

Historic Resources Survey & Context for the

TOWN OF SATICOY

— VENTURA-CO - CALA —



Prepared for the
County of Ventura Planning Division
by

 **SAN BUENAVENTURA
RESEARCH ASSOCIATES**
HISTORIC · RESOURCES · CONSULTING
■ 1328 WOODLAND DRIVE ■ SANTA PAULA CA 93060 ■

PUBLIC DRAFT

February 2014

Historic Resources Survey & Context

for the

Town of Saticoy

Ventura County, California

Prepared for the
County of Ventura Planning Division

Ventura County Cultural Heritage Board

Don Shorts, District 1
Ricki Mikkelsen, District 2
John Kulwicz, District 3
Patricia Havens, District 4
Gary E. Blum, District 5
Stephen Schafer, At Large
Miguel Fernandez, At Large

Ventura County RMA Staff

Shelley Sussman
Rosemary Rowan
Jennifer Padre
Nicole Doner
Ruchita Kadakia

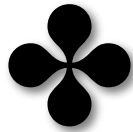


The work upon which this publication is based was funded in whole or in part through a grant awarded by the Strategic Growth Council.
The statements and conclusions of this report are those of the Grantee and/or Subcontractor and not necessarily those of the Strategic Growth Council or of the Department of Conservation, or its employees. The Strategic Growth Council and the Department of Conservation make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.

Cover photo: Saticoy Southern Pacific Railroad Depot, late 1940s. Collection of Stephen Schafer, used with permission.

Table of Contents

❖ Introduction and Summary of Findings	1
❖ Historic Context	1
What is a Historic Context?	1
Saticoy Historic Contextual Periods	1
Saticoy Historic Contextual Significance Themes	1
Street Naming Conventions in this Report	2
1. Prehistory, Mission and Rancho Periods	4
2. Pioneer Settlement (1870-1887)	5
3. Two Townsites (1887-1912)	6
A. Commercial and Residential Development	9
B. Social and Cultural Life	10
C. Architecture	12
4. Railroad Saticoy (1912-1945)	12
A. Commercial and Residential Development	14
B. Social and Cultural Life	16
C. Architecture	17
5. Postwar Era (1945-1968)	17
A. Commercial and Residential Development	17
B. Social and Cultural Life	19
C. Architecture	20
❖ Selected Sources	22
❖ Historic Resources Survey	25
What is a Historic Resources Survey?	25
1. Saticoy Survey Methodology	25
2. Field Survey Methodology	26
3. Tabular Survey Results	28
4. Intensive Level Survey Results	29
Criteria for Significance and Designation	30
Recommended Procedures	33
Review Thresholds and Standards	35



Introduction and Summary of Findings

❖ Introduction and Summary of Findings

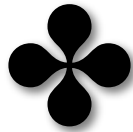
This report was prepared for the County of Ventura Resources Management Agency, by San Buenaventura Research Associates (SBRA) of Santa Paula. The contract for this project between the County of Ventura and the consultants was executed in May, 2013. Work on the Historic Context Statement began in the spring of 2013 and the survey undertaken during the summer, with property-specific research occurring during the spring and fall. Final evaluations of properties in the survey area, and this report, were completed in January 2014. The project team for SBRA was Judy Triem and Mitch Stone, principals; and Susan Zamudio-Gurrola, research assistant.

This report consists of a Historic Context Statement for the unincorporated community of Saticoy in Ventura County, California, and a limited-scope reconnaissance-level historic resources survey of the community. The Historic Context Statement can be found in the first section of this report. The second section of the report outlines the methodology and conclusions of the survey, including a table of results by parcel, and DPR-523 forms documenting 24 properties. The survey report section also includes recommendations to the County of Ventura for adopting and refining review procedures for historic resources in Saticoy.

Tabular results of the survey are found in Appendix A. The DPR forms are found in Appendix B. Digital photos taken by the consultants in connection with the survey were provided to the county on disc, and the survey documents in digital file form.

The survey area consisted of 311 assessor parcels, covering an area of roughly 238 acres. The general results of the survey are summarized in the table below.

Number of Parcels	Status Code	
3	3s	Found to be individually eligible for listing on the National Register of Historic Places (two of these properties are already listed as Ventura County Landmarks).
21	5s3	Found to be individually eligible for designation under Ventura County Criteria.
196	6z	Ineligible, due to insufficient age or integrity.
45	7r	Eligibility status not determined.
46	--	Vacant land, parking lots, open storage yards, flood control, etc.
311		



❖ Historic Context

What is a Historic Context?

A historic context statement is an organizing structure for interpreting history that groups information about historical resources sharing a common theme, common geographical area, or a common chronology. The development of a historic context is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historical resources, based upon comparative historic significance within an established framework.

Saticoy Historic Contextual Periods

The historic context for Saticoy has been divided into four chronological periods, each marked by the major historic events that define the social and physical character of the community. The first time period, **Pioneer Settlement** (1870-1887), is only briefly described in this context statement because no historic resources remain from this period and all of the settlement activity during this period occurred outside of the survey area. The **Two Townsites** period (1887-1912) discusses the early development of Saticoy, and the competing townsites, from the arrival of the Southern Pacific Railroad to the area, ending with the completion of the Saticoy bridge over the Santa Clara River in 1912. The third time period, **Railroad Saticoy** (1912-1945), describes the period after the completion of the bridge, as Saticoy developed into a crossroads community. The final time period, **Postwar Era** (1945-1968), describes the changes that occurred in Saticoy along with the suburbanization of Ventura County after World War II. Although other important events have occurred in Saticoy since 1968, this context ends in a year reflecting the conventional fifty year limit (minus five years) for considering properties to be potential historic resources.

Saticoy Historic Contextual Significance Themes

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

The **Commercial and Residential** theme discusses the character and distribution of these key development types within the community. This theme provides an overall picture of how the community grew within each time period, including industrial development. The **Architecture** theme discusses the variety of architectural styles found in each contextual period. The **Social and Cultural** theme addresses the variety of institutions developed to meet the educational, recreational, and worship needs of the community.

The historic contextual periods, themes and sub-themes, and the resources expected to be found in relationship to each, are summarized in the table below. Each contextual time period in the table is numbered, the

themes identified by letter, and sub-themes by small Roman numerals. This organization of periods, themes and sub-themes will assist in the subsequent historic property identification processes by providing a method by which the historical significance of individual properties can readily be established. For example, a commercial building constructed in 1900 might be found to be historically significant under contextual theme 2Ai (commerce) and 2Aii (industry). A property's historical significance may be related to more than one period, theme or sub-theme. In the above example, if the property is also representative of an architectural style, it could also be found to be significant under contextual theme 2C.

		Contextual Periods and Resources				
		1	2	3	4	5
		Prehistory, Mission, and Rancho	Pioneer Settlement	Two Townsites	Railroad Saticoy	Postwar Era
Themes	Sub-Themes	5500 BC-1870	1870-1887	1887-1912	1912-1945	1945-1968
A. Commercial and Residential Development	i. commerce ii. agriculture and industry iii. transportation iv. settlement	N/A	N/A	commercial buildings, warehouses, residences	commercial buildings, warehouses, residences	commercial buildings, warehouses, residences
B. Social and Cultural Life		N/A	N/A	library, parks, churches, schools	library, parks, churches, schools	library, parks, churches, schools
C. Architecture		N/A	N/A	Victorian, Folk Victorian	Neocolonial, California Bungalow	Ranch, Modern, Roadside

Street Naming Conventions in this Report

The street names in the Saticoy Townsite were change during the 1960s from the original letters and numbers found on the recorded maps to mainly the names for flowers in Spanish. The convention in this report is to use either the historic street name followed by the current name in parenthesis, or vice-versa, where appropriate. The table below provides a general reference to the historic and modern street names in Saticoy.

Historic Name	Current Name		Historic Name	Current Name
Third Street	Rosal Lane		A Street	Clavel Avenue
Fourth Street	Nardo Street		B Street	Amapola Avenue
Fifth Street	Azahar Street		C Street	Alelia Avenue
Sixth Street	Violeta Street		D Street	Los Angeles Avenue
Seventh Street	Aster Street		E Street	Wells Road (SR 118)

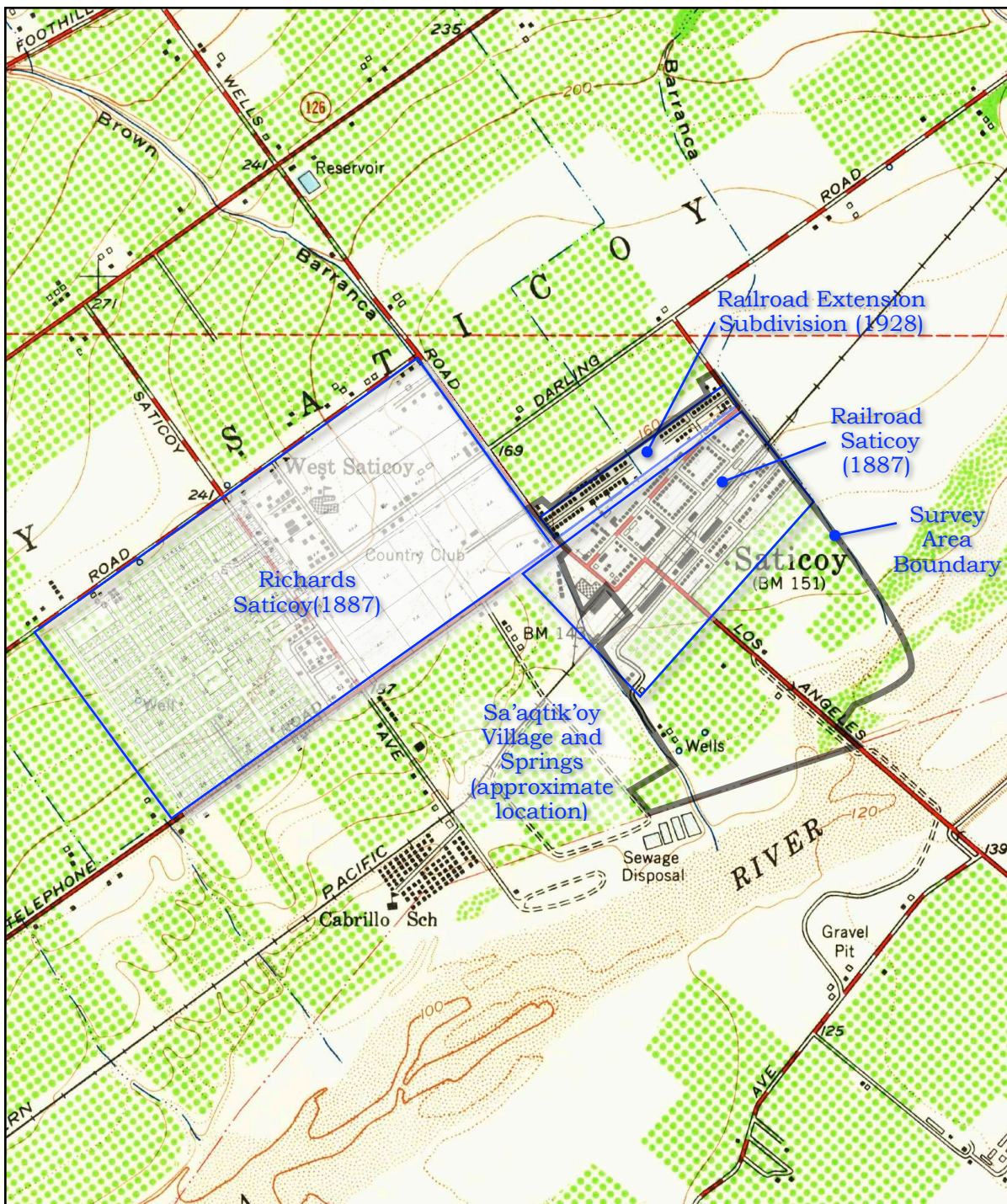


Figure 1. Locations Described in Text
Source: USGS 7.5' Quadrangle, Saticoy CA, 1951, with notations by San Buenaventura Research Associates, 2013

1. Prehistory, Mission and Rancho Periods

The town of Saticoy takes its name from the important Chumash village of *Sa'aqtik'oy* once located in the area around the Saticoy Springs. The Chumash name means "place sheltered by the wind." The prehistoric settlement site was located roughly north of the Santa Clara River between Wells Road and S. Saticoy Avenue and south of Telephone Road. Native American occupation dates back to 5500 years BC, referred to by archeologists as the Early Period (5500 BC to 1400 BC), also called the Oak Grove or Encinitas period. The artifacts found to substantiate occupation during this period are the milling stones found at this location. Archeologists further define a Middle Period dating from 1400 BC to 1150 AD. Artifacts include ornaments and projectile points that indicate a culture moving from diets of hard seeds to fish and small animals. The final period before contact with Spanish missionaries in 1782 is referred to as the Late or Chumash period and dates from 1150 to 1782. Artifacts characterizing this period include mortars and pestles for grinding acorns as well as shell and stone beads used in trading. Artifacts from all three periods have been found on the Rancheria of *Sa'aquik'oy* indicating that the site was continuously occupied by Native Americans from the Early period through the 1860s.

