

Phase II Historic Resources Report Agromin Commercial Organics Processing Operation, Edwards Ranch Road, Santa Paula

19 May 2017

Prepared for:

**Sespe Consulting, Inc.
374 Poli Street, Suite 200
Ventura, California 93001**

Prepared by:



Executive Summary

This report was prepared for the purpose of assisting the County of Ventura in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the construction of a new Commercial Organics Processing Operation facility in an unincorporated area of Ventura County, near the City of Santa Paula. [Figure 1]

This property was determined to be a contributor to two, NRHP eligible historic districts on the basis of a survey completed by the County of Ventura in 1996. An adjacent property is a designated Ventura County Historic Landmark. This Phase II report assesses whether the proposed project will have a significant adverse impact on these districts and the designated landmark.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Sespe Consulting, Inc., and is based on a field investigation and research conducted in March 2017. 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

The project was found to have the potential to produce significant adverse impacts to two NRHP-eligible historic districts and a designed Ventura County Landmark. Measures proposed to mitigate these impacts are recommended.

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1. 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. (CCR §15064.5(b)(3))

2. Historic Resources

The entire unincorporated western Santa Clara Valley between Santa Paula on the east and Saticoy on the west was determined eligible for listing on the NRHP under Criterion A and Criterion C as a rural historic landscape district. This evaluation was made in connection with a comprehensive survey of this portion of the valley conducted in 1996. In this survey, buildings constructed during the period of significance as well as agricultural land with or without buildings was found to contribute to the significance, integrity and eligibility of the district. The significance statement for this survey states,

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

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

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the period of significance also serve to illustrate the development of agriculture as both family farming and agribusiness enterprises.¹

The project site is also located within a sub-district of this survey documenting Edwards Ranch-Orchard Farm. This area was determined to be separately eligible for the NRHP under Criterion A and Criterion C. The district is bounded on the north by Telegraph Road on the southeast boundary of the ranches facing onto Telegraph Road, on the south by the Santa Clara River, on the east by Todd Barranca and on the west by Ellsworth Barranca. The significance statement states,

Orchard Farm is significant today as the oldest continuously operating ranch in the western Santa Clara Valley. The 1,043 acre Orchard Farm was originally part of the 17,773 acre Rancho Santa Paula y Saticoy granted to Manuel Jimeno Casarin in 1843. It was purchased during the late 1850s by Thomas Wallace More and his brothers, Andrew and Henry, for sheep and cattle raising. Thomas Wallace More was born in 1826 in Akron, Ohio of Scotch-Irish parents. More and another brother, Alexander, came to California during the Gold Rush of 1849 and worked in the gold fields near Marysville. Unsuccessful at mining, they began purchasing cattle and shipping them from Southern to Northern California realizing large profits.

These profits enabled them to purchase Rancho Santa Paula y Saticoy, Rancho Sespe, Rancho Lompoc and the Island of Santa Rosa, making them among the largest landholders in the state during this period. In 1859 and between 1862 and 1864, California had severe droughts, and the More Brothers suffered serious financial losses when thousands of their sheep and cattle perished. The brothers dissolved their partnership and divided their ranchos. The Rancho Santa Paula y Saticoy was sold to George G. Briggs in 1861.

During the time More was managing the ranchos in the Santa Clara Valley, he had William D. Hobson build some ranch houses for him. Hobson built the two-story adobe for More on Rancho Santa Paula y Saticoy in 1860. Hobson had come to the Ventura area from Sacramento in the late 1850s and spent some time living in the Sespe area while building other residences for More. Among Hobson's most significant buildings are the first County Courthouse and the Hill School in Ventura, both no longer in existence.

When Jefferson Crane, nephew of George Briggs, visited the adobe in 1861, he recalled Thomas More was living in the adobe residence. All three men had known each other in Ohio where they had previously lived. Briggs had been a horticulturist in Marysville and upon visiting the More ranch, he believed he could successfully raise fruit on the land. He purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from More in 1861 and moved his family to the Santa Paula area where he built a house. His wife died in 1862 and Briggs, heartbroken over her death, moved his family to Oakland. Before he left, he planted a 160 acre orchard near the adobe. In 1867 George Briggs authorized E.B. Higgins to subdivide the Rancho and a map was prepared by surveyor W. H. Norway.

In 1883 Samuel Edwards purchased approximately 1,043 acres, including the Briggs orchard and More adobe, and called the ranch Orchard Farm. It was Edwards who built most all of the buildings except the adobe. Two of the residences and some of the sheds and a barn appear to date from the 1880s. The school, built about 1869-70, may have been moved onto the ranch when the Edwards purchased the old school parcel about 1902. Samuel Edwards, a native of England, came to California with his brother John

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

during the Gold Rush of 1849. The brothers were successful in selling mining equipment, and in 1869 they moved to Santa Barbara and established a hardware business. Samuel Edwards continued to live in Santa Barbara while operating the Orchard Farm. His son Roger Edwards moved to the ranch about 1906 and managed it for many years, building a house east of ranch headquarters about 1910. Another son, Hubert, lived on the ranch, and eventually built a house for himself west of the ranch on Darling Road in 1924. A third son, Carl Francis, lived for awhile in the adobe residence.

The first crops raised on the ranch were lima beans, followed by sugar beets, walnuts, and eventually in the 1930s, lemons were planted.²

The buildings contributing to this eligibility determination are located in three clusters near the western, southern, and southeastern perimeter of the project site. These buildings are documented in detail as they existed at the time of the Santa Clara Valley Survey in 1995-96 in the forms attached to this report as Appendix A. Changes to these conditions found today will be described in this narrative. For purposes of discussion in this report, these clusters will be defined as:

1. More-Edwards Adobe. This largest cluster of buildings centered on the More-Edwards Adobe constructed by W.D. Hobson for Thomas Wallace More in 1860 also includes five secondary residences constructed circa 1885 to circa 1920 to serve the use and development of Orchard Farm by the Edwards family. Also included in this grouping are an office building, two barns, equipment sheds, and a row of sheds and buildings that includes the circa 1870 schoolhouse thought to have been moved to this location by Samuel Edwards after 1902. (See pages 4-16, Appendix A; Photos 1-3; 6-13).

