sliding glass windows and doors open out onto the patio. Other windows are rectangular aluminum sliders.

A mature tree is planted in a well on the patio. Just south of the patio is the two-car roll-up garage door. A brick wall is located below one set of windows. A kitchen wing extends onto the patio area and has a single-entry door. Behind this wing, separated by a tall concrete block wall at the north east corner of the house, is the front entrance. A wood door flanked by two sidelights is accessed by a series of concrete steps. Sliding aluminum windows are located on either side of the entrance. The walls are a combination of board and batten siding, brick block, and stucco. Figure 1 – Eastern Front Elevation Showing Main Entrance¹⁶ depicts the main entrance to the residence and Figure 2 – Eastern Elevation¹⁷ illustrates the front patio area.

Figure 1 – Eastern Front Elevation Showing Main Entrance



¹⁶ Ibid.

¹⁷ Ibid.



The northern elevation features a porch at the northwest corner that extends to the west and is supported by narrow wood posts. These features are illustrated in Figure 3 – Northern and Western Elevations¹⁸ and Figure 4 – Northern Elevation.¹⁹

Figure 3 – Northern and Western Elevations



¹⁸ Ibid.

¹⁹ Ibid.



The rear western elevation has a concrete brick block patio with four large sliding glass doors that open onto it. This portion is recessed back from the adjacent porch. The balance of the western elevation contains sliding aluminum windows and at the southern end the garage/storage area is recessed back and is attached with a door at the corner. These features are depicted in Figure 5 – Western Rear Elevation, View 1²⁰ and Figure 6 – Western Rear Elevation, View 2.²¹

²⁰ Ibid.

²¹ Ibid.

Figure 5 – Western Rear Elevation, View 1



Figure 6 – Western Rear Elevation, View 2



The southern side elevation contains the garage/storage area wall that features a free-standing covered area supported by square posts and an open weave fencing attached at the corner. Figure 7 – Southern and Eastern Elevations²² demonstrates these features.

Figure 7 – Southern and Eastern Elevations



Characteristics of this modern contemporary style include flat roofs with emphasis on the horizontal, the use of brick or block and wood combined with stucco finishes, the large sliding glass windows.

The only changes to the house appear to be the front door that had originally been an opaque double sliding glass door replaced by a wooden door and sidelights in the 1980s.

There is a small concrete block shed adjacent to the house to the south west. It features a shed roof with overhang in front and double door wood entrance. It was built circa 1989 on the site of a playhouse built in 1958 using the same concrete blocks, as shown in Figure 8 – Storage Building, Southeastern Elevation.²³

²² Ibid.

²³ Ibid.

Figure 8 – Storage Building, Southeastern Elevation



Additional views of the Pinkerton Ranch property are provided below in Figure 9 – Driveway Looking North to Pinkerton Road,²⁴ and Figure 10 – View of Residence from Pinkerton Road Looking Southwest.²⁵

²⁴ Ibid.

²⁵ Ibid.

Figure 9 – Driveway Looking North to Pinkerton Road



Figure 10 – View of Residence Looking Southwest from Pinkerton Road



C. Historic Significance of the Site and Residence

The Pinkerton Ranch property was previously identified as a contributing Agricultural Parcel, with noncontributing buildings, to a NRHP-eligible rural historic district encompassing the entire western Santa Clara Valley.²⁶ The buildings on site were not fifty years of age at the time the survey was conducted. (See Exhibit 1 – Santa Clara Valley Historic Resources Survey Map).

As part of the Historic Resources Report (HRR) prepared for the property in 2020 (See Exhibit 2 – Historic Resources Report), the property was revisited because the main residence is now fifty years of age.²⁷ As determined in the HRR, while the period of significance in the survey ended in 1946, if the survey was to be conducted today the period of significance would likely extend to 1970 (fifty years ago) and be supported by additional historical context to cover this period. Currently, no formal context has been prepared to describe potentially eligible properties built during the postwar era.²⁸ The HRR evaluated the property against the criteria for listing in the National and California Registers and as a County of Ventura landmark.