By the time of the founding of Mission San Buenaventura in 1782 the village of *Sa'aqtik'oy* had evidently been reduced to a minor or seasonal native settlement. It was not actively operated as a *rancheria* (agricultural outpost) by the Mission, nor did any Chumash converts in Mission records report *Sa'aqtik'oy* as their village of origin. Chumash resettlement of *Sa'aqtik'oy* was undertaken after the secularization of the Missions in 1834. Luis Francisco, a resident of *Sa'aquik'oy*, petitioned Governor Pio Pico in 1845 for a land grant in Saticoy that was declined. Rancho Santa Paula y Saticoy had been awarded to Manuel Jimeno Casarín two years earlier. Francisco became chief of the Saticoy *rancheria*. In the fall of 1863 he presided over a fiesta that drew some 300 Indians from Ventura, Santa Barbara, Tejon, and other places. When Francisco died in 1864, Pomposa was elected to take his place. (Nunis, 1977: 107)

Pomposa, daughter of Maria Pomposa and Francisco de los Ynocentes, was married in 1851 to Odorico Chomo, an Indian from Mission Santa Barbara. They settled in Saticoy and are listed among Saticoy Indians in the 1852 and 1860 censuses. The last major Chumash ceremonial gathering was presided over by Pomposa in 1869. The celebration lasted five days, drawing Chumash leaders from Santa Inez, Santa Barbara and San Fernando for singing and dancing. With the death of Pomposa's husband Odorico during the 1870s, she became the last native person living at Saticoy. She moved to Ventura where she died in January 1880. (Hudson et al., 1977; McClendon and Johnson, 1999: 271; Clericuzo, 2010: 2-4; Nunis, 1977: 91-93) [Figure 1]

Attilio Vanoni, a native of Italy, purchased approximately 117 acres of land in 1916 from the Pacific Improvement Company that included the Saticoy Springs and the former *Sa'aqtik'oy* village site. The Vanoni family including Attilio, Romita, his wife, and five children, farmed the site they called Rancho Attilio continuously from 1916 until recent years. A family home and barn were built in the early 1920s adjacent to the village cemetery site. In the early years Vanoni grew row crops, installing French drains in order to rid the property of the marsh created by the springs. The family was apparently unaware of their property having been a former Chumash *rancheria* until they prepared the land for a switch from row crops to walnut trees in 1931. A large number of milling stones and other artifacts were unearthed while laying pipelines. Some of these items were donated to the Ventura County Museum.

A more intense investigation occurred in 1954-55 during grading the land for a citrus grove. Four archaeological sites were recorded by Dr. Charles Rozaire, a graduate archaeology student at UCLA. Rozaire had identified the four sites as CA-VEN-31, 32, 33 and 34. During the late 1970s through the 1990s various archeological investigations took place on or near the Vanoni property. Robert Lopez, professor of Archeology at Moorpark College, compiled information on all the investigations and determined that the Vanoni property that had once been home to the *Sa'aqtik'oy* Chumash village was irreparably damaged due to ditch digging for pipelines, land grading, and earth movement with bulldozers. Over 5,000 years of archaeological evidence had been mixed together. In 1987 the Vanoni family sold all but their home site to a development company but no development occurred on the property until 2003. Today the area still includes the Vanoni Homestead of 2.7 acres plus a housing development that covers VEN-34; a Veterans Center on CA-VEN-33; and a Chumash Preservation Site, 20 acres located in the area of CA-VEN-31 and 32. The Chumash Village of *Sa'aqtik'oy* was essentially destroyed with the construction of these recent buildings. The site was declared a Point of Interest by the Ventura County Cultural Heritage Board in 1988. (Clericuzio, 2010: 45)

In the early 1930s, ethnographer John P. Harrington interviewed several Ventura County Native Americans. His papers became part of the National Anthropological Archives of Smithsonian Institution and have since been researched by local archeologists resulting in the book *Eye of the Flute*, as well as many journal articles. One article lists Francisco More as an informant of Harrington. Born around 1859, More was the illegitimate son of Thomas Wallace More, owner of Rancho Santa Paula y Saticoy at that time. He was raised in the Saticoy Indian community and was living in Saticoy in the 1930s when he was photographed by Harrington along with Jose Juan Olivas. (McLendon and Johnson, 1999: 292-3)

With secularization, the Saticoy area became part of Rancho Santa Paula y Saticoy. This 17,773 acre land grant covered most of the Santa Clara Valley bottomlands from Saticoy, east to Santa Paula Creek. The grant was awarded to Manuel Jimeno Casarín by the government of Mexico in 1843 for his service as Secretary of State under Governor Micheltorena. An absentee landowner, Casarín died in Mexico in 1853 probably never having lived on his land, which was operated as a cattle ranch and vineyard by a *majordomo*. The ranch headquarters is thought to have been located on a site in present-day Santa Paula.

As was the case with most Spanish and Mexican land grants in Alta California, establishing boundaries of the vaguely-described ranchos was a lengthy and expensive legal process. This, together with an extended drought, led to the forced sale of many ranchos to the monied Americans flooding into California after 1850. These new owners often spent a decade or more proving the titles through the patenting process. Rancho Santa Paula y Saticoy was purchased by a group of investors led by John P. Davidson. They patented the land title in 1860. (Stone, 2011: 11-12)

2. Pioneer Settlement (1870-1887)

The first American settlers on Rancho Santa Paula y Saticoy were Thomas, Henry, and Alexander More. The rancho was only one of several in the Santa Clara Valley acquired by the brothers. Thomas More constructed a two-story adobe residence that still stands near the Santa Clara River, midway between today's Saticoy and Santa Paula. The More Brothers sold the rancho and adobe to George G. Briggs. A horticulturist from Marysville, Briggs hoped to transform the land into productive fruit orchards and a temperance colony.

The hardships of working the arid land and the death of his wife led Briggs in 1867 to hire E.B. Higgins to subdivide the rancho into 150 acre parcels for sale. In so doing, Briggs' unsuccessful efforts became an opportunity for ranchers of moderate means to purchase workable family farms. Among the earliest settlers in the Saticoy district in the 1860s was Jefferson Crane, a nephew of George Briggs. He migrated to the area to work for his uncle, but stayed on after his uncle sold out. He settled closer to Santa Paula, but his son Lincoln Crane purchased a ranch near Saticoy and operated a general merchandise business at Fifth and D streets with his brother, Emmet Crane.

A reliable water supply was the missing ingredient for successful farming in the Santa Clara Valley. The Farmer's Canal and Water Company, formed in 1869, constructed a canal to divert surface flows from the Santa Clara River to farms north of the river between Santa Paula and Ventura, including present-day Saticoy, immediately improving the prospects for the agricultural development of the area. By the early 1870s, the sprawling Saticoy Township was established as one of three administrative districts in Ventura County (then still a part of Santa Barbara County), encompassing all of Rancho Santa Paula y Saticoy, most of the Oxnard Plain, and much of the county's northern backcountry. Due to the immense size of the Saticoy Township in these early years, pinpointing the location of Saticoy events described in early historical literature can be a complicated matter.

The founding of Saticoy as a pioneer settlement is generally credited to William De Forest Richards. A New York native, Richards arrived in California in 1868, purchasing 850 acres to the west of present-day Saticoy. Over the next several years, additional settlers were attracted to the area, and a small village sprung up to serve the growing rural outpost. Precise location information is scarce, but the available historical evidence suggests that the center of the nascent community consisted of a school, post office, blacksmith shop, hotel, and general store clustered along today's Telephone Road, west of Saticoy Avenue. The survey area does not encompass the location of this first Saticoy settlement, which is located to the west of the present-day unincorporated community of Saticoy, an area now largely within the city limits of the city of Ventura. (Storke, 1891)

In 1873 pioneer settler Eugene A. Duval was appointed postmaster at the newly-founded Saticoy post office, marking the official starting point of a recognized locale. The following year, Saticoy was sufficiently established to become a stop on the Santa Clara Valley line of the Atlantic & Pacific Stage Company. A small but definable community called Saticoy had emerged on the western end of the Santa Clara Valley. The principal cash crops for early settlers in the area were the dry farming of grains, seeds, beans, and English walnuts.

Almost before it began, the evolution of Saticoy into a substantial town faced powerful headwinds. In 1872 Saticoy's fortunes took a turn, and not for the better, when the competing townsite of Santa Paula was recorded less than ten miles to the east. As the decades wore on, it became evident that Saticoy would not prevail in the ensuing struggle for community building in the Santa Clara Valley.

3. Two Townsites (1887-1912)

The "Boom of the 1880s" was a regional event precipitated by the arrival of the railroad in Southern California, setting off a brief but important surge of immigrants to the area, and wild speculation in land. In Ventura County, the Southern Pacific line from Saugus through the Santa Clara Valley to Ventura was completed in 1887, and brought with it vastly improved development opportunities everywhere in the county, but particularly in localities with direct access to passenger and freight services. As the Southern Pacific Railroad con-

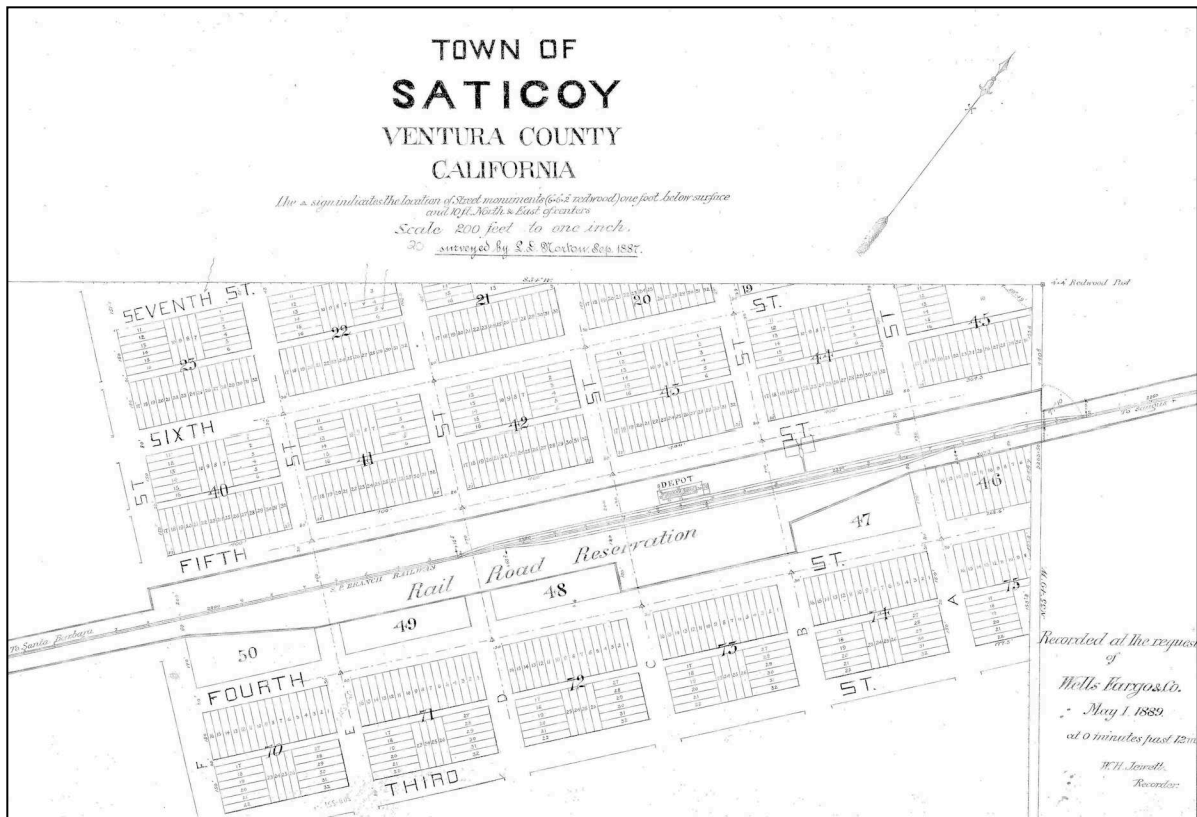


Figure 2. Railroad Saticoy Subdivision. (Ventura County Maps of Record 3MR20)

struction was nearing the Saticoy area in February 1887, the major land owners in the district who stood to benefit included pioneers Eugene A. Duval, the Rev. Samuel T. Wells, and William De Forest Richards.