The most notable change to take place in this cluster since the completion of the survey in 1996 is the severe structural damage to the More-Edwards Adobe, a building that has been deteriorating at a previously more gradual rate since the time it was last inhabited in 1956. Over the last few years, a substantial portion of the building's eastern wall and a portion of the southern wall have collapsed. The two-story porch on the southern elevation is now almost entirely missing. Wood lap siding covering the adobe wall on the western elevation is bowed in places, suggesting the presence of structural trauma in the wall underneath. The wood shingle roof appears to not be watertight.

The other buildings in this grouping are largely unchanged from the date of the survey. A minor exception is the removal of a lean-to wing from the southern elevation of the office building (See page 9, Appendix A, Photo 4). This lean-to wing was likely a later addition to this building. The row of buildings including the schoolhouse are in a somewhat more deteriorated condition than they appeared in the survey, with the loss of some siding and roofing materials. (See pages 7-8, Appendix A, Photo 5).

2. Ranch Residence. This small cluster consists of two buildings, a single-story residence and barn constructed circa 1920 for the Edwards Ranch. These buildings appear to be unchanged from the date of the survey. (See page 19-20, Appendix A, Photo 14, 15)
3. Edwards House. This cluster is represented by the two-story residence constructed circa 1910 for Roger Edwards, and surrounding grounds, which feature a lawn, specimen trees and a tennis court. Related

² San Buenaventura Research Associates, 1996.

Samuel Edwards Associates merged with Limoneira Associates in 1985. At that time the Edwards Ranch-Orchard Farm property was incorporated into the company's new joint holdings and has since been operated as the Orchard Farm unit of Limoneira.

outbuildings existed as recently as the late 1960s, but apparently were no longer remaining by the time of the 1995-96 survey as no outbuildings associated with this residence were recorded in the survey. The only apparent change since the survey evaluation is the removal of an attached pergola at the main entry on the northern elevation. (See pages 21-22, Appendix A, photo x)

Ventura County Landmark Designation

The More-Edwards Adobe is designated as Ventura County Landmark #2. It was one in the first grouping of properties designated as landmarks by the Ventura County Cultural Heritage Board when this program began in 1968. The adobe was later de-designated due to concerns about its condition, but was re-designated in 1990.

3. Project Description

The proposed project will expand the current 15-acre roughly 60,000 ton per year agricultural composting operation to an approximately 70-acre, 295,000 ton per year Commercial Organics Processing Operation with an energy production component. This project will involve the following activities:

- Construction of two, 80,925 square foot buildings for the unloading, processing, screening, and sorting of green and food materials.
- Construction of a 40,000 ton per year anaerobic digestion system to produce compost, methane rich biogas, compressed natural gas, and liquefied natural gas from green and food material.
- Construction of a 75,000 ton per year positive pressure covered aerated static pile system to aerobically decompose green and food organic materials into useable compost.
- Construction of a 23,107 square foot production/packaging building and loading dock for bagging operations.
- Construction of a 25,000 square foot maintenance building for storage and maintenance of on-site mobile equipment, processing equipment and delivery vehicles.
- Construction of a two-story 13,516 square foot administration building and parking lot.
- Construction of a scale house with two scales located just south of the facility administration building.
- Construction of a 50,000 gallon domestic water tank and three 120,000 gallon fire water storage tanks.
- Construction of two water drainage retention ponds on 5.6 acres.
- Improve the intersection of Telegraph Road and Edwards Ranch Road, lengthen or construct turn pockets on Telegraph Road, widen lanes on Edwards Ranch Road, relocate power poles, etc.
- Construction of an 8-foot chain link perimeter fence and a landscape buffer along the project site boundaries.

4. Project Impact Analysis

Impact 1. The proposed project will result in the removal from agricultural use of approximately 55 acres of agricultural land that currently contributes to the significance and eligibility of the NRHP-eligible Western

Santa Clara Valley and the Edwards Ranch-Orchard Farm historic districts and a Ventura County Landmark. This activity will result in a reduction of design and setting integrity to the district and landmark, and should be regarded as having a significant adverse impact on these districts.

Impact 2. The proposed project will result in the introduction of land uses, activities and buildings in close proximity to buildings that contribute to the significance and eligibility of the NRHP-eligible Western Santa Clara Valley and the Edwards Ranch-Orchard Farm historic districts, and a Ventura County Landmark, that are out of character with the district and landmark. This activity will result in a substantial loss of integrity of setting for these features.

Impact 3. The proposed project will result in the introduction of land uses, activities and buildings in close proximity to fragile buildings that contribute to the significance and eligibility of the NRHP-eligible Western Santa Clara Valley and the Edwards Ranch-Orchard Farm historic districts, and a Ventura County Landmark. These resources currently exhibit signs of deterioration that this activity may promote further, leading to a greater degradation of these features.

Cumulative Impacts

A number of projects, both proposed and recent, have contributed to a reduction in integrity for the Western Santa Clara Valley Historic District. The construction of the Santa Paula Wastewater Recycling plant by the City of Santa Paula removed approximately fifty acres from the eastern edge of this district in 2005. The proposed Mission Rock Energy Center on ten acres located at 1025 Mission Rock Road, east of the project site, would introduce an additional use of an industrial character into the district. These changes constitute a significant cumulative impact to the integrity of setting and design for the district.

5. 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.

The demolition of a historic property cannot be seen as conforming with the *Secretary of the Interior's Standards*. Therefore, the absolute loss of a 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 a 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 a 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.

Discussion

The significant adverse impacts on the two NRHP-eligible historic districts and the designated Ventura County Landmark are to the integrity of design and setting for these properties, and reasonably foreseeable impacts to the future preservation of these properties. Therefore, a mitigation program should emphasize measures that minimize these adverse impacts through appropriate design and planning measures. The following measures should be incorporated into the CEQA analysis and county decision-making process for this project:

The project shall be screened from the historic district and landmark in such a manner as to minimize its visual impact upon the district and landmark. Screening methods may include historic landscape materials (e.g, citrus trees) planted along perimeter fences or walls, and/or tall skyline trees planted within the site to simulate wind rows, or other such materials as may be effective and appropriate for the purposes of integrating the new construction into the agricultural landscape to the greatest extent feasible.