National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR): Significance and Eligibility

NRHP Criterion A and CRHR Criterion 1. The western Santa Clara Valley is significant under NRHP Criterion A (events) for its reflection of the growth and development of agriculture during its period of significance (1860-1946).²⁹ The eligible district illustrates the historical development of agricultural products and farming techniques, and documents the progression of this land use from the dry farming of grains and row crops, to irrigated tree crops and citrus ranching.

The Pinkerton family was typical of many farming families, in that the younger generations were forced to seek farmland beyond the original family holdings in order to continue farming, particularly if they were from large families.³⁰ The three Pinkerton brothers developed at least three parcels for agriculture including a dairy on Pinkerton Road beginning in the 1920s. As the families grew, new crops were developed, and new homes built for expanding families. The Wesley Pinkerton house, built in 1958, represented the continuing family

²⁶ *Ventura County Cultural Heritage Survey Phase V: Western Santa Clara Valley*, San Buenaventura Research Associates, 1996.

²⁷ *Historic Resources Report, 14230 Pinkerton Road, Santa Paula, CA*, prepared by Judy Triem and Mitch Stone, San Buenaventura Research Associates, January 27, 2020, revised April 21, 2020.

²⁸ *Ibid.*

²⁹ *Ibid.*

³⁰ *Ibid.*

operations on their land. The dairy and barn, no longer used, were demolished to make way for more crops.³¹

NRHP Criterion B and CRHR Criterion 2. This property does not appear to be associated with any individuals who made significant contributions to the historical development of the area, state or nation.³² The Wesley Pinkerton family was typical of the families who farmed in the Santa Clara Valley, and made no known individual contributions as a part of these activities.³³

NRHP Criterion C and CRHR Criterion 3. According to the Cultural Heritage Survey, the district possesses a significant concentration of buildings, structures, objects, and sites and vegetation. The district is important as a representation of the human designed landscape of agriculture; including spaces and spatial arrangement of buildings, structures, sites, and objects, and vegetation.³⁴ These physical elements, taken together, contribute to the interpretation of citriculture in California, and include a wide variety of architectural styles, building types, and other features from the period of significance. These diverse resources serve to illustrate the development of agriculture from the smallest family farms to the largest agribusiness enterprises.³⁵

The Wesley Pinkerton ranch residence is a typical example of the Modern Contemporary style of architecture commonly built between 1950 and 1970, although it does not embody the style.³⁶ This subtype was sometimes referred to as American International because of its flat roof and lack of decorative detailing. The residence does not represent the work of a master. No architect or other known designer was involved.³⁷

NRHP Criterion D and CRHR Criterion 4. These criteria pertain to archeological resources and consequently were not evaluated in the HRR.³⁸

Ventura County Eligibility

The property was determined to reflect a period of the county's history, the development of agriculture in the Santa Clara Valley (criterion 1),³⁹ and was found to be eligible as a contributor to the rural historic district identified in the

³¹ Ibid.

³² Ibid.

³³ Ibid.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

Cultural Heritage Survey in 1996. However, the property was not found to be eligible for individual landmark designation.

VI. STAFF CONCLUSIONS

The buildings on this property were not considered to be eligible as contributors to the district at the time the survey was conducted, and the eligibility findings were made in 1996. As determined in the HRR, the proposed demolition of the residence and storage building would not lead to a significant reduction of design integrity for the NRHP-eligible historic district.⁴⁰ Staff concurs with the assessment made by San Buenaventura Research Associates. Further, the loss of the residence and shed would not alter the agricultural character of the 23-acre parcel, which would continue in its agricultural use and consequently continue to contribute to the design integrity of the district and its eligibility under Criterion A. Moreover, the amount of arable land on the property would increase with implementation of the proposed project.

In addition to Landmarks and Site of Merit, the Ventura County Cultural Heritage (CHO) provides for Points of Interest. The CHO §1365-5 (c)(2), states, in pertinent part, that a Point of Interest contains “*historical significance, but has been altered to the extent that the integrity of the original workmanship, materials or style has been substantially compromised.*” CHO §1365-6 (b) states, “*It shall have historic, aesthetic or special character or interest for the general public, and not be limited in interest to a special group of persons.*” Based on the information provided in the HRR, Staff does not find the existing structure has historic, aesthetic or special character or interest for the general public. Therefore, Staff does not recommend designation as a Point of Interest.