The railroad approached Richards with the proposition to purchase land for the construction of a depot and the platting of a townsite. Unable to successfully negotiate a price with Richards, the railroad turned instead to his eastern neighbor, Samuel Wells. The compact townsite of Saticoy the railroad surveyed on the Wells property in September 1887 was organized along a wide railroad reservation. Construction of a depot began the same month and was completed in November. When a few months later the construction of a Southern Pacific Milling Company warehouse was underway, the principal fixtures of a railroad boomtown were in place. [Figure 2]

At the same time, a battle over the future of Saticoy between the Southern Pacific and W. D. F. Richards was joined. Richards responded by surveying a townsite on his land in March 1888. Hoping to prevail, he also christened his townsite Saticoy, and successfully laid claim to the post office. The dueling Saticoy townsites might have resulted in a lengthy standoff had the railroad not been in possession of a clear upper hand, which was the essential lifeline for community building provided by the railroad itself. The same month the railroad began auctioning land in their townsite, which to distinguish the two, for a time was commonly known as

“Railroad Saticoy.” The Pacific Improvement Company, a San Francisco holding company closely allied with the Southern Pacific, handled land sales.

Apparently, sales were not particularly brisk, and it quickly became clear that Saticoy could support, at best, one townsite. Over the next few years, “Richards Saticoy” was reduced to a subsidiary status and the land gradually reverted back to acreage. By the late 1890s, some of the few buildings constructed in Richards Saticoy were being relocated to the nearby railroad townsite and to the new boomtown of Oxnard. The Richards townsite would continue to be known as “West Saticoy” and “Upper Saticoy” for some years thereafter, and it continued to be the location of the district’s only school until around 1914, but it was the surviving railroad town that would become known thereafter simply as Saticoy. (Layne, 1932) [Figure 3]

In 1904 the Santa Clara Valley line of the Southern Pacific railroad became a branch line with the completion of a new main route through Oxnard and the Simi Valley. The Santa Clara Valley line remained important for the shipment of the valley’s agricultural products for decades thereafter, but the substantially reduced passenger traffic through the valley communities after 1904 led to them becoming somewhat less important as centers of county growth than they might otherwise have been. As a small railroad town established only fifteen years earlier, Saticoy would have felt the impact of the route change even more keenly than the larger, more established city of Santa Paula.

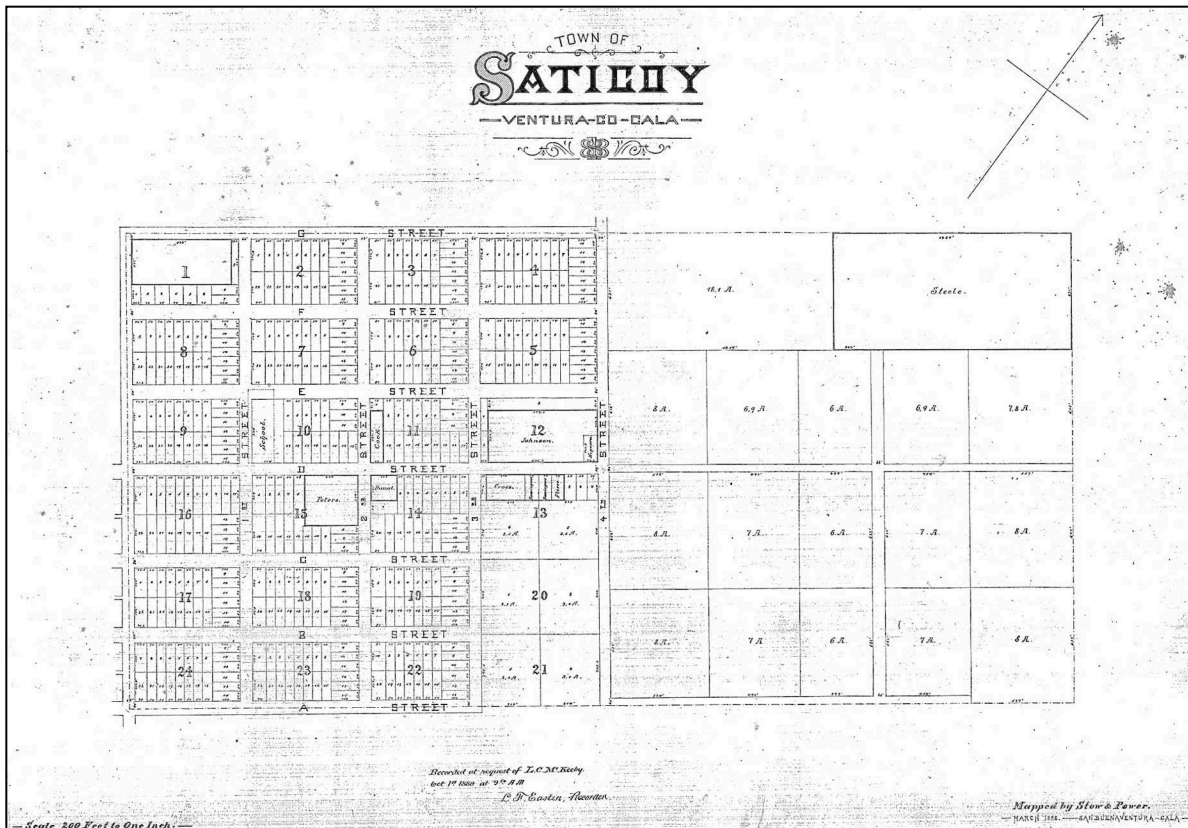


Figure 3. Richards Saticoy Subdivision. (Ventura County Maps of Record 3MR15)

A. Commercial and Residential Development

i. **Commerce.** Within the first decade after the establishment of the townsite of Saticoy, a definable community centered on the railroad depot had emerged. Commercial and industrial buildings were built on and adjacent to the railroad reservation on Fifth Street (Azahar Street) and D Street (Los Angeles Avenue). In 1898, the *Ventura County Directory* for Saticoy listed the following businesses:

A restaurant run by Mrs. Virginia Babinger; a cigar and variety store owned by A. Beronio; a blacksmith shop run by J.T. Brunty & Son; a saloon and billiards store owned by L. Cerf and Co.; the Charles Hotel run by Mrs. M.E. Duval; a Co-operative Store housing general merchandise, drugs and insurance, managed by George Walden; a general merchandise store and telephone offices run by Crane & Virden; a drug store run by Crane and Virden; a general merchandise store run by E. A. Duval including a Post Office; a saloon and billiards owned by J. Lagomarsino; the Southern Pacific Milling Company grain and bean warehouse; the Southern Pacific Railroad Depot including the Wells Fargo and Western Union Telegraph Company offices; Candy Store and Bakery run by Mrs. C. Muscio; Blacksmith shop run by John W. McKay; Saticoy Livery Stable, Saticoy Meat Market; Saticoy Walnut Growers Association Packing house and warehouse; Barber shop, Robert Sebastian; Harness and Saddlery shop, Charles Trotter; General Merchandise store, I.F. Wilson.

Frank P. Brigham opened a blacksmith shop, F.P. Brigham & Company General Blacksmithing on Azahar (Fifth) Street in 1902, expanding the business to include wood working, horse shoeing, bean cultivators, cyclones, bean cutters and beet beds. As the business grew, their wooden false front buildings spilled out over five lots.

ii. **Agriculture and Industry.** Agriculture in the Saticoy area had been evolving for twenty years between the subdivision of Rancho Santa Paula y Saticoy in 1867 and the platting of the townsite in 1887. By 1900, Saticoy had become a center of the walnut industry and a major shipping point for lima beans, sugar beets, and barley, corn, hay, dried apricots, and stock. Farmers from the Las Posas Valley, La Colonia and Somis shipped their agricultural products from the warehouses constructed to serve local farmers. After the completion of the railroad and depot, agricultural warehouses built along-



The Charles Hotel c. 1890, with the Southern Pacific Depot at the right. (Bill Schneider)



Brigham Blacksmith and Farm Implement Co, c.1900. (Museum of Ventura County)

side the tracks included the Southern Pacific Milling Company (1888) and the Saticoy Walnut Grower's Association warehouse (circa 1896), providing a large warehouse capacity for farmers. The Walnut Grower's Association was formed in 1896 by J.M. Sharp, J.L. Crane, L.B. Hogue, G.W. Faulkner and J.M. Dickenson, all ranch owners in Saticoy and Santa Paula. The trade was so great that in 1909 the Southern Pacific Milling Company warehouse collapsed under the weight of the stored beans. It was rebuilt the following year.

During the early years of farming in the Saticoy region, many crops were dry farmed, including walnuts and apricots, but surface and subsurface water was also exploited for agriculture. Saticoy Springs, the source of life for the Chumash village of *Sa'aqtik'oy*, was one such source utilized by farmers in the Saticoy areas. The springs were located generally south of Telephone Road and west of present-day Wells Road, on land that sloped down to the Santa Clara River. The springs were more than half a mile in length and covered 150 acres of land.

During dry years, farmers tapped the artesian waters plentiful in and around Saticoy. In October 1899 at least a dozen wells flowed in the town itself, as the *Ventura Free Press* reported,

Water willows grow densely because of the moisture and make a miniature jungle, very enticing on a warm day. Large curbing's have been placed around several of the springs, short iron tubes sunk, and on lifting the covers one can watch the cool water bubbling constantly and flowing away in the system of pipes. It is claimed these Springs have beneficial medicinal qualities.

By 1897 the Saticoy Water Company was organized with fifteen stockholders whose officers included President Joseph Sexton; Vice-President Robert Sudden; Secretary B.W. Dudley and Treasurer, J.S. Collins. The company sunk a well in the springs area to provide water to farmers and the town site.

- iii. Transportation.** Telephone service was introduced to Saticoy in 1891. The lines connecting Saticoy to Ventura were strung from poles along "Upper Road," which was renamed Telephone Road in recognition of its new identity. Otherwise, Saticoy remained somewhat isolated from the rest of the county, due mainly to the lack of a reliable method of crossing the Santa Clara River.
- iv. Settlement.** The 1910 U.S. Census Records counted approximately 200 residents in the village of Saticoy. Of these, 92 were Euro-Americans; 79 Mexicans, 12 Chinese; and 8 Japanese. Listed occupations indicate that Euro-Americans were primarily engaged working in or owning a business in Saticoy, while Mexican, Chinese and Japanese residents were primarily employed as farm laborers. The Euro-Americans came from Germany, Italy, Portugal and Sweden, as well as the midwestern and eastern portions of the United States.

B. *Social and Cultural Life*

By the early 1890s West Saticoy supported three churches, a Presbyterian and Methodist church as well as an Adventist congregation that met in a private home. A Congregational Church was built in Railroad Saticoy in 1891, with the Rev. W. Pratt as minister. It was moved to West Saticoy around 1910. West Saticoy's first school opened in 1872 in a small wood frame building that was replaced by an elegant large new school building in 1892. No schools were located in Saticoy proper until circa 1914, when a public school was built on Wells Road north of the walnut packing house.

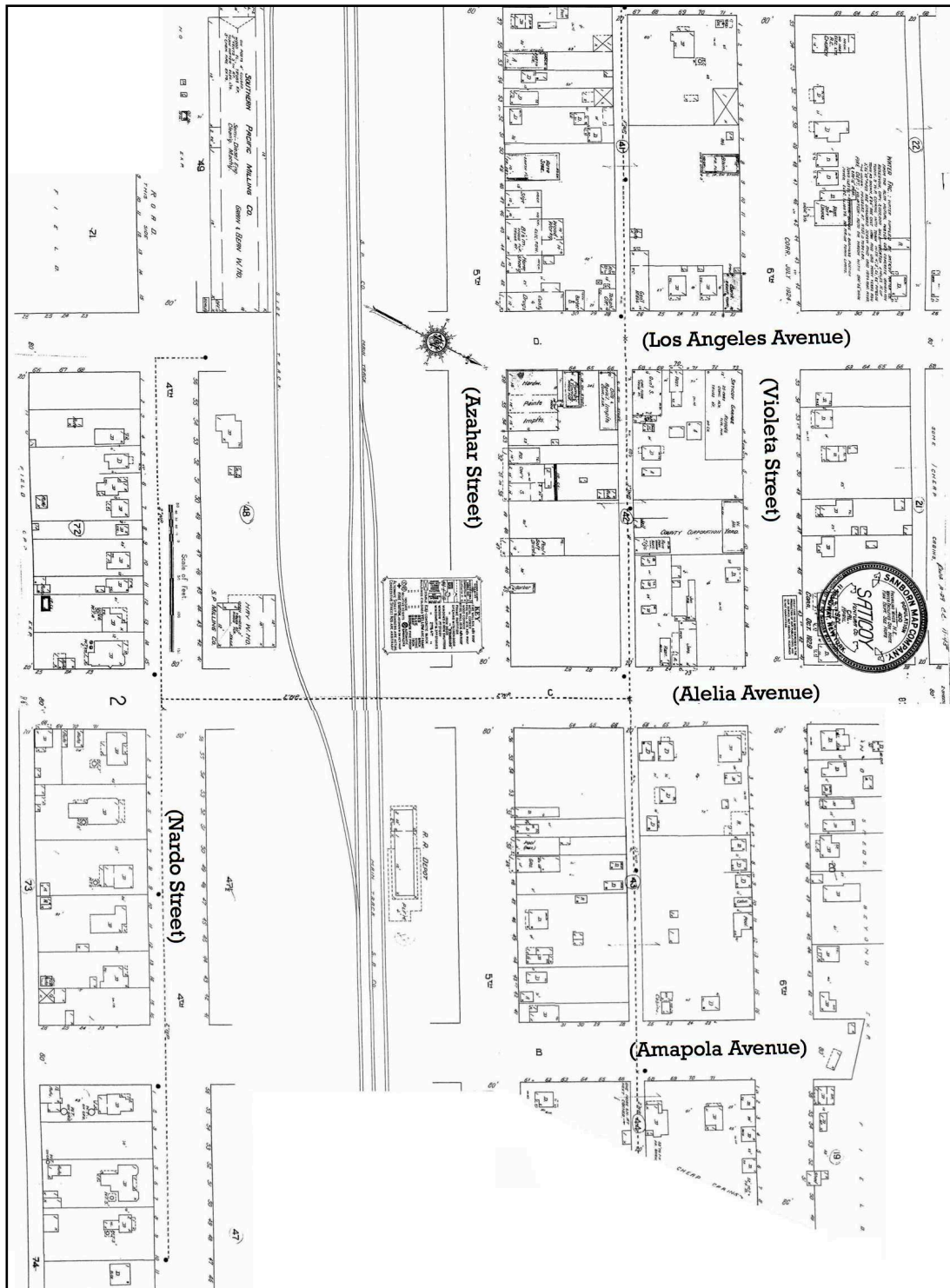


Figure 4. Saticoy, 1929
Source: Sanborn Map 1921, updated to 1929 (with modern street names added)

