

CEQA Historic Resources Report East Gateway Project Santa Paula, CA

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Prepared by:



Prepared for:

Impact Sciences, Inc.
803 Camarillo Springs Road
Camarillo, CA 93012

Executive Summary

This report was prepared for the purpose of assisting the City of Santa Paula in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the proposed annexation of portions of the East Area 2 Planning Area as designated in the city's General Plan. The annexation project includes a series of related actions, including amendment of the General Plan Land Use Element and pre-zoning of the annexation area. In addition, adoption of the Santa Paula East Gateway Specific Plan is proposed for a portion of the annexation area. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties within this area, according to National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Santa Paula criteria.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Impact Sciences, Inc., and is based on a field investigation and research conducted in September and October 2011. 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

Several properties evaluated in this report were found to be eligible for listing as City of Santa Paula historic landmarks. Consequently these properties were found to be historic properties for purposes of CEQA.

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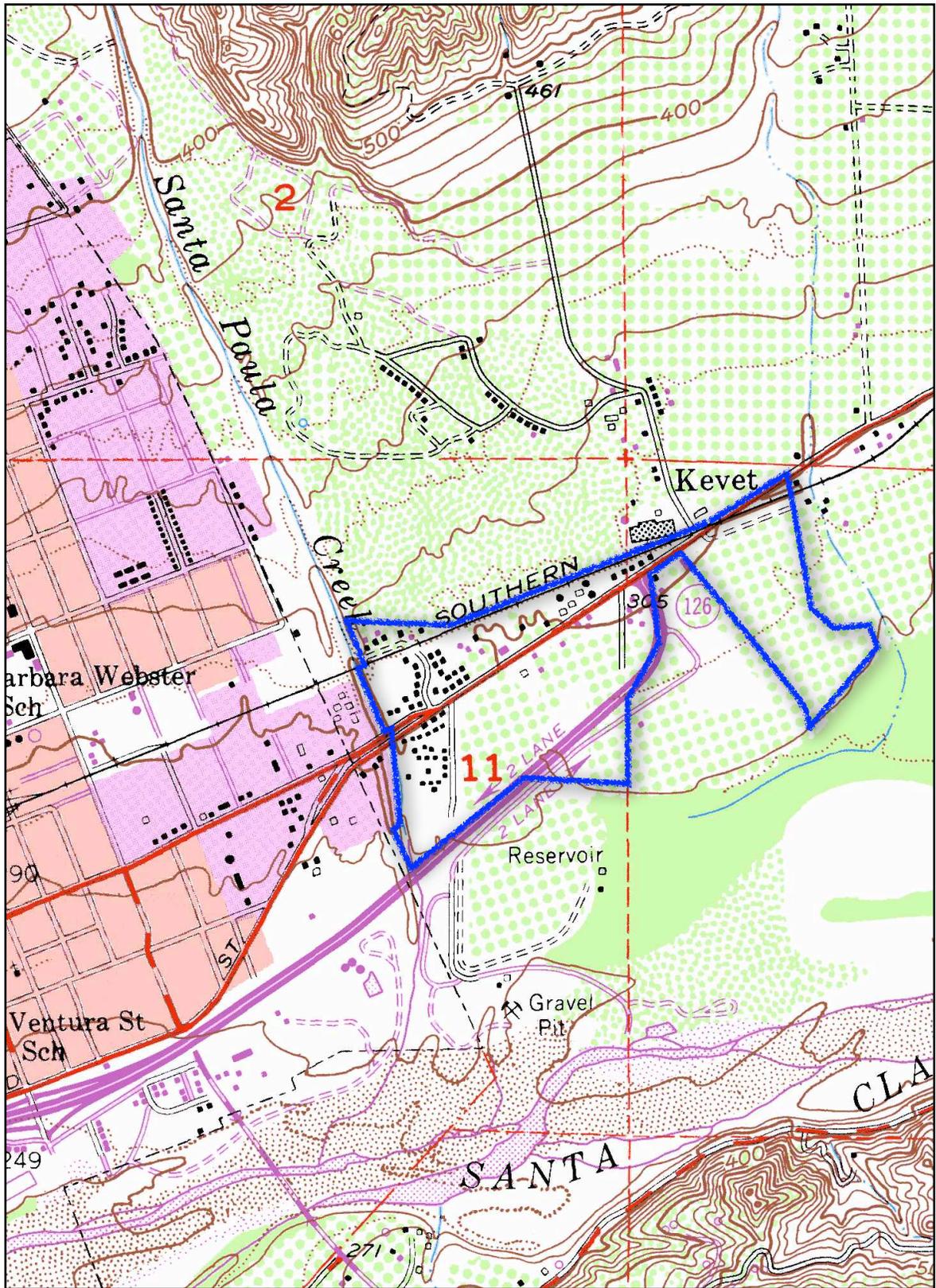


Figure 1. Project Location [Source: USGS 7.5' Quadrangle, Santa Paula, CA, 1951 rev 1967]

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. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, 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 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 State 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 which is found to significant under one or more of the criteria to be considered eligible for listing, the “essential physical features” which 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))

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)

City of Santa Paula Historic Landmarks

City of Santa Paula Ordinance No. 816 adopted on November 19, 1984, provides for the designation of City Landmarks in accordance with the following standards and procedures:

A. Criteria for Designation of Landmark Nomination.

The Design Assistance Committee, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property or structure meets one or more of the following criteria:

- (1) Historical & Cultural Significance
 - (a) The proposed landmark is particularly representative of a distinct historical period, type, style, region, or way of life.
 - (b) The proposed landmark is an example of a type of building which was once common, but is now rare.
 - (c) The proposed landmark is of a greater age than most of its kind.
 - (d) The proposed landmark is connected with a business or use which was once common, but now rare.
 - (e) The architect or builder was locally or nationally renowned.
 - (f) The site is the location of a significant local or national event.
- (2) Historic Architectural & Engineering Significance

- (a) The construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
- (b) The overall effect of the design of the proposed landmark is beautiful, or its details and materials are beautiful or unusual.
- (3) Neighborhood and Geographic Setting
 - (a) The proposed landmark materially benefits the historic character of the neighborhood.
 - (b) The proposed landmark in its location represents an established and familiar visual feature of the neighborhood, community or city.
- B. Any structure, property or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, construction and workmanship to make it worthy of preservation, restoration or rehabilitation. (City of Santa Paula, Ordinance No. 816, Nomination of Landmarks)

City of Santa Paula Ordinance No. 816 provides for the designation of Historic Districts in accordance with the following standards and procedures:

Nomination of a historic district may be initiated by the Design Assistance Committee, the Historic Preservation Commission, the City Council or an application of persons, or authorized agents, who own 60% of the recorded lots to be included in the proposed district. All districts shall be established through the designation of a Historic Overlay (H0) Zone.

Criteria for Designation of Historic District

- (1) The proposed historic district is a geographically definable area, urban or rural, possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development, or
- (2) The historic or aesthetic collective value of the district taken together may be greater than the value of each individual structure, or
- (3) The district meets the criteria which are listed for the designation of Landmarks provided in Section 17.55.080. (City of Santa Paula, Ordinance No. 816, Nomination of Landmarks) Section 106

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 California 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. (PRC §15064.5(b)(3-4))

3. Historical Setting

General Historical Setting

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

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

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

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

Despite these pioneering efforts, the growth of Santa Paula's agriculture and oil industries was restrained by transportation considerations, until the Southern Pacific railroad arrived in the Santa Clara Valley in 1887. Soon afterwards, citrus cooperatives were established to provide the ranchers with efficient methods of shipping and marketing. Agriculture as an industry (as differentiated from traditional family farming) began in 1893, with the founding of the Limoneira Company west of Santa Paula, and the Teague-McKevett Ranch east of the city in 1905. Both companies built their own packing houses and warehouses adjacent to the railroad. By 1890 several other large subdivisions had been added to the original 1875 Santa Paula townsite: the McKevett Tract in 1891, the Hardison-Irwin Tract in 1887, the Barkla Tract in 1888 and the Orcutt-Moore Tract in 1892.

Rapid growth of the community followed the establishment of viable oil and agriculture industries, culminating in the incorporation of the city in 1902. The first two decades of the twentieth century were marked by both the maturation of the citrus industry and the opening of the highly productive South Mountain oil fields. The growing profitability of these industries produced Santa Paula's third building wave, the expansive era of the 1920s. Numerous new schools, banks, offices and commercial buildings were built or remodeled. The development of new residential tracts for both the affluent and the working class rapidly transformed Santa Paula's previously rough appearance to one of modernity and respectability.