The subject site does not appear to be eligible for listing on the NRHP, the CRHP, as a County of Ventura Landmark, or as a County of Ventura Point of Interest.

VII. OPPORTUNITY TO SHOW HARDSHIP

At the CHB public hearing on this matter, if desired, the property owner must be given the opportunity to present facts and evidence demonstrating a failure to grant the requested COA will cause an economic hardship as provided by CHO §1366-3(d).

VIII. PUBLIC COMMENTS:

No public comment regarding this request has been received to date.

⁴⁰ Ibid.

IX. RECOMMENDED ACTIONS:

A. To Deny the COA:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does not meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior's Standards*; and
3. Based on the preceding evidence and analysis, **DENY** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

B. To Approve the COA:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior's Standards*; and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

Prepared by:



Dillan Murray, Assistant Planner
Planning Programs Section
(805) 654-5042

Reviewed by:



Denice Thomas, AICP, Manager
Planning Programs Section
(805) 654-2685

Exhibits:

Exhibit 1 – Santa Clara Valley Historic Resources Survey Map

Exhibit 2 – Historic Resources Report

Historic Resources Report 14230 Pinkerton Road Santa Paula, CA

27 January 2020

revised 21 April 2020

Prepared for:

**Arlene Pinkerton
15081 W. Telegraph Road
Santa Paula, CA 93060**

Prepared by:



Executive Summary

This report was prepared for the purpose of assisting the County of Ventura in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with proposed demolition of a single family residence constructed in 1958 at 14230 Pinkerton Road in the unincorporated section of Ventura County known as Santa Paula (APN 099-0-060-445). [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and County of Ventura criteria.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Arlene Pinkerton and is based on a field investigation and research conducted in November and December 2019 and January 2020.

San Buenaventura Research Associates provides qualified Historian and Architectural Historian services, in accordance with *Secretary of the Interior's Professional Qualifications* (36 CFR 61). The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

This property appears to possess sufficient integrity of design, setting and materials to be eligible for listing as a contributor to the previously determined rural historic district eligible for listing on the NRHP or CRHR. It is not eligible for an individual landmark designation.

The buildings on this property were not considered to be eligible as contributors to the district at the time the survey was conducted and the eligibility findings were made in 1996. Consequently the proposed demolition of the residence and storage building would not lead to a significant reduction of design integrity for the NRHP-eligible historic district. Further, the loss of the residence and shed will not alter the agricultural character of the 23 acre parcel, which would continue in its agricultural use and consequently continue to contribute to the design integrity of the district and its eligibility under Criterion A.

Report Contents

1. Administrative Setting	1
Ventura County Landmark Criteria	2
Ventura County Site of Merit Criteria	3
Ventura County District Criteria	3
2. Impact Thresholds and Mitigation	3
3. Historical Setting	4
General Historical Context	4
Property Specific Context: Pinkerton Ranch	6
4. Potential Historic Resources	8
5. Eligibility of Historic Resources	9
National and California Registers: Significance and Eligibility	9
Ventura County Eligibility	10
Integrity Discussion	10
Conclusion	11