The community also supported several of the fraternal organizations and social clubs common to this era, including lodges of the Independent Order of Foresters and Modern Woodmen of America. Crane's Hall, built in the early 1870s in West Saticoy, was moved to Fifth Street near the depot, probably by 1900. It was a meeting place for lodges, dances, and lectures, and was also used for church meetings until congregations built churches of their own. In 1903 a Workingmen's Club House was built by the Saticoy Club House Association, organized and incorporated by a Mrs. Butcher and Fitzpatrick. Funds were raised by donors, some from out of state. The two story wood frame building boasted a library, bowling alley, billiards, and reception rooms. The first floor hall with a stage at one end was used for entertaining, lectures and public gatherings. Its original location is unknown and it was apparently no longer extant by 1921. (Donlon, 1996: 79, 51)

As early as 1910 a Portuguese Protective Society formed, though only three families of Portuguese descent are known to have been living in Saticoy at that time. Few if any of these organizations appear to have survived in Saticoy beyond 1920, presumably a reflection of the community's size and changing demographics.

C. Architecture

The architectural styles present in Saticoy reflect the changing tastes of its residents, as well as technological innovations and transportation improvements. The architectural styles in the area from the 1880s through the first decade of the 20th century commonly include Stick-Eastlake, Queen Anne Victorian, and primarily the many variants of the Folk Victorian styles. The Victorian styles blended into the Colonial



WD Wright House, c.1900. (Museum of Ventura County)

Revival style mostly after 1900, then by the California Bungalow style by 1910. For the most part these buildings were designed not by architects but by their builders or owners, and constructed of materials which could be obtained locally.

During this period commercial buildings in Western frontier towns were typically built in a conventional three-part facade design, consisting of display windows above bulkheads and an upper facade with cornice. Wood was the dominant material. False fronts hid gable roofs and became billboards for the enclosed businesses. Commercial buildings were typically connected to sidewalks, usually without setbacks from streets, and

often overhung sidewalks or boardwalks with integrated porches. Architectural styles were typically expressed with minimal references to late Victorian period details. Industrial buildings of the period were typically entirely utilitarian expressions of their functions sided with wood planks or corrugated metal.

4. Railroad Saticoy (1912-1945)

This era begins with a significant deflection point in the developmental history of Saticoy, with the construction of a modern road connection across the Santa Clara River in 1912, passing directly through the center of

town. With the completion of the bridge, the commercial district began to reorient along this new transportation corridor, which was later designated State Route 118. When the Saticoy Rock Company was established along the banks of the Santa Clara River at the southern end of the bridge in 1922, they cited not only the quality of rock in the vicinity, but also the community's crossroads location. (*Santa Paula Chronicle*, 2-15-1923)

In 1916 the Pacific Improvement Company recorded a large subdivision extending the townsite of Saticoy to the north. This subdivision would have more than doubled the town's original size, suggesting some optimism at the time that Saticoy could share in the county's growth and become a significant population center in its own right. Although this map was officially recorded it was evidently abandoned almost immediately, an apparent reflection of the reality that Saticoy had been overshadowed by the nearby rapidly-growing communities of Santa Paula, Ventura and Oxnard. (Ventura County Maps of Record, 5 MR 24)

This contextual period marks the steady diminution of West Saticoy as a distinct and separate community. While West Saticoy no longer competed with the railroad town as the commercial hub of the Saticoy district, it remained the location of the Methodist Church and the elementary school, as well as the homes and ranches of many of the district's more affluent residents. A more prominent "town and country" dichotomy apparently resulted from this settlement pattern than is seen elsewhere in Ventura County. Dr. Grace Thille, writing as a correspondent to the *Santa Paula Chronicle* in 1914, characterized the distinction between the two Saticoyes in this period as one of nationality and class: "We should consider too that the ownership of these [West Saticoy] lots by Americans has kept out a very undesirable class of shacks of tin and lumber and sacks, such as always mark the residences of the Mexicans." (*Santa Paula Chronicle*, 8-14-1914)

The decade of the 1920s was the second major boom period for Ventura County, characterized by rapid growth driven by oil production in both the South Mountain area along the southern edge of the Santa Clara Valley, and along Ventura Avenue. The citrus industry also experienced unprecedented growth during this decade, particularly with the expansion of the citrus-growing region of the Santa Clara Valley. While the small town of Saticoy experienced little of the growth that altered much of the rest of the county during this period, the character of the community was significantly influenced by these forces. The civil war in Mexico beginning in 1910 encouraged an outmigration to the U.S. in numbers that more than quadrupled after 1915 and into the mid-1920s. Mexican immigrants to the Southwestern U.S. swelled the agricultural labor force at a time when the industry was in rapid expansion mode. Many were housed in camps operated by growers, but others sought residences in communities near packing house operations, such as Saticoy. The town was described as a place where "newly-built industrial establishments flanked by tiny residences which denote the Latin character of [a] large proportion of the population," and where "most of the Mexicans own their own homes." (*Santa Paula Chronicle*, 9-7-1922)

In 1921 an investment group headed by Saticoy pioneer Walter H. Duval and county luminary E.P. Foster purchased a substantial portion of the undeveloped



John Madison Co. Hardware, c.1920. (Museum of Ventura County)

Richards Saticoy townsite for the formation of the Ventura County Country Club. A nine-hole golf course designed by well-known golf course architect George C. Thomas Jr. opened in the summer of 1923. The central location within the county and access to the course via good roads were touted as the primary attractions for joining the private club at the then-substantial membership fee of \$300.00. (*Santa Paula Chronicle*, 11-3-1921, 5-25-1922, 8-30-1923)

By the early 1920s Saticoy had clearly taken a secondary position in the county's rapid economic development, but the opening of the Country Club was thought to be a signal that a community "for so many years asleep in the sun" would be "at last awake and moving forward." The town did not lack boosters, or rumors of greater things to come during this era. An agriculture college was said to be seeking land in the Saticoy area, and Standard Oil was thought to be planning the development of a wholesale distribution center in the town. Though Southern California Edison did construct a large substation to the north of the town, this was a project providing little in the way of local impact, and apparently neither of the other two projects came to fruition. Despite its crossroads location, Saticoy remained one of the county's backwaters. (*Santa Paula Chronicle*, 9-7-1922)

Saticoy was the first area in the Santa Clara Valley to be alerted to the flooding from the collapse of the St. Francis Dam in San Francisquito Canyon on March 12, 1928. This warning came prior to the call by the Ventura County Sheriff's office and was later used as evidence that the Edison dispatcher's call had been effective in warning some of the impacted parts of the county. The Saticoy bridge survived the St. Francis Dam flooding. Water apparently came up to the bridge deck, but did no damage. According to historian Charles Outland, "Shortly after four o'clock the flood reached the Saticoy Bridge and swiftly rose to a point where the flooring was submerged. Miraculously the old structure stood the pounding, although a portion of the south approach was undermined and threatened to wash out. For days this one way road would be the only route open to emergency traffic from Los Angeles." (Outland, 1977: 148)

In 1934 passenger service was eliminated on the Santa Clara Valley line of the Southern Pacific. Although freight service continued, Saticoy could now be reached only by automobile.

A. *Commercial and Residential Development*

- i. **Commerce.** The main commercial district along D Street (today's Los Angeles Avenue) between Fifth and Sixth streets (today's Azahar and Violeta streets) was filled with commercial buildings. Along Fifth Street across from the railroad tracks, commercial buildings filled most of the parcels with a few scattered residences in between. For the most part, businesses in Saticoy related to agriculture and served the area ranches. These enterprises included several blacksmith shops, the depot, the warehouses, Farmers Realty and Investment Company, Farmers & Merchants Bank, Saticoy Threshing Company, Alta Mutual Water Company office, general stores, the Pacific Telephone and Telegraph office, the Madison Company Hardware, and a pharmacy, among others. By the 1930s both Hispanic and Japanese merchants operated grocery stores in Saticoy. George and Ardell Sanchez opened Sanchez Grocery at 1242 Los Angeles Avenue in 1935, and Tomio Yeto was in the grocery business in 1930 on Alelia Avenue. (Sanborn Maps, 1921 revised 1929)

Three generations of Brighams were assisted by other blacksmiths. In 1924 Frank Brigham sold F.P. Brigham & Co. to his son Charles Brigham and Walter Steele, and the firm became known as Brigham

and Steele. The partnership was dissolved when Walter Steele died. Charles Brigham moved the business to the corner of Violeta (Sixth) Street and Los Angeles Avenue in 1930. With the move to a larger building, the name of the company was changed to Brigham Manufacturing to reflect their new lines of business. As an agricultural center for the county, Saticoy continued to support a number of blacksmiths who also built and maintained agricultural equipment. George Sullivan, one of the many other blacksmiths based in Saticoy, moved into the old Brigham and Steele buildings on Azahar (Fifth) Street. [Figure 4]

- ii. **Agriculture and Industry.** In 1917 a lima bean warehouse was built by the newly-formed Saticoy Warehouse Company. Officers included local ranchers Hubert C. Sharp, G. A. Smith, M. J. Wright, C. E. Hawley and D. F. Sheldon. Two years later, in 1919, a new Saticoy Walnut Grower’s Association walnut warehouse was constructed to keep pace with an expanding walnut industry in the district. A year later, Saticoy area resident Eugene C. Kimball perfected a new way to dry walnuts and reduce product losses. This period also represents a transition away from walnuts and towards citrus as a principal cash crop in the Santa Clara Valley generally. Citrus packing in Saticoy proper lagged other sections of the county until the first and only citrus packing house in the townsite was constructed in 1936 by the Culbertson Lemon Association, a Santa Paula-based company. It was located at 1350 C Street on the southern side of the Southern Pacific Railroad right-of-way, directly opposite the depot, and operated under this name until it was leased to the Buenaventura Lemon Company in 1953. The building was recently destroyed by fire. (*Santa Paula Chronicle*, 11-3-1936, 9-22-1953; Ventura County Incorporation Index)

Industries formed south of the Santa Clara River along Los Angeles Avenue and Vineyard Avenue provided another important source of employment for Saticoy residents. Among these were the Saticoy Rock Company and the United Concrete Pipe Company (1922) on the south side of the Santa Clara River outside the town boundaries. (Ventura County Incorporation Index)



Culbertson Lemon Association c.1936. (Museum of Ventura County)

- iii. **Transportation.** For the better part of the first three decades of Saticoy’s existence, farmers on the south side of the Santa Clara River were required to haul their crops over fair weather river crossings to the Saticoy depot for shipping or storage in one of the town’s warehouses. Between 1905 and 1909 the Saticoy community actively petitioned the county for a bridge over the Santa Clara River. A bond act passed by county voters in 1910 allowed work to begin on the Saticoy bridge in June 1911. It opened to traffic to great celebration and fanfare on April 18, 1912. (*Santa Paula Chronicle*, 4-19-1912)

The construction of the bridge fostered additional new development in town. The Farmers and Merchants Bank of Santa Paula Saticoy Branch was established in 1911 and also became closely associated with the agricultural and industrial growth taking place in the community during that time. The

Board of Directors of the parent bank in Santa Paula included President James M. Sharp of Saticoy, who was also president of the Saticoy Walnut Growers Association, and George W. Faulkner, president of the Santa Paula Walnut Growers Association. Also on the board were Alton L. Drown, Mayor of Ojai; John Irwin, member of the Santa Paula City Council; and Alexander Waldie, a director of the Union Oil Company. (California Department of Transportation, 1985)

- iv. Settlement.** The first and only recorded addition to Saticoy was located along the northern edge of the townsite in 1928. This single-street tract called The Railroad Extension Subdivision created today's Aster Street (originally, Seventh Street). Most of the lots were a mere thirty feet in frontage and under 4,500 square feet in area, suggesting that the demand was for housing Saticoy's growing farm labor population. By 1920, the population for the village of Saticoy had nearly doubled from approximately 200 in 1910 to nearly 400, and was made up predominantly of Mexican nationals employed as farm laborers, and a few Japanese farm laborers. Census records for that year list 107 Euro-Americans; 260 Mexicans; 21 Japanese, and two Chinese residents within the townsite. The Euro-American population only rose by 15 from the prior census, while the Mexico-born population had more than tripled. About one-third of the remaining residents were business owners. The town appeared to be divided physically with the Euro-Americans living mainly on the southern side of the railroad tracks and the Mexican and Japanese residents concentrated on the northern side. (U.S. Census, 1920)

The Sanborn Maps, city directories and the U.S. Census show Saticoy to be a culturally diverse community in the 1920s. The town supported several pool halls, one for Japanese and two for Mexican residents, and one non-specified pool hall, probably for Euro-Americans. Japanese housing was located near the pool hall. A bunkhouse labeled "Mexicans" was located near the Saticoy Bean Warehouse. City Directories for Saticoy in 1921 listed two Japanese labor agents. One Chinese merchant was listed in Saticoy in 1920. In 1921 when the first Sanborn Fire Insurance maps were completed for Saticoy, the town's population was listed at 400, not including roughly 600 additional residents of the district living on the surrounding ranches.