Advisory Item: Although not a part of the project site or under the control of Agromin, the stabilization and protection of historic buildings currently exhibiting signs of deterioration and structural trauma should be addressed through the development of a comprehensive historic preservation to provide for the future maintenance and continued historically appropriate use of buildings within the historic district, and arresting the deterioration process in the immediate term. The plan should also address longer-term issues of maintenance and use in a historically-appropriate manner.



Photo 1. More-Edwards Adobe, southern and western elevations. [3-31-17]



Photo 2. More-Edwards Adobe, eastern elevation. [3-31-17]



Photo 3. More-Edwards Adobe, northern elevation [3-31-17].



Photo 4. Office Building, western elevation. [3-31-17]



Photo 5. Barns and schoolhouse, western elevation. [3-31-17]



Photo 6. Residence, northern and eastern elevations. [3-31-17]



Photo 7. Residence, western elevation. [3-31-17]



Photo 8. Residence, Eastern and southern elevations. [3-31-17]



Photo 9. Residence, western and southern elevations. [3-31-17]



Photo 10. Equipment sheds, southern and western elevations. [3-31-17]



Photo 11. Barn, southern and western elevations. [3-31-17]



Photo 12. Barn, northern elevation. [3-31-17]



Photo 13. Equipment Shed, southern and eastern elevations. [3-31-17]



Photo 14. Ranch Residence, northern and western elevations. [3-31-17]



Photo 15. Barn, northern and western elevations. [3-31-17]



Photo 16. Edwards House, eastern and northern elevations. [3-31-17]

Appendix A

Orchard Farm DPR 523 Forms
Santa Clara Valley Survey

Resource Name or #: (Assigned by recorder) Orchard Farm

D1. Historic Name: Edwards Ranch-Orchard Farm

D2. Common Name: Limoneira Ranch

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

The original Edwards Ranch was comprised of 1,023 acres and bounded roughly by Telegraph Road on the north, the Santa Clara River on the south, Ellsworth barranca on the west and Todd Barranca on the east. Edwards gradually acquired a number of other parcels, including the Beckwith Ranch on Telegraph Road, eventually reaching a total area of 1,872 acres. The Edwards Ranch headquarters grouping is located in the southwestern corner of the property, on a bench on the north side of the Santa Clara River. A large number of buildings are clustered together on the east and west sides of Edwards Ranch Road, a private road with access from Telegraph Road. The buildings are bounded by the Southern Pacific Railroad right-of-way on the north and lemon orchards on east, west and south. This grouping of buildings includes the More adobe constructed circa 1860, and a number of secondary residences built between circa 1880 and 1920; barns built between 1883 and 1930, an office and a number of sheds attached to a schoolhouse built probably during the 1860s. The district has a high degree of integrity.

In addition to the ranch headquarters, a few other smaller groupings of buildings are located on the ranch. East of the headquarters, along a private dirt road (Roger Road), is a small employee's residence and barn. To the east of this grouping is the Roger Edwards residence, garage and shed. This house is surrounded by well landscaped grounds with many mature ornamental trees and a tennis court. Northeast of this area is a small employee's house and a walnut dehydrator building along Orchard Ranch road. This district also includes the Beckwith Ranch and residence, located on the south side of Telegraph Road west of Todd Road.

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

The district is bounded on the north by Telegraph Road or the southeast boundary of the ranches facing onto Telegraph Road, on the south by the Santa Clara River, on the east by Todd Barranca and on the west by Ellsworth Barranca.

D5. Boundary Justification:

These boundaries include the original 1,023 acres of ranch property plus additional parcels added for a total of 1,872 acres.

D6. Significance: Theme

Agriculture

Area West Santa Clara Valley

Period of Significance

1860 - 1930

Applicable Criteria

A & C

Discuss district's importance in terms of its

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Orchard Farm is significant today as the oldest continuously operating ranch in the western Santa Clara Valley. The 1,043 acre Orchard Farm was originally part of the 17,773 acre Rancho Santa Paula y Saticoy granted to Manuel Jimeno Casarin in 1843. It was purchased during the late 1850s by Thomas Wallace More and his brothers, Andrew and Henry, for sheep and cattle raising. Thomas Wallace More was born in 1826 in Akron, Ohio of Scotch-Irish parents. More and another brother, Alexander, came to California during the Gold Rush of 1849 and worked in the gold fields near Marysville. Unsuccessful at mining, they began purchasing cattle and shipping them from Southern to Northern California realizing large profits. [continued]

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

Alexander, W.E. Historical Atlas of Ventura County, 1912; Cleland, Robert B. A Place Called Sespe. Los Angeles: Cleland, 1953. Gidney, C.M., Brooks, Benjamin, Sheridan, E.M. History of Santa Barbara, San Luis Obispo and Ventura Counties, CA. 2 vols., Chicago: Lewis Pub. Co., 1917; Guinn, J.M. Historical & Biographical Record of Southern California. Chicago: Chapman Pub. Co., 1902. [continued]

D8. Evaluator: Judy Triem

Date: 11/15/1995

Affiliation and Address:

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm
Recorded by: Judy Triem/San Buenaventura Research Assoc. Date 12/5/1995 Continuation Update

D6. Significance [continued]

These profits enabled them to purchase Rancho Santa Paula y Saticoy, Rancho Sespe, Rancho Lompoc and the Island of Santa Rosa, making them among the largest landholders in the state during this period (Guinn: 225). In 1859 and between 1862 and 1864, California had severe droughts, and the More Brothers suffered serious financial losses when thousands of their sheep and cattle perished. The brothers dissolved their partnership and divided their ranchos (Cleland: 89). The Rancho Santa Paula y Saticoy was sold to George G. Briggs in 1861.

During the time More was managing the ranchos in the Santa Clara Valley, he had William D. Hobson build some ranch houses for him. Hobson built the two-story adobe for More on Rancho Santa Paula y Saticoy in 1860. Hobson had come to the Ventura area from Sacramento in the late 1850s and spent some time living in the Sespe area while building other residences for More. Among Hobson's most significant buildings are the first County Courthouse and the Hill School in Ventura, both no longer in existence.