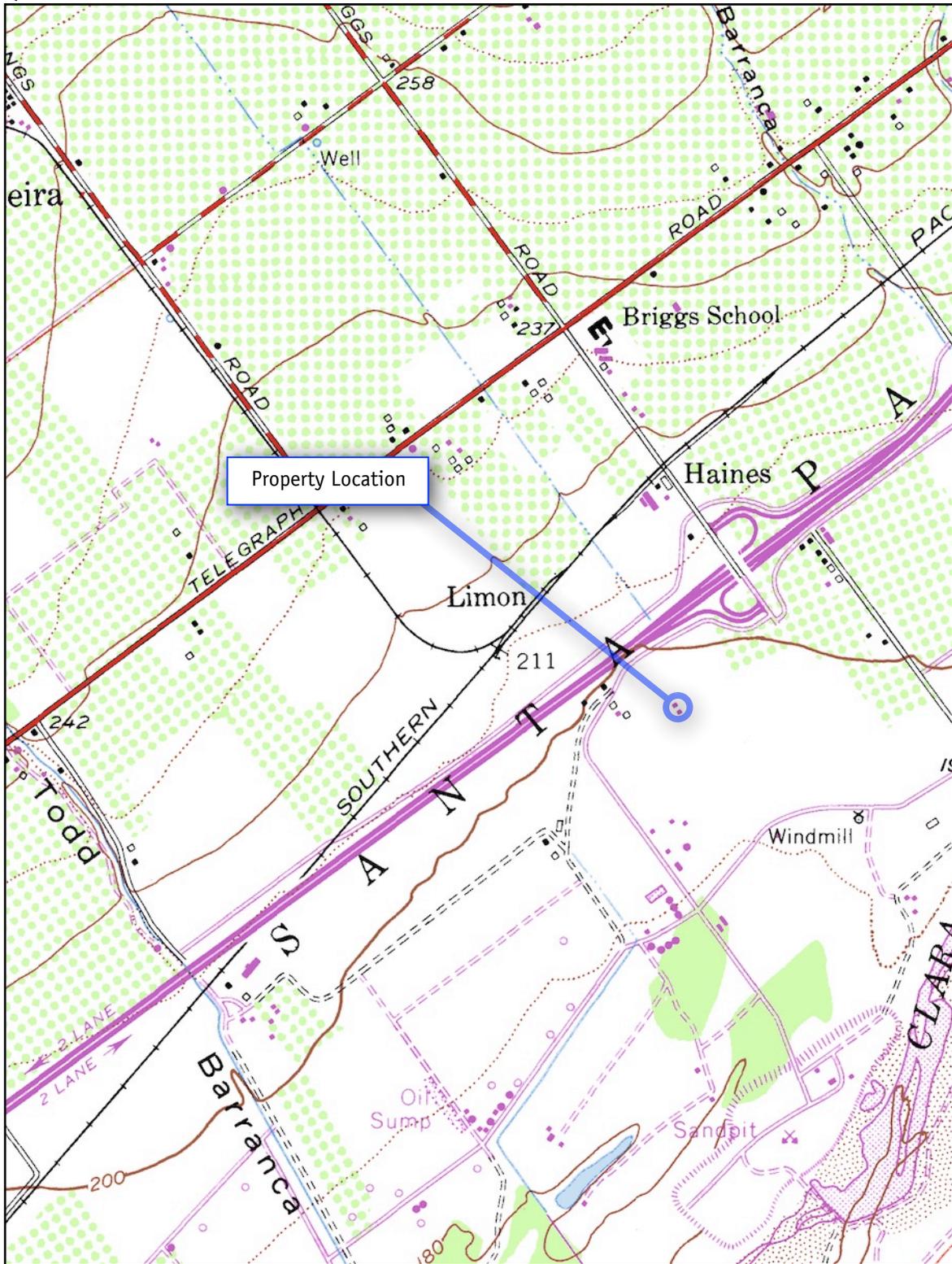


Figure 1. Property Location [Source: USGS 7.5' Quadrangle, Santa Paula, CA, 1951 rev 1967]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

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))

By definition, the California Register of Historical Resources (CRHR) also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of formal determinations of NRHP eligibility occur when properties are evaluated by the Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties 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.

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 for the NRHP as “the ability of a property to convey its significance.” The CRHR defines integrity as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.” (National Register Bulletin 15; California OHP Technical Assistance Bulletin 6)

For purposes of both the NRHP and CRHR, an 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,

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

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).

It is not required that significant property possess all aspects of integrity to be eligible; depending upon the NRHP and CRHR criteria under which the property derives its significance, some aspects of integrity might be more relevant than others. For example, a property nominated under NRHP Criterion A and CRHR Criterion 1 (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under NRHP Criterion C and CRHR Criterion 3 (design), would usually rely primarily upon integrity of design, materials and workmanship.

While the NRHP guidelines and the CRHR regulations include similar language with respect to the aspects of integrity, the latter guidelines also state "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 that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but which have not occurred. (National Register Bulletin 15; CCR §4852 (c); California OHP Technical Assistance Bulletin 6)

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (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" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

Ventura County Landmark Criteria

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

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

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.

Ventura County District Criteria

District meets the criteria below:

1. Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
2. Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
3. Has at least one of the criteria for significance of Section 1365-5.a. 1-8.
4. Complies with the criteria for integrity contained in Section 1365-5.a.6.