By the time of the 1940 U.S. Census, 300 Euro-American residents were living in Saticoy town, primarily refugees from the dustbowl states, and 410 families of Mexican heritage. The majority of occupations were laborers working in the packing houses, fields, and on ranches.

B. Social and Cultural Life

The first Catholic church was established in Saticoy in 1915 when the former Arnold's General Store and post office was moved from Telephone Road and Saticoy Avenue in West Saticoy to Violeta Street near Wells Road by rancher John P. Thille and other community leaders. The store building was converted to the Sacred Heart Chapel, a parish of St. Sebastian's church in Santa Paula. A new Sacred Heart Church was built in 1968 on Henderson Road in West Saticoy to accommodate a growing congregation. The chapel, no longer in use, was moved in 1987 to Darling Road where it burned down several years later. The Congregational Church was moved to West Saticoy around 1910. (County of Ventura, 2004: 27)

The Agua Manantial (water of the springs) school was constructed circa 1914 on Wells Road north of the walnut packing house to serve the town's burgeoning Mexican-American population during the 1910s. The

school also housed a Ventura County Library branch. Appearing in the era of segregated schools, Agua Manantial functioned as the only school in Saticoy town until its closure in the late 1940s. An another nearby school for the children of Mexican farm laborers was constructed in Cabrillo Village, adjacent to the Saticoy Lemon Association packing house. A new Saticoy Grammar School was constructed in West Saticoy in 1939 to serve the Anglo population. Depending on their ethnicity, Saticoy area students attended either Agua Manantial, West Saticoy or the Cabrillo schools; the former no longer exists, and the latter two are located outside of the survey area. (Zamudio-Gurrola, 2009: 46)

C. *Architecture*

This period includes the later, mature phase of the California Bungalow domestic style and the transition into the historic period revivals, principally the Mission, Spanish, and English revival styles, after 1920. The period revival styles, particularly the Spanish Revival, dominated all others throughout Southern California during the 1920s and 1930s. During this period the false front commercial buildings common to Western frontier towns were being replaced by more substantial buildings in masonry and concrete, some exhibiting neoclassical, period revivals, and pre-modern styles. The conventional three-part facade (display windows above bulkheads and an upper facade with cornice) remained the dominant commercial form, and buildings continued to be connected to sidewalks, typically without setbacks from streets. Industrial buildings continued to be utilitarian in design, utilizing poured-in-place concrete, wood, and corrugated metal siding and roofing to create inexpensive and pragmatic solutions.

5. Postwar Era (1945-1968)

World War II sparked the third wave of development in the county, due in part to the development of the Navy bases at Point Mugu and Port Hueneme. During the Depression of the 1930s building construction countywide had been nearly at a standstill. After the war materials were no longer scarce and building started to address the new and pent-up demand for housing and other types of development. The 1950s and early 1960s saw the construction of the Ventura 101 and 126 freeways, and suburban development altering the face of the county, a period during which Ventura County became the fastest growing county in California. This period marks the building out of the Saticoy community to roughly its present boundaries, with the exception of two mobile home parks and small residential tracts constructed to the north of Saticoy primarily after 1980.

A. *Commercial and Residential Development*

- i. **Commerce.** During this period the main commercial district completed the shift from Azahar (Fifth) Street to Los Angeles Avenue and Violeta (Sixth) Street that began with the opening of the bridge over the Santa Clara River in 1912. By the 1950s most of the original false front wooden buildings on Azahar Street already had been demolished or altered beyond recognition and the area across from the depot transitioned from commercial to residential.

Many of the businesses from the 1910s and 1920s remained on both sides of Los Angeles Avenue (D Street) between Violeta (Sixth) Street and Azahar (Fifth) Street. Businesses on the west side of Los Angeles Avenue included the Saticoy Pharmacy on the corner of Azahar Street and Los Angeles Avenue, a barber shop and the Telephone Company building, the Saticoy Grocery at 1242 Los Angeles Avenue, a doctor's office, and the Security First National Bank building at 1203 Los Angeles Avenue (D Street). The old Saticoy Pharmacy, the barber shop and telephone company building were demol-

ished and new buildings constructed in their place. New businesses included a market, a cafe and a locksmith shop. The east side of Los Angeles Avenue (D Street) featured Saticoy Hardware at 1292 Los Angeles Avenue; a grocery store at 1242 Los Angeles Avenue purchased by Frank and Margaret Rivera in 1945 from the Sanchez family; and the Saticoy Garage at the corner of Los Angeles Avenue and Violeta (Sixth) Street. The La Palma Market located at 11191 Azahar Street was established in the 1940s or 1950s by Andrew and Eva Anguiano, who sold it to their son Jose Anguiano and his wife Maria in 1967. The community was briefly served by its own newspaper, the *Saticoy Journal*, a weekly started in 1948 by Richard W. Keusink and H. C. McKay Jr. Previously, some of the town's news was reported in the weekly *Saticoy Booster* and in a supplement to the *Santa Paula Chronicle*.



Brigham Manufacturing Co. Hardware, c.1950. (Museum of Ventura County)

New commercial buildings were built on Violeta Street between Los Angeles Avenue and Wells Road, including a new Yeto's Market at 11065 Violeta Street, relocated from 1223 Alelia Avenue (C Street) in 1968. During the 1950s the Yeto family also operated a cleaners at 11075 Violeta Street. By 1959 a new Gulf Oil service station was built at the corner of Violeta Street and Los Angeles Avenue. By 1960 a commercial building constructed in 1944 at 11025 Violeta Street was owned by Western Whipstock, seller of oil field equipment.

- ii. **Agriculture and Industry.** The west side of Wells Road including Lirio Avenue and Jacinto Way opened up for industrial development during the mid-1950s, at least partially in response to the opening of the Saticoy Oil Field along the banks of the Santa Clara River east of town in 1955. This industrial area is bounded on the east by Wells Road (SR 118), on the west by agricultural lands, and on the north by Nardo Street, and on the south by the Santa Clara River. These industrial parcels are characterized mainly by small metal buildings and yards utilized for the open storage of various industrial materials. These businesses were started primarily between 1960 and 2000, with the majority falling into the 1960s and 1970s.

The first effort to extract oil from the Saticoy field occurred in 1942, when Santa Paula y Saticoy Well No. 1 was sunk to 6,000 feet by the Shell Oil Company, without success. Ten years later, General Petroleum drilled to 11,000 feet without striking oil. Finally, in 1954, Santa Paula y Saticoy Well No. 2, drilled to 12,000 feet, produced successfully. The well was completed on May 6, 1955. Within two years it had netted over 156,000 barrels of oil, leading to the drilling of 40 more wells in the Saticoy field. At least three businesses operating in Saticoy by 1960 were oilfield-related, including the Pacific Mud Company, Oilfield Maintenance Company, and Western Whipstock. (Jeffreys, 1958: 183)

A new generation of warehouses were built along the railroad corridor beginning in the early 1950s. East of the depot the Kern Foods Company established a food processing center at 11400 Azahar Street. A warehouse building was constructed in 1950 adjacent to the railroad tracks at Azahar Street and Los Angeles Avenue. Its original use is uncertain, but by 1965 it housed a Hamm's Beer distributor.

iii. Transportation. From roughly the 1930s on, State Route 118 from Ventura followed a route east along Telephone Road to Saticoy, where it turned south onto Wells Road, then east along Fifth Street (today's Azahar Street), then south again to Los Angeles Avenue, to the bridge over the Santa Clara River. The highway's "dogleg" through Saticoy proved to be both a blessing and a curse to the community. While initially it placed the town astride an important transportation corridor, the awkward routing of the highway created steadily escalating traffic problems, particularly as the county suburbanized rapidly in the postwar period. This impact on Saticoy was compounded in the mid-1960s, with the construction of the Santa Paula Freeway (State Route 126) a quarter-mile to the north of Saticoy. The freeway led to removing the State Route 118 designation from Telephone Road, and re-routing the designated highway north along Wells Road to the new freeway interchange.

iv. Settlement. The population of Saticoy does not appear to have grown substantially during the Post-war Period, as the townsite remained fixed in size, and only a limited number of parcels were available for the construction of infill housing. Detailed population characteristics are not readily available after the 1940 census; however, it is likely that the influx of new residents from the lower Midwest that characterized the 1930s and 1940s demographics abated, and that by the 1960s the community had once again become predominantly Hispanic.

B. *Social and Cultural Life*

In 1946 the Saticoy School District recognized the inadequacy of the only elementary school located in Saticoy town, the Agua Manantial School. Two years later, the Saticoy School Board voted to abandon Agua Manantial because of substandard conditions. At the same time they approved funds for seven additions to the West Saticoy School, designed by Santa Paula architect Roy Wilson. In 1949 children from Saticoy town were enrolled in the enlarged school at West Saticoy, where some Mexican-American children continued to attend school only half-days in order to work with their parents for the rest of the day in the fields and packing houses, particularly during wartime and the harvest season. The surplus Agua Manantial School and property were sold to Manuel Rivera, owner of the Rivera Market in Saticoy. (*Santa Paula Chronicle*: 5-9-1946, 3-9-1948, 6-9-1949, 7-12-1949, Anguiano, 2013)

The changing demographics in Saticoy during this period led to the construction of new churches. By 1959 five churches are known to have existed: the Church of God at 1036 Sixth (Violeta) Street; the Pentecostal Church at 1439 Sixth (Violeta) Street; Sacred Heart Church at Wells Road and Sixth Street; Saticoy Full Gospel at 1102 Seventh (Aster) Street and the Saticoy Baptist Church at 1151 Wells Road. It is presumed that many of the non-Catholic churches were built in the 1940s and 1950s in response to the influx of new residents from Oklahoma, Missouri, Arkansas and Kansas during the 1930s. A chapter of the Lions Club was chartered in Saticoy in 1950. (*Santa Paula Chronicle*, 1-12-1950)

The Saticoy Community Council was formed during the 1950s to discuss improvements to the unincorporated community. Some of the upgrades they pursued included new curbs and gutters, and improving the baseball field. Meetings were held at the Community Center on Violeta Street. Some of the members of the council at that time included Jose Flores, Delphine Ortiz, Mrs. Montalvo, and Mrs. Reyes. Joe Anguiano was council president for about twelve years. (Anguiano, 2013)

A Ventura County branch library was established on Violeta Street in 1962 within the Ventura County Corporation Yard buildings that also included a county fire station. The fire station was eventually converted to a community center. In the early 1990s these buildings were demolished and a new community center and library building were constructed in separate locations on Violeta Street.

The County of Ventura established Saticoy Park in 1966 on approximately five acres of land formerly reserved for the construction of an elementary school. This parcel was apparently created in 1939, when 28 lots on Seventh (Aster) Street in the Railroad Extension Subdivision were reverted to acreage, and the intersecting segment of B Street (Amapola Avenue) abandoned. The Buenaventura School District (also referred to as the Ventura City Elementary School District, depending on the source) sold the property to the county for a token price, presumably when it became apparent that the site would not be needed for a school, with the provision that it be used for recreational purposes. At the time of the transfer, the vacant parcel had been used informally as a community park for a number of years. Residents had constructed ballfields and lighting on their own, a project presumably pursued by the Saticoy Community Council. (Ventura County Public Works file no. 1431.1; *Santa Paula Chronicle*, 4-7-1966)

C. Architecture

The postwar era is characterized by the architecture of the single family residential subdivision. As distinguished by the practice prior to World War II, when homes were generally constructed either individually or in small numbers, the pattern of residential development in the postwar era would be the mass production of tens or even hundreds of homes at one time, based on a limited number of plans and architectural treatments.