When Jefferson Crane, nephew of George Briggs, visited the adobe in 1861, he recalled Thomas More was living in the adobe residence. All three men had known each other in Ohio where they had previously lived. Briggs had been a horticulturist in Marysville and upon visiting the More ranch, he believed he could successfully raise fruit on the land. He purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from More in 1861 and moved his family to the Santa Paula area where he built a house. His wife died in 1862 and Briggs, heartbroken over her death, moved his family to Oakland. Before he left, he planted a 160 acre orchard near the adobe (Narrative of Jefferson Crane: 4). In 1867 George Briggs authorized E.B. Higgins to subdivide the Rancho and a map was prepared by surveyor W. H. Norway.

In 1883 Samuel Edwards purchased approximately 1,043 acres, including the Briggs orchard and More adobe, and called the ranch Orchard Farm. It was Edwards who built most all of the buildings except the adobe. Two of the residences and some of the sheds and a barn appear to date from the 1880s. The school, built about 1869-70, may have been moved onto the ranch when the Edwards purchased the old school parcel about 1902. Samuel Edwards, a native of England, came to California with his brother John during the Gold Rush of 1849. The brothers were successful in selling mining equipment, and in 1869 they moved to Santa Barbara and established a hardware business. Samuel Edwards continued to live in Santa Barbara while operating the Orchard Farm. His son Roger Edwards moved to the ranch about 1906 and managed it for many years, building a house east of ranch headquarters about 1910. Another son, Hubert, lived on the ranch, and eventually built a house for himself west of the ranch on Darling Road in 1924. A third son, Carl Francis, lived for awhile in the adobe residence.

The first crops raised on the ranch were lima beans, followed by sugar beets, walnuts, and eventually in the 1930s, lemons were planted.

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edwards Adobe

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

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

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

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks on east side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

The two-story Monterey Style adobe features a distinctive balcony across the front (south-facing) elevation. The balcony, with its wood balustrade, is supported by chamfered wood posts that extend from the first floor to the top of the second floor meeting the shed roof. This shed roof extends from the main low sidefacing gable roof and is covered with wood shingles. A one-story portion with a steep shed roof is located across the north side of the house. The windows and doors are symmetrically arranged with the large doublehung windows containing six over six panes with wood mouldings. The front door, both upstairs and down, is paneled with a transom window above. A chimney punctuates the roofline at the rear of the two-story roof. The adobe walls are covered with six inch wide horizontal redwood siding on all sides except the north side. The building has a concrete foundation on the southern and western elevations and a stone-mud foundation on the east elevation. The one story portion at the rear of the building has a concrete floor.

The building has retained its integrity, but is very deteriorated with collapsing walls and hanging boards and broken windows. The louvered shutters have been removed from the windows.

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

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

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

P5b. Description of Photo: (View, date, accession) Adobe, southwest elevation, 5/03/95, #0608



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1860-E ; Triem, Preliminary Investigation Edward's Adobe, 1989

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/8/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) Orchard Farm

B1. Historic Name: More adobe

B2. Common Name: Edwards adobe

B3. Original Use: residence

B4. Present Use: vacant

B5. Architectural Style: Monterey Style

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

1860-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: office, barns, residences

B9a. Architect: none

b. Builder: W.D. Hobson

B10. Significance: Theme: Agriculture

Area: West Santa Clara Valley

Period of Significance: 1860-1946

Property Type: ranch buildings

Applicable Criteria: A, C

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

The More adobe is the oldest building within the west Santa Clara Valley survey area, and the second oldest building in the Santa Clara Valley after Rancho Camulos, built in 1852. It is the only adobe within Ventura County built for a Yankee, Thomas More, who purchased the rancho land from the original grantee, Manuel Jimeno Casarin in the late 1850s. It was also built by an important Ventura County pioneer, W.D. Hobson, known as the "Father of Ventura County" because of his work in splitting Ventura County from Santa Barbara County in 1873. Hobson also built the first main school house and court house in Ventura. George Briggs, who purchased the land from More, is also significant for his role as the first major subdivider of Rancho Santa Paula y Saticoy in 1867, thus paving the way for the agricultural development of the valley. He also planted 160 acres of fruit trees near the adobe, the first effort of its kind in the survey area, and only the second orchard to be set out in the Santa Clara Valley.

The adobe is a rare example of a Monterey style adobe clad in wood siding. It is architecturally significant for its use of indigenous and imported materials and for its two-story Monterey style. The only other example of a Monterey style adobe in Ventura County is the Olivas adobe, built circa 1853 for Raimundo Olivas. This building is built entirely of adobe with adobe plaster siding.

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

HP2 - Single Family Property

HP33 - Farm/ranch

B12. References:

"Narrative of Jefferson Crane. Pt. 1" Ventura County Historical Society Quarterly. 1(Nov., 1955) 2-8.

Plat Map of Rancho Santa Paula y Saticoy, 1860.

B13. Remarks:

B14. Evaluator: Judy Triem

Date of Evaluation: 11/15/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 27 **Resource Name or #:** (Assigned by recorder) *Orchard Farm*

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

Date *9/8/1995*

Continuation Update

References [continued]

"Narrative of Jefferson Crane. Pt. 1" *Ventura County Historical Society Quarterly*. 1(Nov., 1955) 2-8.

Triem, Judith. *Preliminary Investigation of Edward's Adobe*. 1989.

Plat Map of Rancho Santa Paula y Saticoy, 1860.

U.S.G.S Maps of Santa Paula and Saticoy, 1951.

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

Page 7 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edwards Ranch- row of connected buildings, school

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

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

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

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

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

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

south of 126 Freeway and SP Railroad tracks on east side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

This cluster of five connected buildings is presently used for equipment and vehicle storage. Some of the buildings may have been moved on the site. From south to north, the first building on the south is a two-story wood frame building that was probably originally used as a residence. It has a medium gable roof covered with corrugated metal siding and a square plan. Windows have been boarded up. The only remaining door is a five paneled door with an outside staircase leading up to it on the southern elevation. The house is covered with wide horizontal wood siding and has no foundation.