2. Impact Thresholds and Mitigation

According to the Public Resources Code, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the Cali-

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

ifornia Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.”

The lead agency is responsible for the identification of “potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource.” The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (CCR §15064.5(b)(3))

3. Historical Setting

General Historical Context

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

Thomas Wallace More and his brothers, Andrew and Henry, purchased Rancho Santa Paula y Saticoy during the 1850s. More had also acquired the neighboring Rancho Sespe in 1854 from the estate of Josefa Carrillo. The California Agriculture Census indicates that by 1860 More had become the largest single landowner in Santa Barbara County, which at the time included all of contemporary Ventura County. T.W. More raised sheep and cattle on the ranchos until the disastrous droughts of the late 1850s and early 1860s forced the brothers to dissolve their partnership and subdivide the rancho lands.

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

The Santa Clara Valley of Ventura County has undergone a continual social, physical and economic evolution resulting from experimentation with the cultivation and marketing of agricultural products, and each successive wave left a distinct mark on the land. As was the case throughout much of the West, the earliest American settlers in the Santa Clara Valley engaged primarily in dry farming, carrying on essentially in the tradition

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

of the Californios. Lacking reliable sources of irrigation and transportation, this thinly populated frontier region supported primarily low-intensity cattle ranching, grain production and to a limited extent, the more drought-tolerant forms of fruit cultivation.

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

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

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

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

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

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

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

These convergent events taking place during the mid-to-late 1950s led to a steady decline in the citrus industry in Los Angeles and Orange counties, and somewhat later in Riverside and San Bernardino counties. The Santa Clara Valley of Ventura County, by virtue of geography, largely escaped these events, however, and retained its citrus landscape largely intact until the 1970s, when strict planning guidelines for the protection of agricultural areas countywide were adopted. Accordingly, the Santa Clara Valley represents one of the best preserved examples of a mature Southern California citriculture landscape, although this landscape has further deteriorated with the removal numerous citrus orchards beginning in the 1990s being replaced with avocados and row crops containing vegetables and strawberries. Lemons are now the main citrus crop remaining in the valley.¹

The period following World War II produced numerous changes to the Western Santa Clara Valley that gradually altered the agricultural landscape. The first major change was the building of the Santa Paula Freeway, which began in 1955 with discussions and debate over the freeway route, with many ranchers protesting their land being bisected by the proposed freeway. After a year or more of discussion and back and forth wrangling with the State Highway Commission a route was chosen. The freeway was built and opened in segments between 1963 and 1965.²

A second major change in the Western Santa Clara Valley in the postwar period was the opening up of the Mission Rock Road industrial area in the 1950s. In addition to a rock quarry, a waste water plant was also built in 1959 to service the oil industry. Slowly this approximately 90-plus acre area, which is located nearby and to the west of the subject property, replaced a portion of the agricultural landscape with industrial operations and buildings. Then in 1995 the Todd Road Jail was constructed by the County of Ventura on 157 acres in the midst of the agricultural area, further reducing agricultural lands in the vicinity.

Property Specific Context: Pinkerton Ranch

Born in Santa Paula on June 27, 1913, Wesley Pinkerton was the sixth of eight children born to William John and Catherine Pinkerton on their ranch on Santa Paula Street just west of town. Both of his parents were born in Ireland. William Pinkerton came to Ventura County in the 1860s and worked as a miner constructing oil tunnels for the Union Oil Company in the Sulphur Mountain district of Santa Paula during the 1890s. Two tunnels were named after him. Taking his pay in stock, Pinkerton eventually saved enough money to purchase

¹ San Buenaventura Research Associates. *Ventura County Cultural Heritage Survey Phase V: Western Santa Clara Valley, 1996.*

² Aviation Museum of Santa Paula. *Aviation in Santa Paula, 1930-2015.* Santa Paula, CA: Fern Oaks Press, 2015.