The architectural style of the suburban tract home is broadly classified as the Ranch Style, referring to the common characteristics of informality of plan, low-slung scale, and the employment of naturalistic building materials. When the architectural treatments of these homes included references to historical styles, such as Colonial or Cape Cod, they are often classified as Minimal Traditional style. In addition, some designs made direct reference to Modern architecture, although typically in its more populist forms. A notable exception to the countywide trend, no residential subdivisions were created in Saticoy during the Postwar Era. However, infill housing within the existing townsite continued, and these residences exhibit related architectural characteristics.

A notable number of Quonset huts used for storage or converted to housing are found in Saticoy. The U.S. Navy built thousands of Quonset huts during World War II as cheap, lightweight portable buildings that could be assembled anywhere by untrained personnel. The huts found in Saticoy were very likely moved to the town from the Naval Base at Port Hueneme during the late 1940s, when they became surplus following the war. A large number of surplus Quonset huts were sold by the Navy to ranchers and others throughout Ventura County, but it is presently unclear how such a relatively large number found their way

to Saticoy. A conspicuous cluster of Quonset huts used for housing is found on the east and west sides of the the 1200 block of Alelia Street, and others in scattered locations elsewhere in Saticoy.

Commercial buildings during this period reflected new postwar construction technologies, particularly concrete block, and to exhibit the variations on Modern architectural styles that eschewed architectural ornament. The conventional three-part facade characterizing virtually all prewar commercial buildings was largely abandoned as display windows were enlarged to encompass entire storefronts, or removed entirely. Commercial construction also altered its fundamental relationship to the street in the Postwar Period, detaching from sidewalks and moving away from the road to accommodate off-street parking lots, and placing a new emphasis on signage that could be read from moving vehicles. Prefabricated construction technologies, including metal buildings built from standardized panels, began to characterize industrial areas during this period. Examples of commercial buildings of this type and period in Saticoy can be found on Los Angeles Avenue and Violeta Street, along the route of the state highway as it doglegged through the townsite. Industrial buildings constructed during this period continued the historical pattern of clustering along the railroad right-of-way, even as a new industrial area west of the highway opened in the mid-1950s.

Selected Sources

❖ Selected Sources

Books and Documents

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

California Department of Transportation, Environmental Planning Branch. *Historic Properties Survey 07-VEN-118, Vineyard Avenue/Route 126 Saticoy, Ventura County, CA*. California Department of Transportation, 1985.

California Directory Company. *Homeseekers' and Tourists' Guide and Ventura County Directory, 1898-1899*.

Clericuzio, Karen. *A Place Called Saticoy*. CSCI Senior Thesis (unpublished). Anthropology Capstone, for Professor Delaney-Rivera, December 7, 2010.

County of Ventura, General Services Agency, Recreations Services. *Ventura County Historical Landmarks and Points of Interest*. Ventura: 2004 (2nd edition).

Donlon, Arte. "Memories are Magic." *Saticoy Historical Society Journal*, Vol. 1, 1996.

Gebhard, David and Robert Winter. *Architecture in Los Angeles & Southern California*. Salt Lake City: Peregrine Smith, 1977.

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

Hampton, Edwin Earl. "Ventura County Garden of the World" *Ventura County Historical Society Quarterly*, Vol. 46, 2000-2001.

Jeffreys, S.R. "Saticoy Oil Field," in: Higgins, James Woodrow (ed.) *Guide to the Geology and Oil Fields of the Los Angeles and Ventura Regions*. Pacific Section of American Association of Petroleum Geologists, for Annual Meeting AAPG-SEPM, Los Angeles, Calif., Mar. 10-13, 1958.

Layne, William Henry. *Saticoy Days* (unpublished manuscript dated 1932, Museum of Ventura County collection).

Mason, Jesse D. *History of Santa Barbara and Ventura Counties*. Oakland, CA: Thompson & West, 1883. Reprint edition published by Howell-North Books, Berkeley, CA, 1961.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

McLendon, Sally and John R. Johnson, eds. *Cultural Affiliation and Lineal Descent of Chumash Peoples in the Channel Islands and Santa Monica Mountains*. National Park Service, 1999.

Nunis, Doyce B. Jr., ed. *The Eye of the Flute. Chumash Traditional History and Ritual as Told by Fernando Librado Kitsepawit to John P. Harrington*. Santa Barbara: Santa Barbara Museum of Natural History, 1977.

Outland, Charles F. *Man-Made Disaster, the Story of St. Francis Dam*. Ventura: Arthur H. Clark Co., 1977 (second printing).

Sanborn Maps: 1921, 1921 (updated 1929).

Santa Paula Chronicle.

Santa Paula Chronicle, "Saticoy - Prosperous, Productive, Progressive." by Harold H. Scott and Douglas G. McPhee, August 11, 1921.

Schneider, Bill. *Recollections, Reflections, and Some Other Stuff*. Saticoy: The Saticoy Historical Society Journal, Vol. IV, 2011.

Sharp, James M. and Grace Thille Sharp. *Sharp Recollections*. The Saticoy Historical Society Society Journal, Vol. III, 2000.

Sheridan, Sol. *History of Ventura County*. 2 vols. Chicago: The S.J. Clarke Publishing Co., 1926.

Stone, Mitchel R. *The Oaks of Santa Paula, A History of Santa Paula Canyon and the Oaks Neighborhood*. Santa Paula: Fern Oaks Press, 2011.

Storke, Yda Addis. *A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo, and Ventura, Ca*. Chicago, Illinois: Lewis Publishing Company, 1891.

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

U.S. Census Records, 1870-1940.

Ventura County Directories, 1898-99 through 1968, various years

Ventura County Grant Deeds.

Ventura Free Press, "Saticoy, California. A Prosperous Town and an Important Trading Point," and "West Saticoy. Delightfully Located — Beautiful Homes, Schools, Churches." October 6, 1899.

Zamudio-Gurrola, Susan. *Housing Farm Workers: Assessing the Significance of the Bracero Labor Camps in Ventura County*. Master's Thesis, University of Southern California School of Architecture, 2009.

Oral Histories and Interviews

Acosta, Sophia. Interview by Susan Zamudio-Gurrola, September 2013.

Anguiano, Joe. Interview by Susan Zamudio-Gurrola, September 2013.

Anguiano, Lupe. Interview by Susan Zamudio-Gurrola, September 2013.

Brigham Daly, Betty. Includes photographs. Museum of Ventura County Collection, 1997.

Fowler, Ruth Catlin. Interview by Judy Triem, September 2013.

Hollins, Annie Duval. President of the Saticoy Historic Society, interview by Judy Triem, September 2013.

Schneider, Bill. Interview by Mitch Stone and Judy Triem, September 2013.

Vanoni, Ives. Interview by Judy Triem, September 2013.

Vanoni, Leo. Museum of Ventura County Collection, 1982.

Maps

USGS 7.5' Quadrangle, Saticoy, CA, 1951.

Ventura County Maps of Record, various.

Historic Resources Survey

❖ Historic Resources Survey

This report presents the results of a reconnaissance-level historic resources survey of the entire unincorporated community of Saticoy, and a description of the methodology used in conducting the survey. In order for the survey to result in a data with a meaningful, useful life-span, the survey evaluated all buildings that were 45 years old or older (constructed in 1968 or earlier) at the time the survey was begun. The majority of the field work was conducted between June 2013 and August 2013. Property research was conducted primarily from July to September 2013.

What is a Historic Resources Survey?

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

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

1. Saticoy Survey Methodology

The Saticoy Historic Resources Survey blends these two methodologies. The entire survey area was investigated at a low-level of detail in a reconnaissance survey. Properties at least 45 years old were photographed and their date(s) of construction from data sources verified, or estimated visually where the data sources were absent or clearly incorrect. The primary data source for dates of construction was the public Ventura County Assessor system.

The first step in the process of completing this reconnaissance survey was the construction of a database, from which the field survey could be conducted. The unit of investigation in this survey was the assessor parcel, meaning that each assessor parcel, as defined by the Ventura County Assessor, was evaluated. Other units of investigation, such as buildings or street addresses, can be used in reconnaissance surveys, but the availability of an existing database of assessor parcels greatly aided in the assembling of the survey database. Further, the assessor parcel database is already integrated in the county's GIS system, which permits the survey results to be incorporated into the county's land use management system.

The County of Ventura provided the consultants with the current assessor parcel data as it existed as of June 2013. This database consisted of 311 parcel records, including parcel number, situs address, owner's name, parcel size, estimated date of construction, and a number of other data fields. Data fields which were extraneous to the survey were removed and the remaining parcel data imported into a spreadsheet.

The use of this database for historic survey purposes comes with significant limitations. First, the date of construction field for many non-vacant parcels is frequently empty, so it cannot be assumed that a property lacking a date of construction is undeveloped. Second, even where a date of construction is present in the database, the field allows for only one date of construction for each parcel. Consequently, the public Assessors data does not account for multiple buildings on any given property, an important issue for larger commercial or industrial parcels.

Finally, the sources of these dates of construction are unknown. For more recent construction, they may represent dates verified by appraisers utilizing building permits, but for other properties, particularly for buildings constructed before the early 1950s (when the current appraisal system was created), the dates are likely to be estimates based on anecdotal information gathered in the appraisal process. They may also be “effective” dates representing original dates of construction averaged with later alterations. Comparing the recorded dates to visual evidence in the field reveals that the error rate in the Assessors database is significant, and therefore useful only as a starting point.

Other issues with the integrity of the county’s parcel database were encountered. Of the 311 parcels in the database, roughly ten percent had no or only a partial situs address, and roughly another ten percent were found to have errors in the address, including missing or incorrect street directions, and errors in the spelling of the street name. A significant amount of effort was required to improve the integrity of the records prior to undertaking the field work. Further cleanup occurred throughout the field survey process as additional issues were found.

Adding Existing Data

Additional fields were created in the database to record known historical information about the parcels, including historical name and date of construction. The sources of this information and how it was noted in the database are described in more detail in a following section of this report. Compared to other sections of the county, Saticoy has been the subject of relatively little in the way of previous historic resources identification and evaluation efforts. The key prior survey is the environmental report prepared by CalTrans in 1985 for the proposed realignment of State Route 118. This survey provided little in the way of property-specific research or context for the Saticoy community, and only properties within the proposed realignment rights-of-way were evaluated. Properties that were evaluated in this survey were noted in the database.

Creation of Field Survey Worksheets

The data was sorted by street name, street direction, and by odd and even-numbered addresses. Additional fields were created for the recordation of the field data. Worksheets were printed, sorted in odd and even address order to facilitate surveying in a methodical fashion. Every property that included a building or structure that appeared to be at least 45 years of age was photographed. This methodology necessitated that all streets be walked rather than driven. A detailed explanation of the survey methodology and the data collected in the survey is found in the following Section 2 of this report.

2. Field Survey Methodology

A limiting factor in a reconnaissance-type survey is the quantity of data that can practicably be collected. The most relevant character elements bearing on potential historical significance were selected. These were:

- ✓ Date of Construction
- ✓ Integrity

Date of Construction

The date of construction for each property was recorded, in order of preference:

1. Determined by previous surveys, historic resources reports, or other reliable written sources.
2. Ventura County Assessor estimated date of construction.
3. Visual estimation in the field (rounded to five-year increments).

If more than one building was evident on the property, two dates of construction were recorded.

Integrity

Integrity is defined in the National Register of Historic Places eligibility process as, “the ability of a property to convey its significance.” A loss of integrity results from alterations to the historic fabric of a building that are out of character with the visual historic qualities of the property. A great many alterations to historic buildings are obvious from the street, while in other cases, determining the actual extent of integrity may require in-depth research and visual inspection. For purposes of this survey, visual integrity was generalized and recorded according to the following criteria:

0. Unaltered. Retains all key elements of its architectural style, exhibiting only minor, clearly reversible or architecturally sympathetic alterations.
1. Minor Alterations. Reversible alterations to minor stylistic elements that do not compromise the overall architectural intent, or are sympathetic to original design scheme in terms of scale, materials and detailing. Typical minor alterations include:
 - ✓ replacement of siding materials with in-kind or removable materials (e.g., asbestos shingle siding over wood).
 - ✓ poor quality or unsuitable re-stucco.
 - ✓ replacement of sash windows with modern materials, when the original casings and frames remain in place and the replacement windows do not fundamentally alter the character of the building.
 - ✓ enclosure of porches.
 - ✓ evident additions not within a front yard or out of character or scale with the original construction.
2. Major Alterations. Alterations that substantially compromise the original architectural intent through the removal or replacement of important stylistic elements or the introduction of unsympathetic scale, materials and detailing. This category can also include buildings for which a number of minor alterations add up to major alterations. Typical major alterations include:

- ✓ stucco over wood siding.
- ✓ removal of entire window units, including casings and frames.
- ✓ substantial and unsuitable changes to scale or materials.