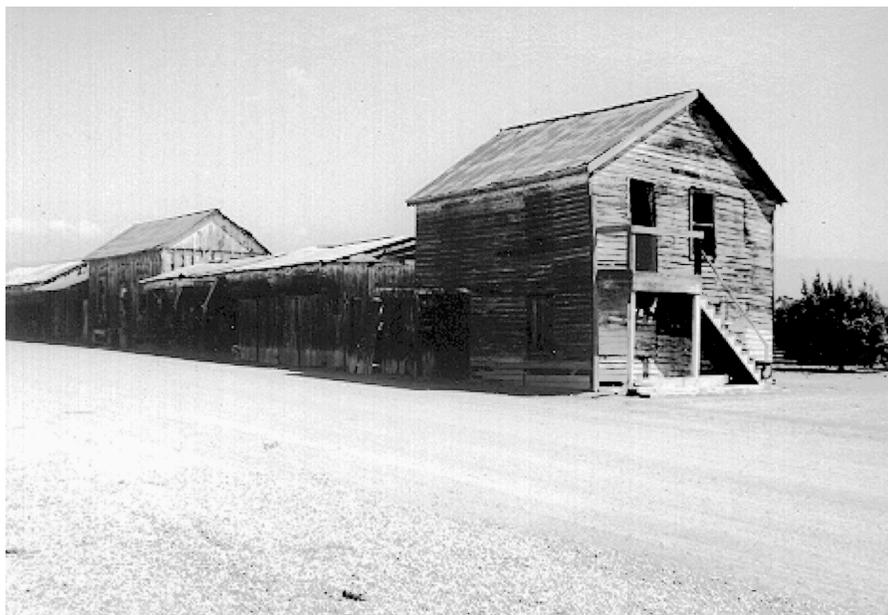
Between the house and the school building is a low gable roofed equipment shed, partially open on both sides and supported by square wood posts. The roof is corrugated metal.

North of the school are gable roofed storage sheds with corrugated metal roofs. Portions of the sheds have wood siding and portions are open for vehicle and equipment storage. All the buildings are in a deteriorated condition.

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

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

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



P5b. Description of Photo: (View, date, accession)
Sheds, southeast elevation, 5/03/95, #0613

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1870 and later

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/6/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

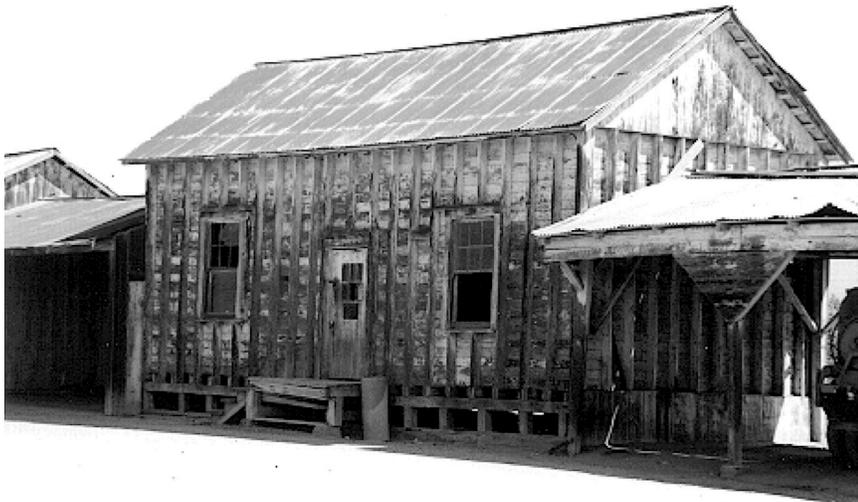
Page 8 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm
Recorded by: Judy Triem/San Buenaventura Research Assoc. Date 9/6/1995 Continuation Update

P3. Description [continued]

North of the equipment shed is a small rectangular plan building with a medium gable roof. It is believed to be the old Live Oak School, originally located at the corner of Olive and Telegraph roads. It is symmetrical in design with a centered front door flanked by two windows on the western elevation. The windows have six panes in the upper sash and a single pane in the lower sash. This windows treatment is repeated on the eastern elevation. Many of the panes are broken, and this building, like the rest in this grouping, is badly deteriorated. This building is architecturally interesting because it is built with wide horizontal siding single-wall construction, but with the studs on the outside. The building rests on a wood foundation.

The school was established in 1869-70 and was at one time a part of the Briggs School District, located midway between Briggs Road and Saticoy. By 1902 the attendance had fallen to four students, and the district was suspended. The property was sold to H.M. Edwards. The schoolhouse was located at the southwest corner of Olive Road and Telegraph Road. It is believed that Edwards moved the school to the present location at some later date.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accessio
Schoolhouse, east elevation, 5/03/95, #0615

Primary # _____
HRI # _____
Trinominal _____
NRHP Status Code 3D
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 9 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Office building

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

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

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

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks on the east side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

Adjacent to the two-story adobe residence is a small office building. It is rectangular in plan with a medium front facing gable roof and shed roof extension on the south side, covered with wood shingles. Under the open eaves are short exposed rafter tails. The building has a single front door with four glass panes and a six-paned wood window to the south. The window has wood shutters. A garage is located behind the office. The building is in fair condition.

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

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

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



P5b. Description of Photo: (View, date, accession)
Office, west elevation, 5/03/95, #0607

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/8/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

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

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 10 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch residence #7, shed

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

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

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

c. Address: Edwards Ranch Road **City** Santa Paula **Zip** 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks on the west side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

This is a one story California Bungalow style residence with a rectangular plan and a front-facing low-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster is located on the left side of the house, and is supported by tapered columns. The house is covered with narrow, horizontal clapboard siding and rests on a concrete block foundation. The open eaves have exposed rafter tails and knee-brackets. Lattice vents are found under the gable ends. The house has aluminum sliding windows with plain wood casings. At the rear of the house is a small wood shingle clad hip roofed shed with multi-paned windows and wide horizontal drop siding. An open fence extends across the front of the house containing a small yard and large mature tree. The house is in fair condition.

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

HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession)
Residence #7, northeast elevation, 5/03/95, #0606

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/8/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

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

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 11 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch residence #8

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

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

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

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks on the west side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

This is a one story folk style residence with a rectangular plan and a front-facing high-pitched, gable roof covered with composition shingles. A projecting porch, modestly Greek Revival in style, with a flat roof is located on the right side of the house, and is supported by capped square posts. The house is covered with wide, horizontal shiplap siding and rests on a partial concrete block foundation covered by a wood skirt. The closed eaves have a frieze band under the gable ends. The house has medium, multi-pane, double-hung windows with plain wood casings. The windows have six panes on the upper sash over a single pane on the lower sash. A shed roof addition has been made to the northern elevation of the house with additions to the rear as well. The house is in good condition.