4. Potential Historic Resources

The East Gateway Project area has been divided into ten subareas and assigned a letter for each, as illustrated in Figure 2. These subareas and any potential historic resources within them are characterized below, and summarized in the table in Section 5 of this report.

A portion of the proposed annexation area, along with roughly 65 square miles of the Santa Clara Valley of Ventura County, was subject to a comprehensive, intensive-level historic resources survey of over 1,700 parcels conducted in two phases completed in 1996 and 1999. These surveys were prepared by San Buenaventura Research Associates for the Ventura County Cultural Heritage Board, and funded by the California Office of Historic Preservation through the Certified Local Government program. These surveys identified a National Register of Historic Places (NRHP) rural historic district eligible under Criterion A and Criterion C.

In this survey, the Santa Clara Valley was found to be significant and eligible under NRHP Criterion A (events) for its reflection of the growth and development of agriculture during its period of significance (1874-1950). The district was found to illustrate the historical development of agricultural products and farming techniques, and to document the progression of land uses from the dry farming of grains and row crops, to irrigated tree crops and citrus ranching.

The district was also found to be significant and eligible under Criterion C (design) as one of the best preserved examples of a mature Southern California citriculture landscape. The district was found to possess a significant concentration of buildings, structures, objects and sites related to this land use. The district was found to be eligible for its representation of the human designed landscape of agriculture in the specific historical form, pattern and arrangement of buildings, structures and objects. Together, these physical elements were found to contribute to the interpretation of citriculture in California. A wide variety of architectural styles and building types from the period of significance were also found to be illustrative of the development of agriculture as both family farming and agribusiness enterprises. The findings of this survey were reviewed and accepted by the Office of Historic Preservation, and adopted by the Ventura County Cultural Heritage Board and the Ventura County Board of Supervisors.

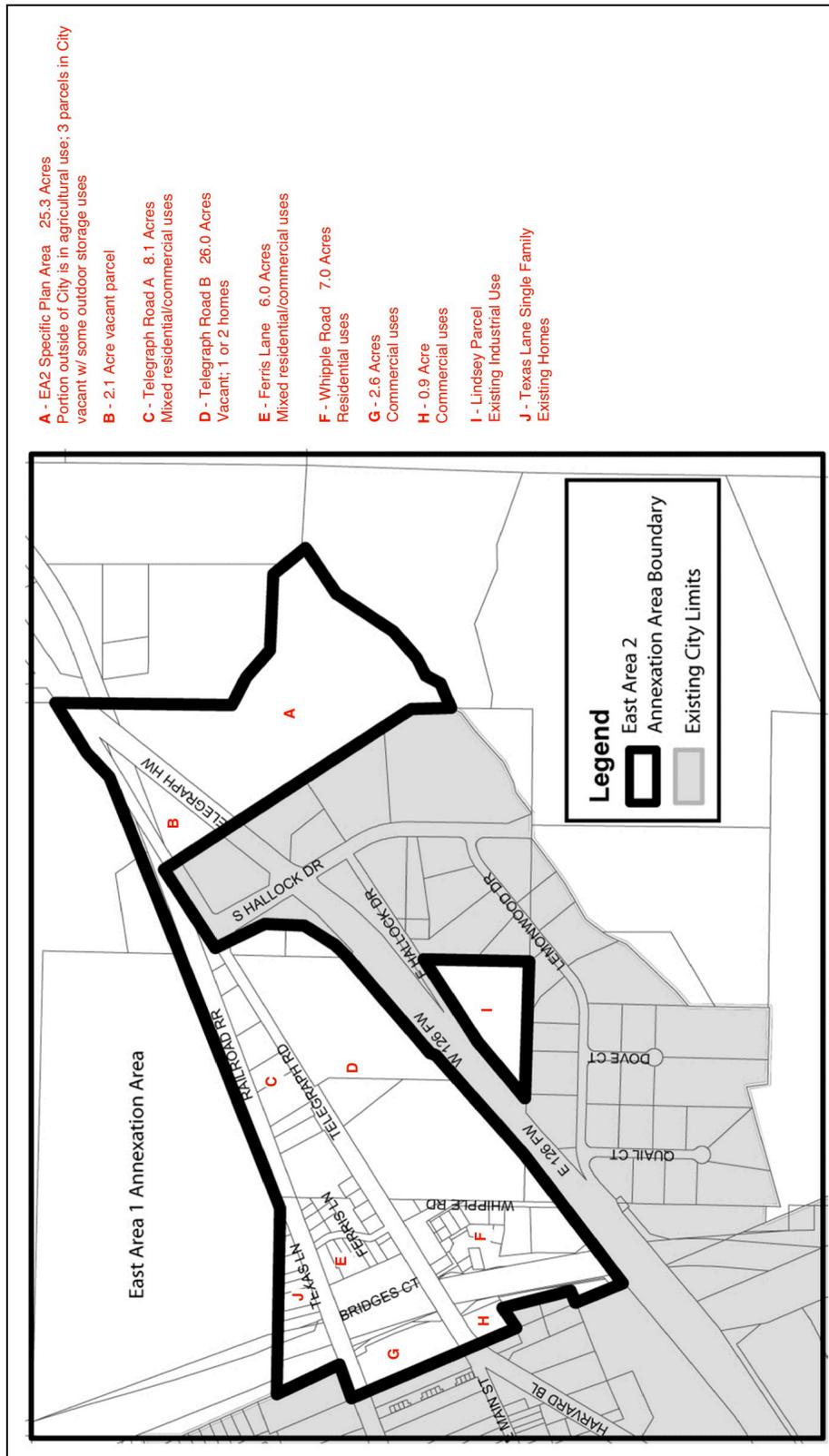


Figure 2. East Gateway Project Subareas [Source: Impact Sciences, Inc.]

If a property was evaluated in the 1999 Historic Resources Survey, a column in the table in Section 5, below, reflects the NR status code assigned to each property in the survey. A new or revised CHR status code based on a field survey of the area conducted in connection with this report is also included in this table. A detailed explanation of the codes can be found in Appendix 1 of this report.

A. Gateway Specific Plan Area (25.3 acres)

This portion of The East Gateway Specific Plan area is located east of the Santa Paula city limits and south of the Santa Paula Freeway (State Route 126) is in agricultural use. This subarea is otherwise vacant, and was not considered to be a contributing agricultural parcel to the NRHP-eligible historic district documented in the 1999 Historic Resources Survey.

B. Vacant Parcel (2.1 acres)

This pie-shaped wedge of land located between Telegraph Road and the Santa Paula Freeway (State Route 126) is presently vacant. This subarea was not considered to be a contributing agricultural parcel to the NRHP-eligible historic district documented in the 1999 Historic Resources Survey.

C. Telegraph Road A (8.1 acres)

This subarea is located on the north side of Telegraph Road between S. Hallock Drive on the east and Ferris Lane on the west and is characterized by mixed residential and commercial/industrial uses. Properties located within this area include a number of historic properties documented and evaluated in the 1999 Historic Resources Survey and considered to be potentially eligible for individual designation under a local ordinance. They were not found to be contributors to the NRHP-eligible historic district. Few changes appear to have occurred within this area since the completion of the survey.

D. Telegraph Road B (26.0 acres)

This subarea consists of a mixture of residences, one industrial site, orchards, and vacant land on the south side of Telegraph Road between Hallock Drive on the east and Whipple Road on the west. Properties located within this area include a number of historic properties documented and evaluated in the 1999 Historic Resources Survey and considered to be potentially eligible for designation as a small grouping under a local ordinance. They were not found to be contributors to the NRHP-eligible historic district. Since the completion of the 1999 survey, four of the eligible buildings within this subarea were demolished and over half of the associated agriculture removed. One surviving residence was relocated elsewhere on the property.

E. Ferris Lane (6.0 acres)

This subarea is located north of Telegraph Road and is comprised primarily of single family residences and a scattering of commercial businesses along E. Telegraph Road constructed between 1915 and 1949. Properties located within this area include a number of buildings documented and evaluated in the 1999 Historic Resources Survey and considered not eligible for individual NRHP, CRHR or local listing or as a contributor to a district, but eligible "for special consideration in local planning." This "special consideration" language does not denote a historic resource for purposes of CEQA. Few changes appear to have occurred within this area since the completion of the 1999 survey.

F. Whipple Road (7.0 acres)

Located south of E. Telegraph Road, this area is primarily composed of one-story single family residences, a former motel converted to multi-family residences, and a commercial automotive garage use. Properties located within this area include a number of buildings documented and evaluated in the 1999 Historic Resources Survey. Two properties in this area were determined to be ineligible for the NRHP and CRHR but potentially eligible for individual listing under a local ordinance. The remainder of the properties surveyed in 1999 were considered not eligible for local listing or as contributors to a district but eligible “for special consideration in local planning,” a designation that does not denote a historic resource for purposes of CEQA.