Special Cases, Notations and Exceptions

In virtually all cases, only one building on each parcel was evaluated. In cases where more than one main building existed on the parcel, generally only the building nearest to the street was evaluated, even when it was not the oldest. Exceptions were made in the rare instances where a secondary, potentially important building was located. Posted private streets were generally not driven. No data was recorded for addresses on these streets. Unevaluated properties were noted in the data by the methods described in Section 3, below.

Research Method

Utilizing both the reconnaissance survey and the themes identified in the Historic Context Statement, twenty-five properties were selected for property-specific research and documentation on California Department of Parks and Recreation (DPR) 523 forms.

3. Tabular Survey Results

The complete tabular results are found in Appendix A of this report, and have been provided to the County of Ventura as a digital file. The tabular results includes the following fields for each parcel in the survey:

Address	The Address column represents the situs address of the parcel as it is recorded by the Ventura County Assessor. The address is composed of four discrete database fields: Number, Direction, Street and Type. Note that the situs address is not necessarily the same as the parcel's street address, and also that many parcels within the survey area have no situs address or an incomplete situs address, missing all or some of the fields representing the complete address. For the most part, parcels missing some or all of the address fields appeared to be vacant parcels, but this could not always be verified in the field. Note also that numerous parcels in the County Assessor database included errors, particularly in the spellings of street names, directions and types. Corrections were made to the database with the assistance of Assessor Parcel maps or in field, to the greatest extent practical.
Other Addr	Where the situs address recorded in the Assessors Record database is not the same as the street address for the buildings on the parcel, and where additional addresses could be verified in the field, they were added in this column.
Notes	Miscellaneous information, such as the current or historic name of the property.
Ac	Area of the parcel, in acres. This field was retained for the field survey to assist in the identification of small fractional or sliver parcels, most of which are vacant.
APN	The 9-digit Assessor Parcel Number recorded by the Ventura County Assessor.
Date AR	Year of construction recorded by the Ventura County Assessor. These dates tend to be more accurate for buildings constructed after 1950.

Date Sur	<p>This column represents the field-verified year of construction. If the Ventura County Assessor date appeared to be correct, then this four-digit date was entered into the Field Year column. If no other documented date source was available or appeared to be correct, an estimated year of construction was recorded. Field estimated dates were always recorded in five year increments (all end with a '0' or '5').</p> <p>Three other codes other than conventional dates were recorded in this field:</p> <p>0000 Parcels verified in the field survey as vacant or used only as parking lots. Some vacant parcels could not be readily verified in the field survey. No data was recorded for parcels not found in the field survey.</p> <p>1111 A building is known to exist on a parcel (e.g., partially visible, mailbox on street), but was not sufficiently visible for rating.</p>
Desig	A property currently designated as a County of Ventura Landmark listing is noted 'VCL'
CT	Notes whether the property was evaluated in the 1985 Caltrans survey.
Integ	The integrity score of the parcel, as defined above.
Photo	Digital photo index number.
SC	The California Office of Historic Preservation evaluation status code for the property. (See Appendix C for definitions.)

4. Intensive Level Survey Results

From the tabular results, 24 properties were selected for intensive-level survey and recordation on California Department Parks and Recreation (DPR) 523 forms. The properties were chosen to represent the contextual themes described in the first section of this report. The property-specific research methodology is described below. The DPR forms are presented in Appendix B of this report.

Research Methods and Limitations

Many of the standard historical research sources were of limited value in conducting property-specific research in Saticoy. Due to the small size of the community, Sanborn fire insurance maps were prepared for only two years, 1921 and 1929. These maps consist of only two sheets for each year, making the coverage area on these maps unusually small and not inclusive of the entire community. The maps sheets indicate in marginal notes that buildings on the north side of town were not mapped.

City directories are typically a rich source of historical research material, but they proved to be substantially less so for Saticoy. Evidently, no street addresses were assigned to buildings in Saticoy until the mid-1950s, as the earliest city directory to record them is dated 1956. The directory of 1939-40 recorded only street names after a resident's name. Directories published prior to this year recorded the names of residents without reference to where they lived. Further, most of the directories did not distinguish between West Saticoy and Saticoy town (Lower Saticoy), significantly complicating research, particularly as many families moved from one Saticoy community to the other.

Similarly, building permit records were of limited value in conducting property-specific research in Saticoy. Few buildings permits issued prior to the mid-1960s could be located in Ventura County records, and only a handful referred to the original construction of a building.

Other materials were used to supplement the scarcity of information from the more typical sources. The most significant of these was chain of title research. This type of research tends to be highly time consuming, and consequently was conducted only for properties for which the other methods left important research questions unanswered. While this relatively laborious method of research was often the only avenue open for discovering important historical information about a property, it frequently fails to offer reliable clues relating to dates of construction for buildings.

Few of the early residents of Saticoy were the subject of biographical profiles in secondary sources. Consequently most of what could be discovered about these settlers had to be unearthed through primary research materials, such as newspapers, census records, and voter rolls. The lack of extant runs of the two newspapers that were published briefly in Saticoy required a reliance on the Ventura and Santa Paula newspapers, both of which offered only limited coverage of events in Saticoy.

The final, and perhaps most significant complicating factor in documenting properties in Saticoy was the apparently common practice of both buildings and their owners moving from West Saticoy to Saticoy town, as the center of activity shifted from one to the other after 1900. While building relocations were hardly unusual in the late 19th and early 20th centuries, Saticoy is unique in that a resident could move from West Saticoy to Saticoy town leaving no record of having done so, as they had never actually left Saticoy. Another round of building movement between locations within the townsite itself apparently occurred when the commercial district realigned along the highway after the opening of the Santa Clara River bridge in 1912. Some, but only limited parts of this story are told through the historical records and visual evidence. Undoubtedly, more remains to be discovered.

Criteria for Significance and Designation

The properties selected for the intensive level survey were evaluated for eligibility for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and for Ventura County Landmark designation. Properties were considered both for their individual eligibility and their potential to contribute to historic districts. The criteria for these listings and designations are detailed below.

National Register of Historic Places Criteria

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

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

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources Criteria

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

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

Ventura County Landmark Criteria

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

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship.

Ventura County Site of Merit Criteria

Sites of Merit satisfy the following criteria:

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

Integrity of Eligible Historic Resources

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

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

The relevant aspects of integrity depend upon the NRHP criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register regulations include similar language with regard to integrity, but also state that “it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register.” Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements which may exist but are not visible to the evaluator, or on restorations which are theoretically possible but which have not occurred. (CCR §4852 (c))

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

Minimum Age Criterion

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

California Historical Resource Status Codes

All properties in the survey area were assigned codes according to the standardized *California Historical Resource Status Codes* method created by the California Office of Historic Preservation for recording historic properties (revised, 12-8-2003). The evaluation codes assigned to properties in this survey are found on the results table in Appendix A. The comprehensive table of these codes and their definitions can be found in Appendix C.

The 24 properties subject to intensive-level survey and documentation on DPR 523 forms were assigned status codes based on their eligibility evaluations. These codes reflect the finding that the properties documented on the forms were determined to be potentially eligible for individual listing, rather than as contributors to potential historic districts. The potential to form historic districts was also considered, particularly within the commercial area, generally including the 1200 block of Los Angeles Avenue and the 11000 and 11100 blocks of Violeta Street, but the percentage of contributors to total properties appeared to be below the minimum threshold (50%) generally considered sufficient to form a historic district. Likewise, a potential residential historic district including the 11100, 11200 and 11300 blocks of Nardo Street was considered, but not documented as eligible for this reason. Note that documentation of additional contributing properties, either through restoration, or with the passage of time, could alter these conclusions. The eligibility codes are found on the results table in Appendix A, and in the appropriate fields on the DPR 523 forms for these properties in Appendix B.

Due to the limited scope of the intensive-level survey portion of this project, a large number of properties were assigned "7r" codes, which denotes properties that appear to be of sufficient age to be potentially eligible, and are not substantially altered, but for which insufficient research was conducted to determine their eligibility. Non-vacant properties of either insufficient age, or that are substantially altered, were assigned "6z" codes, meaning that further research and evaluation of these properties does not appear to be warranted.

Recommended Procedures

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

Purpose and Contents of Screening Reports

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

- A complete description of the proposed work, including materials to be used.
- Photographs of all buildings on the property. All elevations of main buildings should be photographed, and at least one photo of accessory buildings provided. If particular architectural elements (e.g., win-

dows, doors, roofing materials) are to be altered or replaced, detailed photos of these elements should be included. Photos in digital form are preferable.

- A completed and signed Assessors Records release form.

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

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

Purpose and Contents of Phase I Historic Resources Reports

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

- A historical narrative describing the known and potentially significant historical events, individuals or design features associated with the property, based on documentary evidence where available. Whenever possible, the significance of the property should be related to the themes and periods described in the Historic Context Statement, with expansion on these themes included where new evidence is discovered in property-specific research.
- A physical description of the buildings and structures on the property, with an emphasis on the character-defining features of the property, including architectural styles and/or methods of construction. Dates of construction and dates of significant alterations should be described, to the extent known, and based on documentary evidence where possible and on visual evidence where documentary evidence is not available.
- An evaluation of the significance of the property in accordance with the criteria of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and the County of Ventura Cultural Heritage ordinance. If the property is found to be significant under any of the listing criteria, a discussion of the property's integrity should be included, in accordance with aspects of integrity described in the NRHP and CRHR standards. The report should conclude whether the property's integrity is sufficient to convey its significance. At the end of this analysis, the report should provide a clearly-stated conclusion with respect to the property's eligibility, and whether it should be regarded as a historic resource for the purposes of CEQA.
- Photos of the property and immediate vicinity.
- A location map.

- A listing of primary sources utilized in the preparation of the report.

Purpose and Content of Phase II Historic Resources Reports

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

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

Review Thresholds and Standards

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

- Properties in this survey assigned a Status Code of 1-5 should be presumed to be historically significant.¹ A Phase II Historic Resources Report should be prepared.
- Properties in this survey assigned a Status Code of 6z should be assumed to not be historically significant, either because the property is of insufficient age, or is ineligible due to a lack of integrity. No Historic Resources Report preparation will be required for these properties.
- Properties in this survey assigned a Status Code of 7r should not be assumed to be either historically significant or not historically significant. A Screening Report should be prepared for the purpose of determining if further investigation is warranted.
- If the property is not exempted from further review in a Screening Report, a Phase I Historic Resources Report should be prepared.

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

Standards for Review

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

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

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

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

Appendix A

Tabular Survey Results

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC	
1208		ALELIA	AV		0.18	090012429		1985					6z	
1223		ALELIA	AV		0.25	090012217	1948	1948			2	05-01	6z	
1238		ALELIA	ST		0.17	090012420	1945	1920			1	05-04	6z	
1243		ALELIA	ST		0.29	090012205	1938	1920		x	1	05-02	6z	
1262		ALELIA	ST	1282-48-90	quonset huts	0.17	090012419	1947	1947		1	05-03	7r	
1425		ALELIA	AV		0.17	090014209	1965	1965			2	04-23	6z	
1456		ALELIA	LN		1.81	090014313	1890	1890		x	1	05-14	5s3	
1219		AMAPOLA	AV		0.18	090012405	1935	1935			2	03-03	6z	
1227		AMAPOLA	AV		0.08	090012406	1950	1950			1	03-04	6z	
1237		AMAPOLA	AV		0.09	090012422	1915	1915			1	03-05	6z	
1244		AMAPOLA	AV		0.27	090013218	2002	2002					6z	
1247		AMAPOLA	AV		0.08	090012423	1953	1953			1	03-07	6z	
1260		AMAPOLA	AV		0.09	090013225	1960	1960			1	03-06	6z	
1222		ANAPOLA	AV		0.15	090013219	1973	1973					6z	
11067		Aster	St	11071 Aster		0.17	090009104		1945		1	01-25	6z	
11129		Aster	St	11135 Aster		0.17	090009303		2000			01-20 01-21	6z	
11202		ASTER	ST	11204 Aster	rear res new	0.33	090009411		1950		1	01-11	6z	
11369		Aster	St	11375 Aster		0.17	090010117	1924	1924		2	02-09	6z	
11013		ASTER	ST			0.11	090009110	2002	2002			01-30	6z	
11019		ASTER	ST			0.16	090009109	2006	2006			01-29	6z	
11022		ASTER	ST			0.09	090009203	1939	1939		2	01-31 01-32	6z	
11033		ASTER	ST			0.17	090009108	2005	2005			01-28	6z	
11047		ASTER	ST	11059 Aster		0.34	090009103	1939	1930 1939		0	01-26 01-27	5s3	
11054		ASTER	ST			0.19	090009204	1940	1940		1	01-33	6z	
11064		ASTER	ST			0.19	090009205	1941	1941		2	01-01	6z	
11068		ASTER	ST			0.14	090009206	1939	1939		2	01-02	6z	
11079		ASTER	ST	1075 Los Angeles		0.17	090009105		1940		x	2	01-24 01-34	6z
11080		ASTER	ST			0.14	090009207	1930	1930		2	01-03	6z	
11102		ASTER	ST		First Baptist	0.19	090009401		1950		1	01-04	5s3	
11103		ASTER	ST	1064 Los Angeles		0.17	090009301	1930	1926 1920		x	2	01-23	6z