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

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

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



P5b. Description of Photo: (View, date, accession)
Residence #8, southeast elevation, 5/03/95, #0604

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1885-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/11/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

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

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 12 of 27 **Resource Name or #:** (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch residence #9

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

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

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

c. Address: Edwards Ranch Road **City** Santa Paula **Zip** 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks on the east side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

Facing the road, just south of the office, is this one story gable-on-hip roof residence covered with composition shingles. Eaves are closed with lattice vents on the south end and a louvered vent on the north end. The porch is recessed on the south side of the building, and is supported by square supports below exposed rafters and beam. The balustrade is enclosed with wood siding to match the house. Windows are found singly, in pairs and in threes. Some windows are double-hung four-over-four panes with wood casings. The house is covered with medium horizontal clapboard siding and rests on a concrete or wood pier foundation covered with a wood skirt. A brick chimney punctuates the roofline. The house has retained its integrity and is in good condition.

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

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

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

P5b. Description of Photo: (View, date, accession)
Residence #9, west elevation, 5/08/95, #1200

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/8/1995

P10. Survey Type: (Describe)

Intensive



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

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

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

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

Page 13 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch residence #10

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

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

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

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks on the east side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

This is a one story residence with an I-shaped plan and a front-facing medium-pitched, gable roof covered with composition shingles. The shallow eaves are open. A projecting porch with a hip roof and exposed rafters and a spindle baluster is located on the right side of the house, and is supported by square posts. The house is covered with board and batten siding and rests on a concrete perimeter foundation covered with a vertical board skirt. A brick chimney is located on the ridge of the house. The house has a large front multi-pane wood window next to the front door and an aluminum slider windows with plain wood casings north of the porch. The single door has vertical panels. Changes to this folk house with its gable front and wing plan are seen in the partial enclosure of the front porch and changes to front windows. Behind the house is a small shed roof tool shed, a wood carport with metal roof and a basketweave wood fence. The house is in fair condition.

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

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

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



P5b. Description of Photo: (View, date, accession)
Residence #10, west elevation, 5/08/95, #1201

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1910-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/8/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

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

Page 14 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch - barn
P2. Location: Not for Publication Unrestricted a. County Ventura
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Saticoy Date 1951 T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: Edwards Ranch Road City Santa Paula Zip 93060
d. UTM: (Give more than one for large and/linear resources) 11 ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of 126 Freeway and Southern Pacific Railroad tracks at end of Edwards Ranch Rd. Parcel No. 90-180-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and b)
South of the residential area is a cluster of large barns. One is long, rectangular in plan, one-and-a-half-stories in height with a medium high gable roof topped with two gabled cupolas with louvered vents. The building is covered with wide horizontal drop siding and has several large sliding wood doors on tracks. A single-story shed roof board-and-batten addition is located at the west end. The building rests on concrete piers at the corners. The building is in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP4 - Ancillary Building HP33 - Farm/ranch
P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession)
Barn, northwest elevation, 5/03/95, #0602

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1883-1930-E

P7. Owner and Address
Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

P9. Date Recorded:
P10. Survey Type: (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none")
San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

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

Page 15 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edwards Ranch - barns

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

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

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

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

Behind and to the south of the barn is another one-and-a-half-story barn with a medium pitched gabled roof. The roof is covered with corrugated metal and the building with board-and-batten siding. A large openings on the southern and northern elevations are covered by large wood doors rolling on metal tracks. The building is in fair condition.

P3b. Resource Attributes: (List attributes and codes)

HP4 - Ancillary Building

HP33 - Farm/ranch

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

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



P5b. Description of Photo: (View, date, accession)
Barn, northwest elevation, 5/03/95, 0601

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1900-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 11/16/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

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

Page 16 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch - implement shed

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

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

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

c. Address: Edwards Ranch Road City Santa Paula Zip 93060

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

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

south of 126 Freeway and Southern Pacific Railroad tracks on west side at end of Edwards Ranch Rd.

Parcel No. 90-180-08

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

Located to the west of the cluster of ranch buildings is a long implement shed used for storage of agricultural equipment and automobiles. The shed is covered with a low gable roof of corrugated metal and supported by square wood posts on concrete piers. The building is partially enclosed at the north end with corrugated metal siding. It is in fair condition.

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

HP4 - Ancillary Building

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

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



P5b. Description of Photo: (View, date, accession)
Implement shed, northeast elevation, 5/03/95, 0610

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

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

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

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

P9. Date Recorded: 11/16/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

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

Page 17 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edwards Ranch- walnut dehydrator & residence #5

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

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

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

c. Address: 12390 West Telegraph Road **City** Santa Paula **Zip** 93060

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

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

South of Telegraph Road along east side of Orchard Farm Road

Parcel No. 96-010-01

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

This rectangular plan building has a high pitched gable roof covered with metal siding and two small gabled and louvered vents at the ridge line. The gable on the eastern elevation is broken and forms a shed roof that extends low on the corner of the building. The west end is partially open with corrugated metal siding. There are other small openings on the north side of the building. The building is covered with vertical wide board siding.

A small hipped roof residence is located west of the barn directly along the dirt road. It is covered with small concrete block siding with a carport attached to the north side.

P3b. Resource Attributes: (List attributes and codes) HP4 - Ancillary Building HP33 - Farm/ranch

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

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



P5b. Description of Photo: (View, date, accession)
Barn, northwest elevation, 8/21/95, #1612

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1910-E (walnut dehydrator)

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded:

P10. Survey Type: (Describe)

Intensive

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

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

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

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

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 18 of 27 **Resource Name or #:** (Assigned by recorder) *Orchard Farm*

P1. Other Identifier: *Edwards Ranch - barn*

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

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

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

c. Address: *Edwards Ranch Road* **City** *Santa Paula* **Zip** *93060*

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
south of 126 Freeway and Southern Pacific Railroad tracks at end of Edwards Ranch Rd.