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

land for farming. The family home was built around 1900 and remains today at 15716 Santa Paula Street. The family raised numerous crops over the years including lima beans, apricots, walnuts, and citrus. ³

Wesley Pinkerton worked on the family farm as did his seven other siblings. The children attended Briggs School and Santa Paula High School. Wesley's older brothers James and Robert farmed land near Briggs Road and started the Poinsettia Dairy there during the early 1930s on land that was to later become the site of the present Pinkerton residence. Wesley worked in the creamery in 1934. The Pinkerton family had purchased several parcels just west of Briggs Road and south of Telegraph Road and the Southern Pacific Railroad tracks. James lived in an older house on another property across Pinkerton Road on the north side and built a creamery building and a barn across the road from the house. All of these buildings along with horse stalls and corrals have been demolished. ⁴

The Poinsettia Dairy began its operations during the Depression of the 1930s and enjoyed only limited success selling milk in Ventura County. James Pinkerton decided to move to Los Angeles to sell milk and began manufacturing ice cream. He became quite successful with the Pinkerton Ice Cream Company, counting Clifton's Cafeteria in downtown Los Angeles as one of his best customers. The company later became Paramount Ice Cream Company, headquartered on Main Street in Burbank. ⁵

Wesley Pinkerton attended the University of California at Davis and studied agriculture. He left school to enlist in the Army during World War II, serving from September 4, 1942 until October 2, 1944. He returned to Santa Paula to help manage the family ranch. After his return from the war, Wesley met his future wife Betty Timmons when she came to Santa Paula to teach at Briggs School. ⁶

Betty Jane Timmons was from Kirkersville, Ohio, near Columbus. She attended the University of Ohio during the war and taught fifth grade at a Japanese internment camp in Arizona, afterwards returning to finish college in Ohio. She responded to an advertisement for a teaching position at Briggs School and was hired, renting a room from the Faulkner family, who lived across the street from the school. Betty attended the Methodist Church and was introduced to her future husband by the Ayers family. The couple married on July 28, 1946 in Licking, Ohio, and returned to Santa Paula. ⁷

Wesley and Betty first lived in the house owned by his brother James until they could purchase their own property nearby and build their family home in 1958. The parcel on which they built their home had been owned by Farel H. Ayers in 1926. In 1940 an agreement had been reached between James Pinkerton and other Pinkerton family members for the use of this parcel, which was eventually purchased by the Pinkertons. ⁸

Wesley and Betty Pinkerton built their family home on what became the 23 acre Pinkerton Ranch in 1958. When the Pinkertons were planning their home on the south side of Pinkerton Road the alignment for the future construction of the Santa Paula freeway was still in flux. The freeway ended up being built several

³ San Buenaventura Research Associates. *Ventura County Cultural Heritage Survey Phase V: Western Santa Clara Valley, 1996*; U.S. Census records 1920, 1930, 1940.

⁴ USGS Map 1961; Interview with Arlene Pinkerton, 11-12-2019; 12/9/2019.

⁵ *Santa Paula Times*, 7-21-2000.

⁶ U.S. Army records, ancestry.com.

⁷ Triem, Pinkerton interviews; marriage records, ancestry.com.

⁸ Ventura County Official Records, Book 816, pg. 478.

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

hundred feet to the north of their property. They built their house down a long driveway from the ultimate freeway location and screened it with shrubs and trees. The house was built on the former dairy property, from which a barn and the creamery building still existed at the time. Both of these buildings were demolished some time during the 1980s.⁹

Betty designed their home and a local draftsman, whose name is unknown, was hired to draw up the plans to submit to the County of Ventura. Local contractor Homer Horn and his brothers built it. The 3,300 square foot modern style house had room for the three Pinkerton children, Murray, Arlene, and Mary. Wesley Pinkerton died November 18, 1989 and Betty Pinkerton on December 14, 1995. Their son Murray lived on the ranch until his death in 2017. The house has been vacant since that time.