G. Telegraph Road (2.6 acres)

This subarea is located on the north side of E. Telegraph Road and on the west side of the Santa Paula Creek bridge, and consists of a single parcel that features commercial/industrial uses. The property is listed in the 1999 Historic Resources Survey and was determined not eligible for individual NRHP or CRHR but potentially eligible for listing as a small grouping under a local ordinance. Few changes appear to have occurred within this area since the completion of the 1999 survey.

H. Telegraph Road (0.9 acres)

This subarea is located west of the Telegraph Road bridge and features a mix of commercial and industrial uses. This area was not included in the 1999 Historic Resources Survey. The single improved property located in this area does not appear to be eligible for NRHP or CRHR listing, or for historic designation under a local ordinance.

I. Lindsay Parcel (5.1 acres)

This subarea consists of one parcel, located at 1775 E. Lemonwood Drive, on the south side of the Santa Paula Freeway. This large parcel features an industrial use. This area was not included in the 1999 Historic Resources Survey. This largely vacant parcel, owned by Lindsey Excavating and Grading Company, contains an industrial building on the southern end of the property, probably constructed in the 1980s. This building is not fifty years of age and should not be regarded as a historic resource for purposes of CEQA.

J. Texas Lane

Located north of the railroad tracks and east of Santa Paula Creek, this area contains a number of single family residences built constructed primarily after 1950 on the north side of the street. This area was not included in the 1999 Historic Resources Survey. The railroad right-of-way and railroad bridge are located on the north side. No properties within this subarea appear to be eligible for NRHP or CRHR listing, or for historic designation under a local ordinance.

5. Eligibility of Historic Resources

The table below summarize the parcels evaluated for eligibility in the 1999 Historic Resources survey and updated or evaluated for the first time in this report. The status code system was revised in 2003, subsequent to the completion of the survey, from the previous “NR Status Code” system to the present “CHR Status Code.” Consequently, the table reflects both a translation of the old codes to the new system and a revision based on current conditions. Parcels with a CHR Status Code prefix of five (5) or lower should be regarded as potential

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historic resources for the purposes of CEQA. The DPR 523 historic resources recordation forms for the properties evaluated in the 1999 Historic Resources Survey are included in Appendix 2 of this report.

Area	Property Address	APN	Land Use, Date of Construction	NR Status Code (1999 Survey)	CHR Status Code (revised)
C	18227 E. Telegraph Road	107-0-041-095	SFR, 1926	5S3	6L
C	18145 E. Telegraph Road	107-0-041-070	Strangeland Trucking Company, 1926	5D3	5S1
C	18115 E. Telegraph Road	107-0-041-060	Clark Oil Company, 1926	5D3	5S1
C	18113 E. Telegraph Road	107-0-041-050	SFR, 1933	5S3	6L
C	18101 E. Telegraph Road	107-0-041-045	SFR, 1937	5S1	5S1
C	18029 E. Telegraph Road	107-0-041-015	SFR, 1912	5S1	5S1
C	18035-37 E. Telegraph Road	107-0-041-025	Office building, 1962	none	6Z
D	18004 E. Telegraph Road (previously located at 18114 E. Telegraph Road)	107-0-042-015	SFR and orchard, 1958	5D1	6Z
D	18056 E. Telegraph Road	107-0-042-020	Industrial building, 1930	none	6Z
D	18212-36 E. Telegraph Road	107-0-042-050	SFRs on one parcel, 1885-1930	5D1	5D1
E	8 Ferris Drive	107-0-020-200	Mobile homes, n.d.	none	6Z
E	29 Ferris Drive	107-0-020-075	SFR, 1937	5D3	6L
E	48 Ferris Drive	107-0-020-245	SFR, 1923	5D3	6L
E	60 Ferris Drive	107-0-020-255	SFR, 1946	5D3	6L
E	65 Ferris Drive	107-0-020-085	SFR, 1937	5D3	6L
E	71 Ferris Drive	107-0-020-095	SFR, 1925	5D3	6L
E	101 Ferris Drive	107-0-020-105	SFR, 1915	5D3	6L
E	121 Ferris Drive	107-0-020-115	SFR, 1949	5D3	6L
E	130 Ferris Drive	107-0-020-135	SFR, 1947	none	6Z
E	131 Ferris Drive	107-0-020-125	SFR, 1946 (possibly earlier)	5D3	6L

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Area	Property Address	APN	Land Use, Date of Construction	NR Status Code (1999 Survey)	CHR Status Code (revised)
E	17980 Ferris Drive	107-0-020-180	SFR, 1947	none	6Z
F	11 Whipple Road/17998 E. Telegraph Road	107-0-030-050	Duplex Residence, 1928	5S3	6L
F	25 Whipple Road	107-0-030-060	SFR, 1926	6Z	6Z
F	52 Whipple Road	107-0-030-155	SFR, 1949	none	6Z
F	59 Whipple Road	107-0-030-135	SFR, c. 2010	none	6Z
F	97 Whipple Road	107-0-030-145	SFR, 1890	5S3	5S1
F	111-31 Whipple Road	107-0-030-465	SFRs on one parcel, 1956	none	6Z
F	112 Whipple Road	107-0-011-335	SFR, 1890	5S1	5S1
F	17926 E. Telegraph Road	107-0-030-285	SFR, 1926	6Z	6Z
F	17930 E. Telegraph Road	107-0-030-110	SFR, 1952	none	6Z
F	17944 E. Telegraph Road	107-0-030-120	SFR, 1947	none	6Z
F	17948 E. Telegraph Road	107-0-030-090	SFR, 1925	none	6Z
F	17950 E. Telegraph Road	107-0-030-485	SFR, 1936	none	6Z
F	17956 E. Telegraph Road	107-0-030-330	SFR, 1925	6Z	6Z
F	17958 E. Telegraph Road	107-0-030-035	Rick's Garage	6Z	6Z
F	17962 E. Telegraph Road	107-0-030-045	former motel, SFRs on one parcel, 1935	5S3	6L
G	17905 E. Telegraph Road	107-0-020-360	industrial buildings, 1922	5D1	5D1
H	17902 E. Telegraph Road	107-0-030-010	Commercial building, 1920 (Ruben's Tire Company)	none	6Z
J	17909 Texas Lane	107-0-170-235	SFR, 1954	none	6Z
J	17915 Texas Lane	107-0-170-175	SFR, 1954	none	6Z
J	17919 Texas Lane	107-0-170-135	SFR, 1949	none	6Z
J	17925 Texas Lane	107-0-170-075	SFR, 1951	none	6Z
J	17931 Texas Lane	107-0-170-085	SFR, 1956	none	6Z

Area	Property Address	APN	Land Use, Date of Construction	NR Status Code (1999 Survey)	CHR Status Code (revised)
J	17939 Texas Lane	107-0-170-145	SFR, 1950	none	6Z
J	17961 Texas Lane	107-0-170-155	SFR, 1954	none	6Z

Properties Less Than 50 Years of Age

Properties less than 50 years of age may be eligible if they can be found to be “exceptional.” While no hard and fast definition for “exceptional” is provided in the NRHP literature, the special language developed to support nominating these properties was clearly intended to accommodate properties which demonstrate a level of importance such that their historical significance can be understood without the passage of time. In general, according to NRHP literature, eligible “exceptional” properties may include, “resources so fragile that survivors of any age are unusual. [Exceptionalness] may be a function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession [or] it may be reflected in a range of resources for which the community has an unusually strong associative attachment.” No buildings or structures in the annexation area that are currently less than fifty year of age appear to rise to the exceptional level.

6. Impacts

The planned annexation does not involved any specific development proposals. However, zoning changes and access to city services may induce future construction or redevelopment in the annexed area that may result in the demolition, destruction, relocation, or alteration of historic resources. Per definitions contained with the CEQA Guidelines, such activities, if they occur as the result of issuance of discretionary permits by the City of Santa Paula, may result in significant adverse impacts on historic resources. [Class 2]

7. Mitigation Measures and Residual Impacts

A principle of environmental impact mitigation is that some measure or combination of measures may, if incorporated into a project, serve to avoid or reduce significant and adverse impacts to a historic resource. In reference to mitigating impacts on historic resources, the CEQA Guidelines state:

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource 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* (1995), Weeks and Grimmer, the project’s impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant. (PRC §15126.4 (b)(1))

These standards, developed by the National Park Service, represent design guidelines for carrying out historic preservation, restoration and rehabilitation projects. The Secretary’s Standards and the supporting literature describe historic preservation principles and techniques, and offers recommended means for carrying them out. Adhering to the Standards is the only method described within CEQA for reducing project impacts on historic resources to less than significant and adverse levels.