Parcel No. *90-180-08*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and b)
A large open sided building stands at the southern edge of the cluster of buildings. It has a medium-pitched gable corrugated metal roof that projects out over the open sides. The building is covered with corrugated metal siding.

P3b. Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building* *HP33 - Farm/ranch*

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

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

P5b. Description of Photo: (View, date, accession)
Barn, northwest elevation, 5/08/95, #1204

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1920-E

P7. Owner and Address
*Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060*

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

P9. Date Recorded: *11/16/1995*

P10. Survey Type: (Describe)
Intensive



P11. Report Citation: (Cite survey report and other sources, or enter "none")
San Buenaventura Research Associates, 1996, West Santa Clara Valley Cultural Heritage Survey, Phase V. General Services Administration

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

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

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 19 of 27 **Resource Name or #:** (Assigned by recorder) *Orchard Farm - Roger Road*

P1. Other Identifier: *Edward's Ranch Employee's residence & barn*

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

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

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

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

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

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

Located on Roger Road, north of Santa Clara River bed, east of Edwards Ranch Road and south of Santa Paula Freeway (Hwy 126)

Parcel No. *90-180-08*

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

This is a one-story California Bungalow style residence with a rectangular plan and a side-facing medium-pitched, gable roof covered with composition shingles. A projecting porch with a vertical slat baluster is centered on the front of the house, and is supported by double square posts with a decorative wood pattern between the posts. The house is covered with alternating narrow and wide horizontal clapboard siding and rests on a wood pier foundation. The open eaves have exposed rafter tails and knee-brackets. It has lattice vents under the gable ends. A brick chimney is located on the east side of the house. The house has narrow, four-over-one, casement windows with plain wood casings. The house is in fair condition.

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

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

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



P5b. Description of Photo: (View, date, accession) *Residence, northwest elevation, 5/08/95, #1212*

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1920-E

P7. Owner and Address

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

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

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

P9. Date Recorded: *9/12/1995*

P10. Survey Type: (Describe)

Intensive

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

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

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

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 20 of 27

Resource Name or #: (Assigned by recorder)

Orchard Farm - Roger Road

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

Date 9/12/1995

Continuation Update

P3. Description [continued]

Barn

West of the house is a single car flat roofed garage and a large two-story barn. The barn is built against the hillside and has a long saltbox type roof on the east side with a gable roof on the taller west side. The barn is covered with wide vertical board siding.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accessio
Barn, east elevation, 5/08/95, #1211

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

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

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Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Edward's Ranch - Roger G. Edwards residence

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

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

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

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

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

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

Located on Roger Road, north of Santa Clara River bed, east of Edwards Ranch Road and south of Santa Paula Freeway (Hwy 126)

Parcel No. 90-180-08

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

A somewhat rare example of Prairie style architecture, this two-story residence has a low pitched hip roof covered with composition shingles and built in a t-shaped plan. Decorative rafter tails are found under the broad open eaves. A band of wood casement windows wraps around three sides of the second story. In addition, multi-paned double hung windows are located on both the first and second floors. The first floor also has a French door located on the west end of the front facade. The front porch, located on the eastern elevation, has a small concrete stoop and brick foundation with a centered door flanked by casement windows. The single wood door has four panes in the upper half. A pergola projects over the porch. A large rectangular bay window, covered with a short shed roof, projects from the center of the house. A very large window, divided into four narrow panes, is located on the eastern elevation, over the stair landing. The first floor windows have shelf mouldings with plain wood casings on the second floor windows. The house features three brick chimneys, one on the east, the west and in the center of the roof. The house is covered with wide horizontal beveled siding and rests on a wood and concrete pier foundation covered with a vertical board skirt. The house is in good condition with only minor alterations. A concrete block porch and metal railing replaced an earlier wood porch at the rear east side of the house.

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

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

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



P5b. Description of Photo: (View, date, accession)
Residence, north elevation, 5/08/95, #1206

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1910-E

P7. Owner and Address

Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060

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

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

P9. Date Recorded: 9/12/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 22 of 27

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) Orchard Farm

B1. Historic Name: Roger G. Edwards Residence

B2. Common Name:

B3. Original Use: single family residence

B4. Present Use: same

B5. Architectural Style: Prairie

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

1910-E; Carleton Monroe Winslow, remodel, 1929 (may have been interior, because exterior appears original)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: garage, shed

B9a. Architect: Albert C. Martin

b. Builder: unknown

B10. Significance: Theme: Agriculture

Area: West Santa Clara Valley

Period of Significance: 1860-1946

Property Type: ranch buildings

Applicable Criteria: A, C

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

The Roger Edwards residence and grounds are significant architecturally because of their association with prominent architect Albert C. Martin. Martin designed the Ventura County Courthouse in 1912 in addition to several other important buildings in Ventura County, both public buildings and private residences for local ranchers. By the 1920s he had moved his practice to Los Angeles where it continues today under his son and grandsons. The firm attained notoriety in Los Angeles, with their joint design for the Los Angeles City Hall in the 1920s and the Million Dollar Theater in 1918 to name just a few.

Roger G. Edwards, one of the five children of Samuel Edwards, managed the Edwards Ranch from about 1906 until 1946 when Eliot Blanchard became manager. Roger Edwards served on the board of several local banks and was elected to the state assembly from Ventura County in 1916. In 1985 the ranch (Samuel Edwards Associates) joined the Limoneira Company to become the largest agri-business in the Santa Clara Valley today.

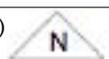
B11. Additional Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

HP2 - Single Family Property

B12. References:

- Gebhard, David. *A Catalog of the Architectural Drawing Collection*, UCSB, 1983
- Interview with Brooke Sawyer, 12/5/95; Interview with Elizabeth Blanchard, 3/14/96

(Sketch Map with north arrow required.)



B13. Remarks:

B14. Evaluator: Judy Triem

Date of Evaluation: 11/15/1995

(This space reserved for official comments.)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 23 of 27 **Resource Name or #:** (Assigned by recorder) Orchard Farm

Recorded by: Judy Triem/San Buenaventura Research Assoc. **Date** 9/12/1995 Continuation Update

Roger G. Edwards Residence

A formal garden surrounds the front and sides of the house and contains numerous ornamental trees and shrubs with vast expanses of lawn. On the west side of the house is a tennis court surrounded by a brick wall.