4. Potential Historic Resources

The 23 acre property consists of a one story single family residence built in 1958 and a small storage shed. The long rectangular plan house and attached garage contain approximately 3,769 square feet. This modern style residence features a flat roof with broad overhanging boxed eaves covered with wide board siding. The irregular front elevation faces east with a large raised open patio. Tall sliding glass windows and doors open out onto the patio. Other windows are rectangular aluminum sliders. A mature tree is planted in a well on the patio. Just south of the patio is the two car roll-up garage door. A brick wall is located below one set of windows. A kitchen wing extends onto the patio area and has a single entry door. Behind this wing, separated by a tall concrete block wall at the north east corner of the house is the front entrance. A wood door flanked by two sidelights are accessed by a series of concrete steps. Sliding aluminum windows are located on either side of the entrance. The walls are a combination of board and batten siding, brick block, and stucco. [Photos 1, 2]

The northern elevation features a porch at the northwest corner that extends to the west and is supported by narrow wood posts. [Photos 3-4]

The rear western elevation has a concrete brick block patio with four large sliding glass doors that open onto it. This portion is recessed back from the adjacent porch. The balance of the western elevation contains sliding aluminum windows and at the southern end the garage/storage area is recessed back and is attached with a door at the corner. [Photos 5, 6]

The southern side elevation contains the garage/storage area wall that features a free standing covered area supported by square posts and an open weave fencing attached at the corner. [Photo 7]

Characteristics of this modern contemporary style include flat roof with emphasis on the horizontal, the use of brick or block and wood combined with stucco finishes, the large sliding glass windows.

The only changes to the house appear to be the front door that had originally been an opaque double sliding glass door replaced by a wooden door and sidelights in the 1980s.

There is a small concrete block shed adjacent to the house to the south west. It features a shed roof with overhang in front and double door wood entrance. It was built circa 1989 on the site of a playhouse built in 1958 using the same concrete blocks. [Photo 8]

⁹ Triem, Judith. Oral interviews with Arlene Pinkerton, 11-12-2019; 12-9-2019.

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

Surrounding the house in all directions are agricultural fields. A long driveway leads up to the house from Pinkerton Road. A few scattered trees block the house from view on the north elevation. [Photos 9, 10]

5. Eligibility of Historic Resources

This property was listed in the *Ventura County Cultural Heritage Survey Phase V: Western Santa Clara Valley* conducted by San Buenaventura Research Associates in 1996 as a Contributing Agricultural Parcel, with non-contributing buildings. The buildings were not fifty years of age at the time the survey was conducted. The property is being revisited today because the main residence is now fifty years of age. While the period of significance in the survey ended at 1946, if the survey was to be conducted today the period of significance would likely extend to 1970 (fifty years ago) and be supported by additional historical context to cover this period. Currently, no formal context has been prepared to describe potentially eligible properties built during the postwar era.

National and California Registers: Significance and Eligibility

NRHP Criterion A and CRHR Criterion 1. The western Santa Clara Valley is significant under NRHP Criterion A (events) for its reflection of the growth and development of agriculture during its period of significance (1860-1946). The district illustrates the historical development of agricultural products and farming techniques, and documents the progression of this land use from the dry farming of grains and row crops, to irrigated tree crops and citrus ranching.

The Pinkerton family was typical of many farming families, in that the younger generations were forced to seek farm land beyond the original family holdings in order to continue farming, particularly if they were from large families. The three Pinkerton brothers developed at least three parcels for agriculture including a dairy on Pinkerton Road beginning in the 1920s. As the families grew, new crops were developed and new homes built for expanding families. The Wesley Pinkerton house built in 1958 represented the continuing family operations on their land. The dairy and barn, no longer used, were demolished to make way for more crops.

NRHP Criterion B and CRHR Criterion 2. This property does not appear to be associated with any individuals who made significant contributions to the historical development of the area, state or nation. The Wesley Pinkerton family was typical of the families who farmed in the Santa Clara Valley, and made no known individual contributions as a part of these activities.

NRHP Criterion C and CRHR Criterion 3. According to the Cultural Heritage Survey, the district possesses a significant concentration of buildings, structures, objects, and sites and vegetation. The district is important as a representation of the human designed landscape of agriculture; including spaces and spatial arrangement of buildings, structures, sites, and objects, and vegetation. These physical elements, taken together, contribute to the interpretation of citriculture in California, and include a wide variety of architectural styles, building types, and other features from the period of significance. These diverse resources serve to illustrate the development of agriculture from the smallest family farms to the largest agribusiness enterprises.

The Wesley Pinkerton ranch residence is a typical example of the Modern Contemporary style of architecture commonly built between 1950 and 1970, although it does not embody the style. This subtype was sometimes referred to as American International because of its flat roof and lack of decorative detailing. The residence does not represent the work of a master. No architect or other known designer was involved.