The demolition of an historic property cannot be seen as conforming with the *Secretary of the Interior's Standards*. Therefore, the absolute loss of an historic property should generally be regarded as an adverse environmental impact which cannot be mitigated to a less than significant and adverse level. Further, the usefulness of documentation of an historic resource, through photographs and measured drawings, as mitigation for its demolition, is limited by the CEQA Guidelines, which state:

In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur. (CEQA Guidelines §15126.4 (b)(2))

Implied by this language is the existence of circumstances whereby documentation may mitigate the impact of demolition to a less than significant level. However, the conditions under which this might be said to have occurred are not described in the Guidelines. It is also noteworthy that the existing CEQA case law does not appear to support the concept that the loss of an historic resource can be mitigated to less than adverse impact levels by means of documentation or commemoration. (*League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* [1997] 52 Cal. App. 4th 896; *Architectural Heritage Association v. County of Monterey* [2004] 19 Cal. Rptr. 3d 469)

Taken in their totality, the CEQA Guidelines require a project which will have potentially adverse impacts on historic resources to conform to the *Secretary of the Interior's Standards*, in order for the impacts to be mitigated to below significant and adverse levels. However, CEQA also mandates the adoption of feasible mitigation measures which will reduce adverse impacts, even if the residual impacts after mitigation remain significant. Means other than the application of the Standards would necessarily be required to achieve this level of mitigation. In determining what type of additional mitigation measures would reduce impacts to the greatest extent feasible, best professional practice dictates considering the level of eligibility of the property, as well as by what means it derives its significance.

Mitigation programs for impacts on historic resources tend to fall into three broad categories: documentation, design and interpretation. Documentation techniques involve the recordation of the site according to accepted professional standards, such that the data will be available to future researchers, or for future restoration efforts. Design measures could potentially include direct or indirect architectural references to a lost historic property, e.g., the incorporation of historic artifacts, into the new development, or the relocation of the historic property to another suitable site. Interpretative measures could include commemorating a significant historic event or the property's connection to historically significant themes.

Mitigation

Parcels listed in the table in Section 5 of this report that are rated with a CHR Status Code prefix of five (5) or lower, and for which discretionary project approvals are required under Santa Paula City Code, a historic resources report shall be prepared by a qualified historic resources professional prior to the approval of any demolition, destruction, relocation, or alteration to buildings or structures on these properties. The report shall determine if the property is eligible for listing in the NRHP, CRHR or for City of Santa Paula Landmark designation, and if eligible, provide for the implementation of feasible measures that will reduce or avoid adverse impacts on historic resources that may occur.

Impacts After Mitigation

Less than adverse.

8. Selected Sources

California Office of Historic Preservation. *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory*. Sacramento: California Office of Historic Preservation, 2004.

San Buenaventura Research Associates. *The Western Santa Clara Valley of Ventura County Historic Resources Survey, Phase V*. General Services Agency, County of Ventura, 1996.

San Buenaventura Research Associates. *Ventura County Cultural Heritage Survey, Phase VI –Santa Clara Valley Cultural Heritage Survey*. General Services Agency, Ventura County, California, 1999.

Sheridan, Sol N. *History of Ventura County, California*. 2 vols. Chicago: S.J. Clarke, 1936.

Triem Judith, P. *Ventura County, Land of Good Fortune: An Illustrated History*. Chatsworth, California: Windsor Publications, Inc., 1985.

U.S. Department of Interior. National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation." no date.

USGS 7.5' Quadrangle, Santa Paula, CA, 1951.

Appendix 1
CHR Status Codes

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.

Appendix 2
DPR 523 Forms

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Standard Oil Company*

P1. Other Identifier: *none*

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

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

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

c. Address: *18145 East Telegraph Road* City *Santa Paula* Zip *93060*

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)

Parcel No. *107-004-107*

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

This 0.72 acre site contains three industrial buildings. The first is a small office building. It is rectangular in plan with a side gable roof covered with wood shingles. The eaves are open and a small vent is located under the eaves. There is a small concrete stoop in front of the entrance. The front door has nine panes in the upper half and two raised panels in the lower half. The double hung wood windows have eight panes in the upper half and a single pane in the lower half. Windows have plain wood casings. The building is covered with narrow clapboard siding and has a wood skirt around the foundation. The building is in fair condition.

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

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

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



P5b. Description of Photo: (View, date, accession #)
office building (View toward west). Photo No: 1-18, 3/23/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1926-E; Sanborn Maps, 1929

P7. Owner and Address

*Strangeland Trucking Company
3921 Paloma Drive
Ventura, CA 93003*

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

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

P9. Date Recorded: *7/6/1999*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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 4

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) *Standard Oil Company*

- B1. Historic Name: *Standard Oil Company*
B2. Common Name: *Strangeland Trucking Company*
B3. Original Use: *oil distribution center* B4. Present Use: *truck storage*
B5. Architectural Style: *industrial*
B6. Construction History: (Construction date, alterations, and date of alterations)
1926-E

- B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features: *railroad tracks*

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

B10. Significance: Theme: *Oil* Area: *Santa Clara Valley*

Period of Significance: *1926* Property Type: *industrial* Applicable Criteria: *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This grouping of buildings, and the adjoining railroad tracks, are significant because of the role they played in the development of the oil industry in Santa Paula and regionally throughout California. This facility was built as the Standard Oil Company bulk plant facility and had an adjacent railroad spur for delivery of oil and oil products. The oil was stored in large steel tanks behind the facility. This type of bulk plant was built by the large oil companies to service the agricultural community and served as points of distribution. The farmers used the oil for heating and for their farming equipment.

These buildings have retained a high degree of integrity of location, materials and design. These are a rare grouping of buildings that have continued to disappear in the California landscape as the oil companies have downsized. It is uncertain when the distribution plant was closed and the present truck storage use took over.

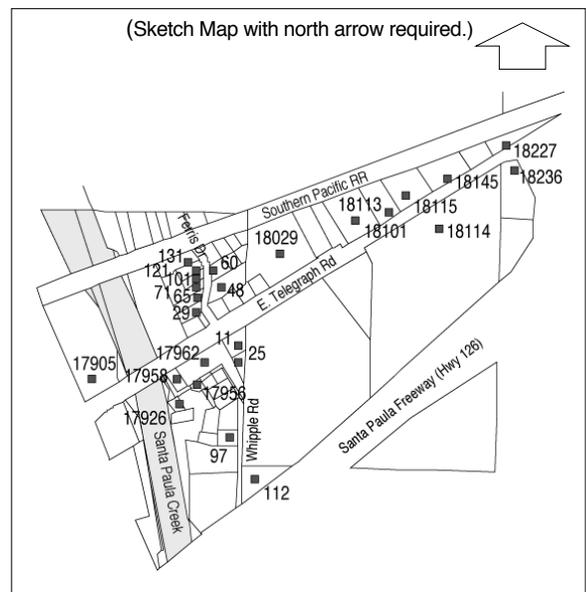
B11. Additional Resource Attributes: (List attributes and codes) *HP8 - Industrial Building*

- B12. References:
Interview with Aubrey Bright, former Union Oil Company employee, 10/22/98
Sanborn Maps, 1929, corrections between 1937 and 1944.

B13. Remarks:

B14. Evaluator: *Judy Triem/San Buenaventura Research*
Date of Evaluation: *7/6/1999*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 **Resource Name or #:** (Assigned by recorder) Standard Oil Company

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

Warehouse

This large rectangular plan warehouse building has a medium side gable roof covered with composition shingles. On the south side of the building the roof extends out over a wooden platform. A pair of aluminum windows have been added and two smaller openings have been boarded up. There are two loading doors on the north side of the building and a pair of windows under the gable on the east and west sides. The building is covered with vertical board siding on the south elevation and with corrugated metal siding on the remaining three sides of the building. The building is in fair condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*warehouse (View toward north). Photo No:
1-19, 3/23/98*

CONTINUATION SHEET

Page 4 of 4 Resource Name or #: (Assigned by recorder) Standard Oil Company

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

Storage shed

This tall square plan building has a medium gable roof covered with corrugated metal. The east, west and north sides of the building are also covered with corrugated metal sheets. A metal roll-up door is located on the south elevation. This side of the building has been changed with the addition of the door and wood siding. The building is in fair condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*storage shed (View toward west). Photo No:
1-20, 3/23/98*

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Shell Oil Company*

P1. Other Identifier: *none*

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

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

c. Address: *18115 East Telegraph Road* City *Santa Paula* Zip *93060*

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)

Parcel No. *107-004-106*

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

On this .83 acre site are located two industrial buildings. The main building houses the office and a storage shed. The second building houses oil and gas related equipment. The main building is rectangular in plan and one story in height. The office portion of the building is covered with composition shingles, whereas the rear portion is covered with corrugated fiberglass panels. The building has a side gable roof with a small shed roof supported by wood brackets over the entrance. Wooden steps and railing lead up to the office entrance. Horizontal wood vents are located under the gable. Windows are one-over-one double hung with plain wood casings. The building is covered with corrugated metal siding. The building has a raised wood pier foundation covered with a wide vertical board skirt. The rear of the building is also raised and has a concrete block foundation.