The house is located in the middle of a lemon orchard accessed down a long private drive from the main road, itself a private road called Roger Road. Behind the main house is a two-car garage with a gable roof and wide horizontal siding. To the east is a small gable roofed shed with horizontal siding.

Primary # _____
HRI # _____
Trinominal _____
NRHP Status Code 3D
Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 24 of 27

Resource Name or #: (Assigned by recorder) Orchard Farm

P1. Other Identifier: Charles F. Beckwith Ranch

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

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

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

c. Address: 13244 West Telegraph Road City Santa Paula Zip 93060

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

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

Parcel No. 96-010-02

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

This one-story Craftsman Bungalow features distinctive stonework in the prominent porch and porte cochere. Rectangular in plan, the medium gable roof projects over the porch and contains knee brackets and a multi-paned window. Under the broad open eaves are exposed knee brackets and beams. The porch is supported by square stone piers topped with tapered wood posts and a concrete capped stone balustrade. A three-part slanted bay window is located at the southeast corner. The medium-wide wood sash windows are double-hung and fixed with diamond shaped panes in the upper portion of the sash and wood mouldings that are angled at the top. The centered front door is flanked by two narrow sidelights. The house is covered with medium horizontal clapboard siding and rests on a concrete perimeter foundation. The house is set back just slightly from the main road and has a small yard surrounded by mature trees and shrubs and a split rail fence. At the rear of the yard is a one-car garage in the same style as the house.

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

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

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



P5b. Description of Photo: (View, date, accession)
Residence, northeast elevation, 6/15/95, #1505

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

1912-E

P7. Owner and Address

Limoneira Company
1140 Cummings Rd.
Santa Paula, CA 93060

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

P9. Date Recorded: 8/10/1995

P10. Survey Type: (Describe)

Intensive

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 25 of 27

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) Orchard Farm

B1. Historic Name: Charles F. Beckwith Residence

B2. Common Name: None

B3. Original Use: ranch

B4. Present Use: ranch

B5. Architectural Style: Craftsman Bungalow

B6. Construction History: (Construction date, alterations, and date of alterations)
1912-E

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

B8. Related Features: garage, employee residences, sheds, water-related buildings and structures

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Agriculture

Area: West Santa Clara Valley

Period of Significance: 1860-1946

Property Type: ranch buildings

Applicable Criteria: A, C

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

This residence is one of the few remaining buildings originally owned by the Beckwith Family, who once owned several hundred acres of adjacent land and several older residences. It reflects the growth of the second generation of Beckwiths, whose ancestors first came to the Santa Paula area in 1872 and eventually acquired 700 acres adjacent to this property. The Appleton and Francis Beckwith families raised cattle and hogs and walnut trees. The house is an excellent example of Craftsman style architecture and has maintained its integrity within its original agricultural setting.

Eventually the Beckwith Ranch was purchased by the Edwards Family and became part of Orchard Farm (Edwards Ranch). The 1,872 acre Edwards Ranch joined the Limoneira Company in 1985.

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

HP2 - Single Family Property

B12. References:

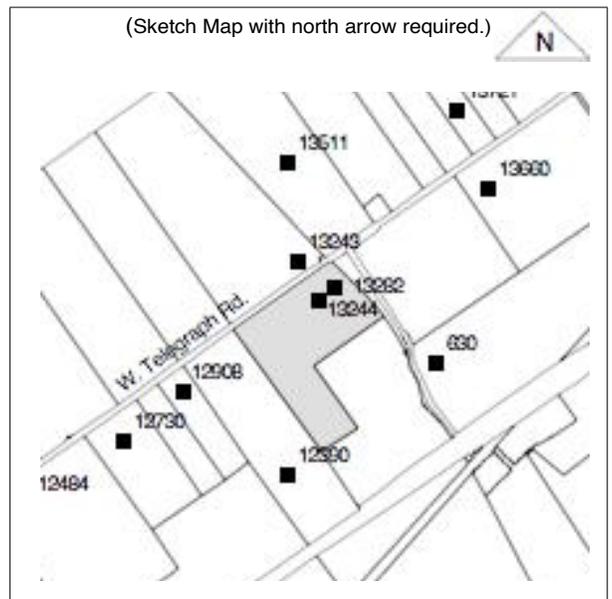
Alexander, W. *Historical Atlas of Ventura County*, 1912.
Gidney, Brooks & Sheridan. *History of Santa Barbara, San Luis Obispo & Ventura Counties*. Chicago: Lewis Publishing Co., 1917.

B13. Remarks:

B14. Evaluator: Judy Triem

Date of Evaluation: 11/15/1995

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 26 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm
Recorded by: Judy Triem/San Buenaventura Research Assoc. Date 11/8/1995 Continuation Update

P3. Description [continued]

13282 W. Telegraph Road, employee residence

This is a one-story Cottage style residence, built ca 1912, with a rectangular plan and a medium-high pitched, hip roof covered with composition shingles. Exposed rafters are located under the open eaves. Windows are one-over-one wood sash with wood casings found in pairs or singly. A pergola extends from the north elevation. The house is covered with board-and-batten siding and rests on a concrete perimeter foundation.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accessio
Residence, east elevation, 9/07/95, #1807

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 27 of 27 Resource Name or #: (Assigned by recorder) Orchard Farm
Recorded by: Judy Triem/San Buenaventura Research Assoc. Date 11/8/1995 Continuation Update

P3. Description [continued]

13284 W. Telegraph Road, employee residence

This is a one-story ranch style residence, built ca 1940, with a rectangular plan and a medium-pitched, hip roof covered with composition shingles. The house is covered with stucco siding and rests on a concrete perimeter foundation. The eaves are open. The house has medium steel casement windows with wooden shutters.

A dirt drive comes in along the east side of the residences adjacent to Todd Barranca. The houses have small yards with shrubs and chainlink fencing and are surrounded by lemon orchards. South of the houses is a metal implement shed with enclosed attached garage with wood windows and another shed overhanging the barranca housing water pumps and equipment. It appears to be some sort of diversion equipment through which the water is channeled.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accessio
Residence, east elevation, 9/07/95, #1808