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

NRHP Criterion D and CRHR Criterion 4. pertain to archeological resources and consequently have not been evaluated in this report.

Summary Conclusion. The Cultural Heritage Survey completed in 1996 concluded that only this parcel's agricultural land was eligible as a contributor to a rural historic district. The residence itself was not then fifty years of age, and consequently it was not considered to be a contributor to the district. The residence is now of sufficient age to be regarded as a potential contributor to the district found to be eligible in 1996, although it should be noted that historic context to support the eligibility of postwar-period features has not been developed for the district. Some general historic context was added in this report under the agricultural theme developed for the district in 1996 to highlight developmental themes and changes that have occurred in the district and in the vicinity of this property during the postwar period.

Ventura County Eligibility

This property reflects a period of the county's history, the development of agriculture in the Santa Clara Valley (criterion 1). The Pinkerton Ranch residence is eligible as a contributor to the rural historic district identified in the Cultural Heritage Survey in 1996. The residence would not be individually eligible as a landmark (criterion 2). No information was found to suggest that the property is associated with the lives of historically significant individuals (criterion 3). It is a typical example of its type, and consequently does not embody the distinctive characteristics of a type, period, or method of construction. It does not represent the work of a master or possess high artistic value (criterion 5). It exhibits a high level of integrity required to "establish the authenticity of the resource's physical identity" (criterion 6). Criterion 4 refers to archeological resources and consequently is not addressed in this report.

Integrity Discussion

The integrity criteria for listing properties as Ventura County Landmarks are similar to the NRHP and CRHR (omitting the integrity aspects of feeling and association). In practice, the Ventura County Cultural Heritage Board has interpreted the level of integrity required to support eligibility for County Landmarks as being lower than the NRHP and CRHR.

1. **Location:** The place where the historic property was constructed or the place where the historic event occurred.

The property retains integrity of location; it has not been moved.

2. **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.

The residence has only been minimally altered with changes to the front entrance.

3. **Setting:** The physical environment of a historic property.

The setting for the property is intact. It retains its physical relationship to its agricultural surroundings although the intrusion of the 126 freeway to the north and the growth of the industrial area to the west have somewhat diminished the agricultural setting.

4. **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.

Historic Resources Report

14230 Pinkerton Road, Santa Paula, CA

The building retains its original building materials except for the front entry door.

5. Workmanship: The physical evidence of the crafts of a particular culture or people during any given period of history or prehistory.

The property does not represent a particular craft or culture.

6. Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

The property still conveys the feeling of an agricultural area because the practice is being continued.

7. Association: The direct link between an important historic event or person and a historic property.

Not applicable.

Conclusion

This property appears to possess sufficient integrity of design, setting and materials to be eligible for listing as a contributor to the previously determined rural historic district eligible for listing on the NRHP. It is not eligible for an individual landmark designation. The California Register of Historical Resources (CRHR) did not exist at the time of the 1996 Survey. The eligibility criteria for the CRHR are nearly identical to the NRHP, so it can be presumed that a basis for the eligibility of the district for the CRHR would be the same as for the NRHP.

The buildings on this property were not considered to be eligible as contributors to the district at the time the survey was conducted and the eligibility findings were made in 1996. Consequently the proposed demolition of the residence and storage building would not lead to a significant reduction of design integrity for the NRHP-eligible historic district. Further, the loss of the residence and shed will not alter the agricultural character of the 23 acre parcel, which would continue in its agricultural use and consequently continue to contribute to the design integrity of the district and its eligibility under Criterion A.



Photo 1. Eastern front elevation showing main entrance. [11-15-2019]



Photo 2. Eastern elevation. [11-15-2019]



Photo 3. Northern & Western elevations. [11-15-2019]



Photo 4. Northern elevation. [11-15-2019]



Photo 5. Western rear elevation. [11-15-2019]



Photo 6. Western rear elevation. [11-15-2019]



Photo 7. Southern and eastern elevations. [11-15-2019]



Photo 8. Storage building, southeastern elevation. [11-15-2019]



Photo 9. Driveway looking north to Pinkerton Road. [11-15-2019]



Photo 10. View of residence from Pinkerton Road looking southwest. [11-15-2019]