Sanborn Maps from 1929 indicate the rear portion of the building was originally open and served as a platform. It is uncertain when the corrugated metal walls were added. The building is in good condition. North of the buildings is a railroad spur and seven steel oil storage tanks.

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

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

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

P5b. Description of Photo: (View, date, accession #)
office building (View toward northeast). Photo No: 1-21, 3/23/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1926-E

P7. Owner and Address

*J.E. Clark II Corporation
P.O. Box 72
Santa Paula, CA 93060*

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

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

P9. Date Recorded: *7/6/1999*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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

5D3

Resource Name or #: (Assigned by recorder) *Shell Oil Company*

- B1. Historic Name: *Shell Oil Company*
B2. Common Name: *Clark Oil Company*
B3. Original Use: *oil company facility* B4. Present Use: *oil company*
B5. Architectural Style: *industrial*
B6. Construction History: (Construction date, alterations, and date of alterations)
1926-E

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

B8. Related Features: *storage tanks, railroad tracks, storage buildings*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Oil*

Area: *Santa Clara Valley*

Period of Significance: *1926*

Property Type: *industrial*

Applicable Criteria: *A*

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

This grouping of buildings, together with the railroad tracks and storage tanks, is significant because of the role it played in the development of the oil industry in Santa Paula and regionally throughout California. This facility was built as a Shell Oil Company bulk plant facility and had an adjacent railroad spur for delivery of oil and oil products. The oil was stored in large steel tanks behind the facility. This type of bulk plant was built by the large oil companies to service the agricultural community and served as distribution points. The farmers used the oil for heating and for their farming equipment.

These buildings have retained a high degree of integrity of location, materials and design. These are a rare grouping of buildings that have continued to disappear in the California landscape as the oil companies have downsized. Shell Oil Company sold the distribution plant to Clark Oil Company who continues to operate it today.

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

HP8 - Industrial Building

B12. References:

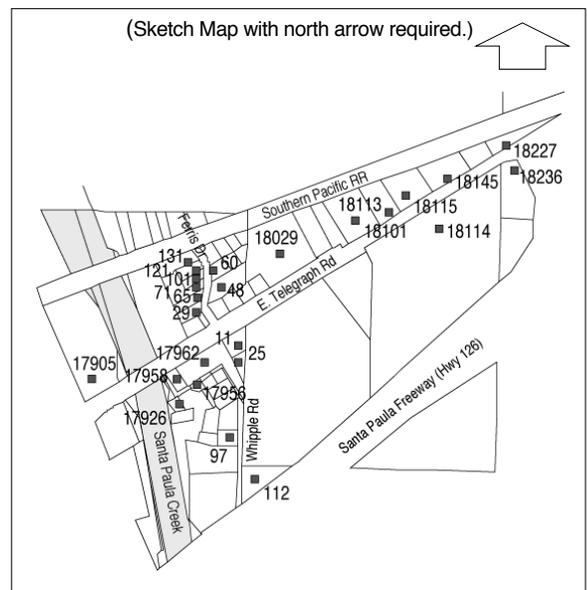
*Interview with Aubrey Bright, former Union Oil Company employee, 10/22/98
Sanborn Maps, 1929, corrections between 1937 and 1944.*

B13. Remarks:

B14. Evaluator: *Judy Triem/San Buenaventura Research*

Date of Evaluation: *7/6/1999*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) Shell Oil Company

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

Equipment storage shed

This rectangular plan one story wood frame building has a low pitched gable roof and is covered with corrugated metal siding. Both gable ends of the building are open and contain sliding track doors. The building is in fair condition.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*shed (View toward northeast). Photo No:
1-22, 3/23/98*

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

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

P1. Other Identifier: *none*

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

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

c. Address: *18029 East Telegraph Road* City *Santa Paula* Zip *93060*

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)

Parcel No. *107-004-101*

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

Located on a 2.08 acre site, this one-story residence is rectangular in plan with a medium pitched hipped gable roof covered with composition shingles. Rafters are exposed under the eaves. Under the gable end is a semi-circular vent. The porch is recessed on the left (west) side of the house and is supported by two square capped posts. The wood windows are single, in pairs or in threes and are one-over-one double hung or fixed with plain wood casings. The house is covered with wide horizontal shiplap siding and rests on a stone foundation. A brick chimney punctuates the roofline on the west side of the house. The interior fireplace is made of Sespe stone. Sespe stone is also found on two entry columns at Telegraph Road. The house is in good condition.

Surrounded by citrus and avocado trees, the house is set back from the road. A front lawn contains several trees and foundation plantings. A wooden water tower and several sheds are located at the rear of the property.

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

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

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

P5b. Description of Photo: (View, date, accession #)
residence (View toward north). Photo No: 1-14, 3/23/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1905-E

P7. Owner and Address

*Albert Kimura
18114 E. Telegraph Road
Santa Paula, CA 93060*

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

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

P9. Date Recorded: *7/6/1999*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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

5S1

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

B1. Historic Name: *George Nowak Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *California Bungalow*

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

1905-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *water tower, sheds*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *Santa Clara Valley*

Period of Significance: *1905-1950* Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

This ranch is significant for its contributions to the development of agriculture in the Santa Clara Valley. This house was built for and possibly by George Nowak, a stonemason. Nowak was born on March 8, 1865 in Austria. He came to Sacramento, California in 1881 and also worked at The Dalles, Oregon and other cities until he came to Ventura County in 1893. He came because of his relationship with Herman Anlauf, a local architect/builder who settled in Santa Paula in the early 1890s. George Nowak married Katie Knebel, the sister of Theresia Knebel, who married Herman Anlauf. Anlauf designed the G.W. Faulkner house with Franklin Ward, and George Nowak was the stonemason on the house in 1894-95 and also laid the foundations for the First National Bank in Santa Paula at the southwest corner of Main and Mill streets in 1899.

Mr. Nowak was known for his fine stonework, especially that done on the Faulkner house. His own house features the Sespe stone fireplace and stone entrance pillars. He also built stone culverts under bridges and highways throughout Ventura County. Nowak purchased the original 70 acre ranch and planted 20 acres to apricots. The date he purchased the property is unknown, but the family is shown as living on the ranch by the 1920s. During the 1930s a second house (18101 E. Telegraph) was built on the property for Nowak's son Milton which was later subdivided.

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

B12. References:

Sheridan, Sol. History of Ventura County. Chicago: S.J. Clarke Publishing Co., 1926.

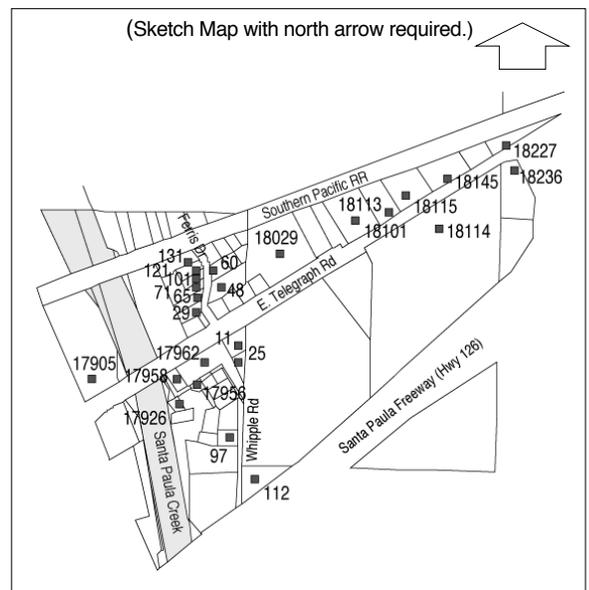
City Directories, 1898-99 - 1941

B13. Remarks:

B14. Evaluator: *Judy Triem/San Buenaventura Research*

Date of Evaluation: *7/6/1999*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) George Nowak Ranch
Recorded by: Judy Triem/San Buenaventura Research Associates Date 7/6/1999 Continuation Update

P3. Description

Water tower

This tapered wood water tower once held a water tank. It is constructed of medium wide horizontal clapboards and has a wood platform at the top. The tower is deteriorated with boards missing. A small shed and oak tree are located adjacent to the tower.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*water tank (View toward east). Photo No:
1-12, 3/23/98*

PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	5S1
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 2

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

P1. Other Identifier: *Milton Nowak residence*

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

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

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

c. Address: *18101 East Telegraph Road* City *Santa Paula* Zip *93060*

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)

Parcel No. *107-004-104*

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

Located on a 1.03 acre site, this one story L-plan Ranch style residence has a main sidelacing medium pitched gable roof with an intersecting front gable on the right (east) side. Rafters are exposed under the eaves and the roof is covered with composition shingles. The projecting front porch is supported by decorative wood columns. Multipaned steel casement windows wrap around the corners and also are found on the sides of the house as well. The house is covered with stucco except for wide vertical board siding under the gable ends and the porch area. A single car garage is attached to the northwest corner of the house. The house is in good condition and appears to have retained its architectural integrity.

Surrounding the house is a large lawn with mature Sycamore trees as well as avocado and orange trees.

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

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

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

P5b. Description of Photo: (View, date, accession #)
residence (View toward northwest). Photo No: 1-25, 3/23/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1939-E

P7. Owner and Address

*Alice C. Newsom
7829 S. Vale Drive
Whittier, CA*

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

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

P9. Date Recorded: *7/6/1999*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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

BUILDING, STRUCTURE, AND OBJECT RECORD **HRI #** **Primary #**

Page 2 of 2

NRHP Status Code

5S1

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

B1. Historic Name: *Nowak Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *residence*

B5. Architectural Style: *Ranch*

B6. Construction History: (Construction date, alterations, and date of alterations)
1939-E; Sanborn Map

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

B8. Related Features: *attached garage, shed, avocado and orange trees*

B9a. Architect: *Robert Raymond*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *Santa Clara Valley*

Period of Significance: *1905-1950* Property Type: *ranch buildings* Applicable Criteria: *A, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This ranch is significant because of its contributions to the development of agriculture in the Santa Clara Valley. This house was built during the 1930s for the Nowak family. George Nowak was born on March 8, 1865 in Austria. He came to Sacramento, California in 1881 and also worked at The Dalles, Oregon and other cities until he came to Ventura County in 1893. He may have come because of his relationship with Herman Anlauf, a local architect/builder who settled in Santa Paula in the early 1890s. George Nowak married Katie Knebel, the sister of Theresia Knebel, who married Herman Anlauf. Anlauf designed the G.W. Faulkner house with Franklin Ward, and George Nowak was the stonemason on the house in 1894-95.

Mr. Nowak was known for his fine stonework, especially that done on the Faulkner house. His own house features the Sespe stone fireplace and stone entrance pillars. He also built stone culverts under bridges and highways throughout Ventura County.

Nowak purchased this original 70 acre ranch and planted 20 acres to apricots. This house was probably built for one of his three Nowak children, Milton Nowak and his wife Margaret who also lived on the ranch in 1941. Robert Raymond, prominent Santa Paula architect, designed the house for Milton Nowak. The date was probably 1939 or possibly earlier.

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

B12. References:

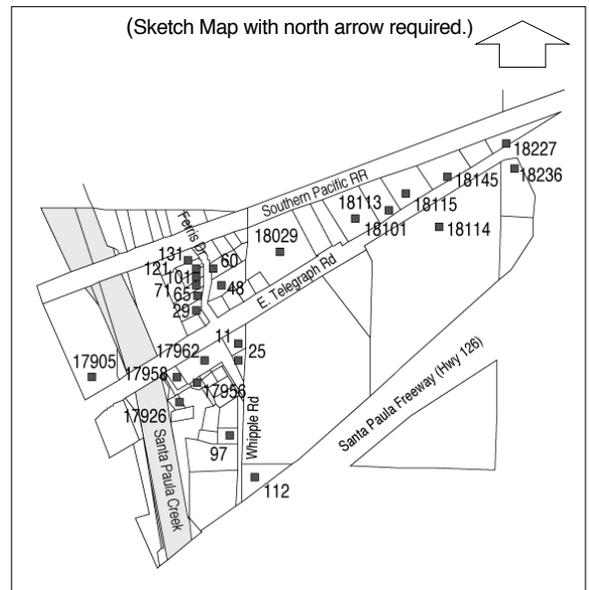
- Sheridan, Sol. History of Ventura County. Chicago: S.J. Clarke Publishing Co., 1926.*
- City Directories, 1898-99 - 1941*
- Robert Raymond, architect's list of buildings completed*

B13. Remarks:

B14. Evaluator: *Judy Triem/San Buenaventura Research*

Date of Evaluation: *7/6/1999*

(This space reserved for official comments.)



PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	5D1
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 8

Resource Name or #: (Assigned by recorder) 18236 E. Telegraph Road

P1. Other Identifier: 18236 E. Telegraph Road

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

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

c. Address: 18236 East Telegraph Road City Santa Paula Zip 93060

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)

Parcel No. 107-004-205

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

The high pitched cross gable & hip roof of this one story Folk Victorian residence features decorative shingles under the gable roofs. Both fishscale and diamond patterned shingles are found under the boxed eaves. Windows are both narrow and wide one-over-one double-hung with plain wood casings arranged individually or in pairs. The house is covered with wide horizontal shiplap siding and rests on a raised concrete block foundation. Additions to the house include a flat roofed enclosed porch with multi-paned windows and wide horizontal shiplap siding. A shed roof addition is located on the west side of the house. A shed roof addition runs across the back of the house and is covered with vertical board siding.

The house is in fair condition and has lost a portion of its integrity of design with the numerous out-of-scale additions. However, the basic original plan of the house is intact. The house is located on a 1.2 acre parcel and contains numerous small residences that have been moved on the rear of the lot.

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

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

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

P5b. Description of Photo: (View, date, accession #)
residence (View toward south). Photo No: 1-2, 3/13/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1885-E

P7. Owner and Address

*James A. Longtin
1143 Hillview Road
Berkeley, CA*

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

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

P9. Date Recorded: 7/6/1999

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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 8

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) 18236 E. Telegraph Road

B1. Historic Name: *Unknown*

B2. Common Name: *none*

B3. Original Use: *single family residence*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

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

1885 - E; small worker's cottages were built in 1920s

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *several residences*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *Santa Clara Valley*

Period of Significance: *1885-1930*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

The main residence is significant as one of the few remaining Folk Victorian houses from the 1880s. Although it has had some additions, the basic plan of the house is still intact. It is believed that the house was built by Isaac Culp or N. Smith. No information could be found on an N. Smith. Isaac Culp served a term on the Santa Paula City Council.

The majority of worker's cottages were moved to the site after 1951.

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

HP3 - Multiple Family Property

B12. References:

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

City Directories, 1910-1928

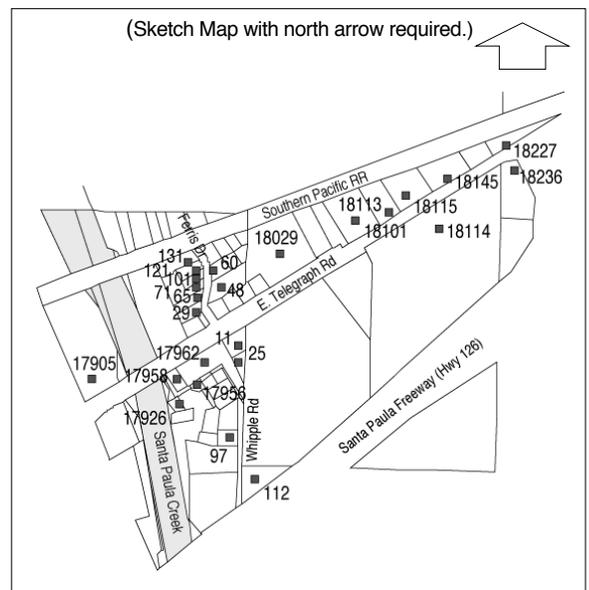
Clarke, Robert M. Narrative of a Native. Los Angeles: Times-Mirror Company, 1936

B13. Remarks:

B14. Evaluator: *Judy Triem/San Buenaventura Research*

Date of Evaluation: *7/6/1999*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 8 Resource Name or #: (Assigned by recorder) 18236 E. Telegraph Road

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

18212 E. Telegraph Road

This one-story California Bungalow style residence has a rectangular plan with a front-facing medium gable roof covered with composition sheeting. The eaves are open and the projecting gable roofed porch is located on the left side of the house and is supported by capped columns. Windows are six-over-one doublehung with plain wood casings. The wood front door has six inset beveled glass panes. Adjacent to the front door are long narrow multi-paned windows. The house is covered with narrow horizontal clapboard siding and rests on a concrete block foundation. A shed roof carport is attached to the east side of the house. The house is in fair condition and has retained its architectural integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*residence (View toward south). Photo No:
1-3, 3/13/98*

CONTINUATION SHEET

Page 4 of 8 **Resource Name or #:** (Assigned by recorder) 18236 E. Telegraph Road

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

18216 E. Telegraph Road

This simple California Bungalow style residence has a front facing gable roof with exposed rafters and beams under the broad eaves. The simple rectangular plan features a small gable roof over the front entrance supported with large wood brackets. A french door is located directly above the concrete stoop. The house is covered with narrow horizontal wood siding and rests on a concrete block foundation. Windows are medium one-over-one double hung with plain wood casings. The house is in good condition and has retained its architectural integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*residence (View toward west). Photo No:
1-4, 3/13/98*

CONTINUATION SHEET

Page 5 of 8 Resource Name or #: (Assigned by recorder) 18236 E. Telegraph Road

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

18220 E. Telegraph Road

This one-story California Bungalow residence is rectangular in plan and features a recessed porch on the right side of the house. Two square posts serve as supports. The low front gable roof has exposed rafter tails. A small horizontal vent is located under the gable peak. Windows are medium one-over-one with wood casings. The house is covered with narrow horizontal clapboard siding and rests on a concrete block foundation. The house is in fair condition and has retained its architectural integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*residence (View toward west). Photo No:
1-5, 3/13/98*

CONTINUATION SHEET

Page 6 of 8 Resource Name or #: (Assigned by recorder) 18236 E. Telegraph Road

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

18224 E. Telegraph Road

This one story front gable residence features an offset front porch with a front gable roof supported by three square posts at each corner and an enclosed porch railing. Exposed beams and rafter tails are found under the eaves. Notched beams extend from the front of the house to form a pergola across the right side of the house. Basically rectangular in plan, the house is covered with medium horizontal clapboard siding and rests on a concrete block foundation. Windows are medium sized and double hung with four small panes in the upper portion of the front window. Simple wood casings surround the windows. A wooden trellis has been added to the front porch. The house is in fair condition and has retained its integrity except for a few minor modifications.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
*residence (View toward east). Photo No:
1-6, 3/13/98*

CONTINUATION SHEET

Page 7 of 8 **Resource Name or #:** (Assigned by recorder) 18236 E. Telegraph Road

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

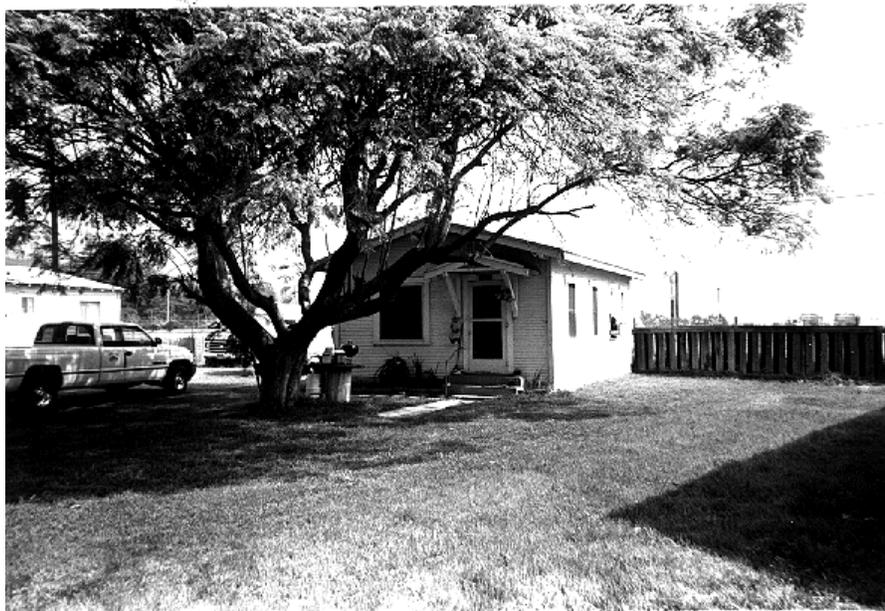
Continuation Update

P3. Description

18228 E. Telegraph Road

This house is identical to 18216 E. Telegraph Road. It is a simple California Bungalow residence with a low front gable roof, attached porch gable with brackets, narrow clapboard siding and double hung wood windows with plain wood casings. It is in fair condition and has retained its architectural integrity.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
residence (View toward east). Photo No:
1-7, 3/13/98

CONTINUATION SHEET

Page 8 of 8 **Resource Name or #:** (Assigned by recorder) 18236 E. Telegraph Road

Recorded by: Judy Triem/San Buenaventura Research Associates

Date 7/6/1999

Continuation Update

P3. Description

18232 E. Telegraph Road

This house is rectangular in plan with a low pitched front gable roof and an offset front porch supported by square posts. Windows are aluminum sliders with plain wood casings. The house is covered with wide horizontal wood siding and rests on a concrete perimeter foundation. The house is in fair condition and has lost a portion of its architectural integrity with changes to windows.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
residence (View toward east). Photo No:
1-8, 3/13/98

PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	5S3
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 1

Resource Name or #: (Assigned by recorder) 97 Whipple Road

P1. Other Identifier: none

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

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

c. Address: 97 Whipple Road City Santa Paula Zip 93060

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)

Parcel No. 107-003-014

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

Rectangular in plan, this one-story Folk Victorian residence has a saltbox roof consisting of a medium pitched side gable in front and a long sloping side gable roof in back. The roof is covered with composition sheeting and the eaves are closed. The projecting front porch extends across the entire front of the house and is supported by square wood posts with decorative brackets at the corners. The tall narrow windows are one-over-one wood sashes with plain wood casings. The house is covered with wide horizontal shiplap siding and rests on a concrete perimeter foundation. It is in poor condition.

The house is located on a 0.18 acre parcel and is surrounded by a lawn and shrubs with a wire fence across the front. No information has been found on the original owner of the property. The house may have been moved to this location, as the USGS quadrangle for 1903 shows no buildings on this site.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
residence (View toward west). Photo No: 12-25, 9/14/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1890-E

P7. Owner and Address

*Bautista Luna
97 Whipple Road
Santa Paula, CA 93060*

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

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

P9. Date Recorded: 7/6/1999

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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

PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	5S1
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 2

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

P1. Other Identifier: *none*

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

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

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

c. Address: *112 Whipple Road* City *Santa Paula* Zip *93060*

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)

Parcel No. *107-011-33*

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

The l-shaped plan of this one story Stick-Eastlake style residence features a long porch within the front "L" that wraps around the east side of the house. The cross-gabled roof is steep pitched with a clipped gable at the corners and is covered with composition shingles. The eaves are boxed with louvered vents under the gables. The house features a slanted bay window with decorative brace supports under the corners of the eaves. Located on the north elevation, this window has engaged columns at the corners. The tall windows are both narrow and medium size and are one-over-one, double hung with plain wood mouldings. A transom window is found over the front door. The siding is a combination of vertical boards under the eaves, fishscale shingles under the cornice and wide shiplap siding for the main body of the house. The house rests on a concrete perimeter foundation. The front porch appears to have been modified from the original. It has a low-pitched hip roof with exposed rafters supported by square posts and a solid wood railing. Some of the windows have been modified within the original openings. A low pitched gable roof, supported by wood posts, is located over the west entrance. Characteristics of the Stick-Eastlake style, popular in California for a brief time during the 1880s, are seen in the decorative brace supports and the siding applied in varying directions. The house is located at the end of Whipple Road not far from the 126 Freeway. It is surrounded by avocado trees and a lawn.

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

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

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

P5b. Description of Photo: (View, date, accession #)
residence (View toward southeast). Photo No: 1-10, 3/23/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1885-E

P7. Owner and Address

*Antonio S./Guadalupe Nava
112 Whipple Road
Santa Paula, CA 93060*

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

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

P9. Date Recorded: *7/6/1999*

P10. Survey Type: (Describe)

Intensive



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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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

5S1

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

- B1. Historic Name: *John Messer Ranch*
- B2. Common Name: *Nava Residence*
- B3. Original Use: *single family residence*
- B4. Present Use: *same*
- B5. Architectural Style: *Stick-Eastlake Victorian*
- B6. Construction History: (Construction date, alterations, and date of alterations)
1885-E

- B7. Moved? No Yes Unknown Date : Original Location:
- B8. Related Features: *none*

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

B10. Significance: Theme: *Agriculture* Area: *Santa Clara Valley*
 Period of Significance: *1885* Property Type: *ranch buildings* Applicable Criteria: *A, C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This residence is significant under Criterion C as a rare local example of Stick-Eastlake Victorian style architecture from the 1880s. It exhibits a high degree of integrity of design and materials. It is also important as one of the few remaining farm houses from in the 1880s.

The original owner is unknown, but the owner about 1908 was John W. Messer. A native of Missouri, Messer came to Ventura County with his family in 1902. He lived in Saticoy before purchasing the 80 acre apricot ranch. The apricot sheds and barn are no longer extant and the 80 acres has since been subdivided. Messer also served as constable for Ventura County and he and his wife, Belle, had five children. As constable, Mr. Messer and his son Benjamin, saved many lives during the St. Francis Dam disaster of 1928. They went door-to-door to let families living close to the Santa Clara River know about the impending flood.

The Whipple family purchased the land from the Messer family and the road, which originally had no name and no other buildings on it, became known as Whipple Road.

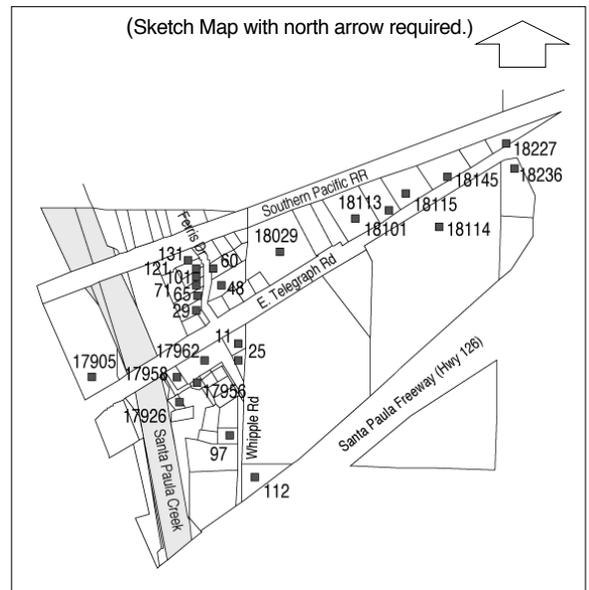
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP33 - Farm/ranch*

- B12. References:
Interview with Velma Chamberlain Olivier, 1/13/98
Sheridan, Sol. History of Ventura County. Vol. II. Chicago: S.J. Clarke Publishing Co., 1926.
Alexander, W.E. Historical Atlas of Ventura County, Ca., 1912.

B13. Remarks:

B14. Evaluator: *Judy Triem/San Buenaventura Research*
 Date of Evaluation: *7/6/1999*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *N.J. Sheehan Oil Tool Company*

P1. Other Identifier: *none*

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

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

c. Address: *17905 East Telegraph Road* City *Santa Paula* Zip *93060*

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)

Parcel No. *107-002-029*

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

Located on a 2.79 acre industrial site, just west of Santa Paula Creek, is a complex of three large buildings. All the buildings have wood frames and are covered with corrugated metal siding and roofs. The large openings accommodate sliding doors on tracks.

The first building, located adjacent to the creek and west of Telegraph Road, is a tall gable roofed building with a rectangular plan. Above the large sliding door on the east elevation are two large openings that have been boarded up. Other window openings have wood casings and metal bars. The floor is concrete. This building originally was used as the machine shop. The building is in fair condition. A portable trailer is located adjacent to the building on the south side.

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

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

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



P5b. Description of Photo: (View, date, accession #)
storage building (View toward north). Photo No: 2-18, 3/23/98

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

192 -E; Sanborn Maps, 1928

P7. Owner and Address

*Robert L. Vogel/Larry Sharp
500 W. Santa Maria
Santa Paula, CA 93060*

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

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

P9. Date Recorded: *7/6/1999*

P10. Survey Type: (Describe)

Intensive

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

San Buenaventura Research Associates, 1999. Santa Clara Valley Cultural Heritage Survey, Phase VI. Ventura County RMA.

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 4

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) *N.J. Sheehan Oil Tool Company*

B1. Historic Name: *N.J. Sheehan Oil Tool Company*

B2. Common Name: *Scott Can Company*

B3. Original Use: *oil tool company*

B4. Present Use: *can company*

B5. Architectural Style: *industrial*

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

1923-1929-F; Sanborn Map

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *railroad tracks, Santa Paula Creek*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Oil*

Area: *Santa Clara Valley*

Period of Significance: *1923-1929* Property Type: *industrial*

Applicable Criteria: *A, C*

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

These early industrial buildings are significant for the role they played in the development of the oil industry in Santa Paula. Walter J. Sheehan, a native of Bradford, Pennsylvania, had trained to be a machinist in Pennsylvania before coming to California in 1906 to work in the Coalinga oil fields for Shell Oil. He came to Santa Paula in 1916 and was employed by the Santa Paula Garage and Machine Company, which he purchased the following year. The company was renamed the W.J. Sheehan Oil Tool Company and Mr. Sheehan became well known for inventing two specialized oil industry tools that he then manufactured in his facility and were sold worldwide. Jack Gilberson worked with Sheehan as a blacksmith in 1926 and by 1940 as manager. He eventually purchased the business from Sheehan. The business was originally at another location and was moved to larger quarters in the late 1920s. All of the buildings were built between 1923 and 1929.

The oil tool industry was and continues to be an important support industry for the local oil companies. The W.J. Sheehan Oil Tool Company was one of those important early companies who, through invention and manufacturing, helped the industry solve some of their drilling problems. Although these buildings no longer serve the oil industry, they retain a high degree of architectural integrity for industrial buildings.

B11. Additional Resource Attributes: (List attributes and codes) *HP8 - Industrial Building*

B12. References:

Sheridan, Sol. History of Ventura County. Chicago: S.J. Clarke Publishing Company, 1926.

Sanborn Map, 1923, 1929

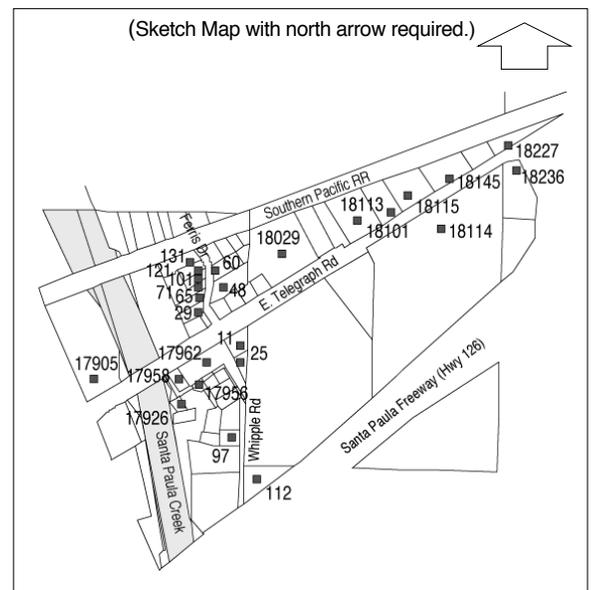
City Directories, 1926-1942

B13. Remarks:

B14. Evaluator: *Judy Triem/San Buenaventura Research*

Date of Evaluation: *7/6/1999*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 Resource Name or #: (Assigned by recorder) N.J. Sheehan Oil Tool Company

Recorded by: Judy Triem/San Buenaventura Research Associates Date 7/6/1999 Continuation Update

P3. Description

Industrial building (Blacksmith shop) #2

This I-shaped wood frame building is located west of the Santa Paula Creek and behind (north) of the first building described in the previous primary record. The building has intersecting gable roofs with wings on both the west and south sides remaining partially open and covered with corrugated metal roofs supported by wood posts. There are a number of small openings with wood frames surrounding windows and doors. The central portion of the building is covered with corrugated metal siding. This building was originally used as the blacksmith shop. the south wing was added after 1929. The building is in good condition and has retained its architectural integrity.

Supplemental Photograph or Drawing



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

Blacksmith building (View toward north).

Photo No: 2-19, 3/23/98

CONTINUATION SHEET

Page 4 of 4 **Resource Name or #:** (Assigned by recorder) N.J. Sheehan Oil Tool Company

Recorded by: Judy Triem/San Buenaventura Research Associates **Date** 7/6/1999 Continuation Update

P3. Description

Industrial building, (machine shop) #3

This is the smallest of the three buildings and is located west of the former blacksmith shop. It has a nearly square plan with a medium-high gable roof and corrugated metal siding and roof. Two large doors on the east side operate on a track. The building was originally used to hold oil well supplies. It is in good condition and has retained a high degree of integrity of design and materials as well as setting.

Supplemental Photograph or Drawing



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

*Machine shop (View toward northeast).
Photo No: 2-20, 3/23/98*