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
11117		Aster	St 11121 Aster		0.17	090009302		1925			2	01-22	6z
11122		ASTER			0.19	090009402	1925	1925			2	01-05	6z
11146		ASTER	ST	Iglesia de Dios (res	0.19	090009404		1950			1	01-06	5s3
11147		ASTER	ST		0.17	090009304	1945	1945			1	01-19	6z
11151		ASTER	ST		0.17	090009305	1947	1947			2	01-18	6z
11158		ASTER	ST		0.09	090009409	1940	1940			2	01-07	6z
11164		ASTER	ST		0.10	090009419	1946	1946			2	01-08	6z
11167		ASTER	ST		0.17	090009306	1974	1974				01-17	6z
11170		ASTER	ST	quonset hut	0.10	090009418	1944	1944			1	01-09	7r
11175		ASTER	ST	quonset hut	0.17	090009307		1945			1	01-16	7r
11175		ASTER	ST	vacant	0.08	090009308		0000					
11178		ASTER	ST		0.33	090009410		1930		x	2	01-10	6z
11201		ASTER	ST		0.09	090009420	2005	2005				01-15	6z
11203		ASTER	ST		0.09	090009421	2005	2005				01-14	6z
11207		ASTER	ST		0.17	090009414	1947	1947			2	01-13	6z
11208		ASTER	ST 11210 Aster		0.11	090009423	1940	1940			1	01-12	6z
11210		ASTER	ST		0.09	090009422	2009	2009					6z
11325		ASTER	ST		0.08	090010102	1955	1955			2	02-15	6z
11326		ASTER	ST		0.09	090010113	1960	1960			2	02-16	6z
11338		ASTER	ST		0.19	090010112	1935	1935			2	02-17	6z
11339		ASTER	ST		0.08	090010115	1955	1955			2	02-14	6z
11341		ASTER	ST		0.08	090010114	1946	1946			2	02-13	6z
11345		ASTER	ST		0.08	090010104	1940	1940			2	02-12	6z
11351		ASTER	ST		0.08	090010105	1965	1965			2	02-11	6z
11356		ASTER	ST		0.20	090010118	1900	1900			1	02-18	7r
11362		ASTER	ST		0.09	090010110	2003	2003					6z
11363		ASTER	ST		0.17	090010106		1930			2	02-10	6z
11381		ASTER	ST		0.12	090010121	2012	2012					6z
11403		ASTER	ST 11405 Aster		0.12	090010214		1930			2	02-07 02-08	6z
11409		ASTER	ST	modular?	0.08	090010202		1111				02-06	7r

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
11412		ASTER	ST 11413 Violeta		0.17	090010302	1999	1999					6z
11419		ASTER	ST		0.17	090010203	1939	1930			2	02-05	6z
11427		ASTER	ST		0.08	090010204	1939	1939			2	02-04	6z
11439		ASTER	ST		0.17	090010205	1950	1930			2	02-03	6z
11445		ASTER	ST		0.08	090010206	1945	1945			2	02-02	6z
11453		ASTER	ST		0.08	090010207	1963	1963			1	02-01	6z
11461		ASTER	ST		0.17	090010211		1970					6z
		ASTER	ST	vacant	0.11	090009004		0000					
		ASTER	ST	vacant	0.19	090009403		0000					
		ASTER	ST	vacant	0.09	090009408		0000					
11425		AZAHAR		11427	0.17	090013311		1980					6z
11461		AZAHAR	ST		0.08	090013304	1945	1945			2	03-50	6z
11011		AZAHAR	ST		0.14	128001231	1984	1984					6z
11011		AZAHAR	ST		0.26	128001235	1984	1984					6z
11059		AZAHAR	ST		0.26	128001233	1978	1978					6z
11085		AZAHAR	ST	11063	0.43	128001213	1941	1941 1930			0	03-36 03-35	5s3
11137		AZAHAR	ST		0.17	090012208		1950			1	03-37	6z
11139		AZAHAR	ST	vacant	0.25	090012209	1941	0000					
11163		AZAHAR	ST		0.25	090012218		1950			2	03-40	6z
11173		AZAHAR	ST	1275-85 Alelia	Quonset huts	0.34	090012206	1941	1941		1	03-41 03-42	7r
11219		AZAHAR	ST		0.17	090012418	2004	2004					6z
11220		AZAHAR	ST		SPRR Depot	2.13	090014102		1887			03-43 03-44	3s
11227		AZAHAR	ST			0.13	090012433	1930	1111				7r
11241		AZAHAR	ST			0.12	090012421	1944	1944		1	03-45	6z
11245		AZAHAR	ST	11247 (1111)		0.17	090012413	1920	1920		2	03-46	6z
11265		AZAHAR	ST	11263		0.17	090012424	1961	1920		2	03-47	6z
11269		AZAHAR	ST			0.17	090012431	1993	1993				6z
11281		AZAHAR	ST			0.17	090012432	1961	1961		1	03-48	6z
11295		AZAHAR	ST	1257 Amapola		0.12	090012409	1925	1925		2	03-49	6z
11305		AZAHAR	ST	1280 Amapola		0.19	090013237	1940	1940 1950		2	03-50	6z

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
11319		AZAHAR	ST		0.17	090013215	1955	1955			1	03-51	6z
11333		AZAHAR	ST		0.08	090013214	1989	1989					6z
11339		AZAHAR	ST		0.12	090013226	1960	1960			0	03-52	7r
11351		AZAHAR	ST		0.17	090013211	1962	1962			2	03-53	6z
11361		AZAHAR	ST		0.08	090013222	1960	1111					7r
11369		AZAHAR	ST		0.08	090013223	1900	1900			2	03-54	6z
11379		AZAHAR	ST	11381	0.17	090013209	1949	1920			1	03-55	6z
11393		AZAHAR	ST		0.17	090013232	1980	1980					6z
11400		AZAHAR	ST		1.06	090015101	1951	1951			1	03-58	7r
11421		AZAHAR	ST		0.17	090013316	2006	2006					6z
11439		AZAHAR	ST		0.17	090013306	1972	1972					6z
11455		AZAHAR	ST	11457	0.17	090013305	1940	1940			2	03-56	6z
11469		AZAHAR	ST	11475	0.36	090013303	1920	1920 1940			2	03-57	6z
		AZAHAR	ST		vacant	0.04	090013220	0000					
		AZAHAR	ST		vacant	0.35	128001232	0000					
		AZAHAR	ST		parking lot	0.07	128001234	0000					
1026		CAMPANULA	AV	1028	0.17	090008204	1946	1946			2	05-08	6z
1064		CAMPANULA	AV	1044	0.17	090010208		1940 1980			2	05-09	6z
1072		CAMPANULA	AV		0.08	090010212	1920	1920			2	05-10	6z
1110		CAMPANULA	AV	11478, 11434	0.17	090010306	1920	1920			2	02-20	6z
1450		CAMPANULA	AV		0.09	090015228	1972	1972					6z
1222		CLAVEL	ST		0.12	090013314	2000	2000					6z
1227		CLAVEL	ST		0.08	090013205		1111					7r
1235		CLAVEL	AV		0.17	090013206	1955	1955			1	05-07	6z
1246		CLAVEL			0.07	090013317	1940	1940			2	05-06	6z
1248		CLAVEL	AV		0.10	090013318	2006	2006					6z
1268		CLAVEL	AV		0.17	090013315	1962	1962			2	05-05	6z
11201		COUNTY	DR		22.05	090011031	2006	2006					6z
11351		COUNTY	RD		9.32	090011030	2008	2008					6z
1044		DARLING	RD		0.17	090008205	1940	1111					7r

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC	
10951		JACINTO	WY		0.41	128003028	1973	1973					6z	
10975		JACINTO	WY		0.82	128003027	1972	1975		x			6z	
11019		JACINTO	WY		1.42	128003016	1977	1977					6z	
1395		LIRIO	ST		0.27	128006030	1974	1974					6z	
1401		LIRIO	ST	1405-07	2 bldgs	0.61	128006031	1973	1965		1	05-19	6z	
1417		LIRIO	ST			0.79	128006002		1920		2	05-20	6z	
1421		LIRIO	AV		yard	1.53	128006028	1947	1111				7r	
1506		LIRIO	AV	1516		0.60	128003018	1966	1966		0	05-28	7r	
1550		LIRIO	ST		Ventura Custom	2.09	128003020	1970	1970				6z	
1585		LIRIO	AV			2.75	128006005		1980				6z	
1589		LIRIO	AV			2.66	128006024	1972	1972				6z	
1594		LIRIO	AV	1676-78		0.39	128003029	1972	1972				6z	
1635		LIRIO	AV		Alta Mutual	0.93	128006006		1900		0	05-21 05-22	5s3	
1662		LIRIO	ST	1674-76-78		1.85	128003022	1967	1967		0	05-27	7r	
1740		LIRIO	ST			1.86	128003023	1965	1965		0	05-26	7r	
1788		LIRIO	AV			2.11	128003013	1964	1964		0	05-24	7r	
1794		LIRIO	AV			7.01	128003012	1981	1981				6z	
1804		LIRIO	AV			1.00	128003014	1960	1960		0	05-25	7r	
1893		LIRIO	AV		vacant	1.28	128006020		0000					
1895		LIRIO	AV		Harrison	0.92	128006021						7r	
1895		LIRIO	AV		Harrison	2.98	128006032	1968	1968		1	05-23	7r	
1905		LIRIO	AV			4.61	128004021	1990	1990				6z	
1905		LIRIO	AV			3.16	128004030	1986	1986				6z	
		LIRIO	AV		yard	1.27	128003019		0000					
		Lirio			yard	4.05	128002207		0000					
		Liro			yard	0.46	128003030		0000					
1323		Los Angeles	Av	11060 Azahar	B&J Drive In	1.22	128002116		1961			03-37 03-38	5s3	
1606		LOS ANGELES	AV		Fence Factory	6.68	090011028	1930	1995				6z	
1141		LOS ANGELES	AV			0.17	128001102	1915	1915		x	2	04-02	6z
1151		LOS ANGELES	AV		vacant	0.12	128001103	1922	0000		x			

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
1154		LOS ANGELES	AV	yard	0.14	090012101		0000					
1164		LOS ANGELES	AV		0.21	090012112	1941	1941			0	04-01	7r
1167		LOS ANGELES	AV		0.12	128001104	1951	1951			0	04-03	7r
1203		LOS ANGELES	AV	bank	0.12	128001208	1912	1911	VCL	x	0	04-10	3s
1210		LOS ANGELES	AV		0.20	090012214	1970	1970					6z
1219		LOS ANGELES	AV	vacant	0.13	128001209		0000		x			
1242		LOS ANGELES	AV	Herald Printing	0.17	090012211	1935	1935			1	04-04	5s3
1243		LOS ANGELES	AV	Uniform Warehou	0.36	128001210	1890	1913		x	0	04-09	5s3
1273		LOS ANGELES	AV 1275		0.12	128001211	1966	1966			0	04-08	7r
1292		LOS ANGELES	AV		0.34	090012210	1915	1909		x	2	04-05	6z
1297		LOS ANGELES	AV	Herald Printing	0.04	128001212		1950		x	0	04-07	5s3
1322		LOS ANGELES	AV		2.20	090014101		1950		x	0	04-06	7r
1385		LOS ANGELES	AV		0.42	128002121	1978	1978					6z
1427		LOS ANGELES	AV		0.26	128002215		2000					6z
1449		LOS ANGELES	AV		0.66	128002211	1950	1950					6z
1449		LOS ANGELES	AV 1547		0.84	128003032	1975	1975		x			6z
1497		LOS ANGELES	AV		0.74	128002212	1965	1965			0		7r
1500		LOS ANGELES	AV	Saticoy Liquor	2.48	090014211	1968	1968			1	04-11	6z
1551		LOS ANGELES	AV		0.85	128003024	1965	1965			1		6z
1566		LOS ANGELES	AV		4.82	090011023	1999	1999					6z
1566		LOS ANGELES	AV		3.70	090011024		1999					6z
1579		LOS ANGELES	AV		0.99	128003003	1959	1959			1		6z
1585		LOS ANGELES	AV		0.99	128003004	1959	1959			0		7r
1588		LOS ANGELES	AV		1.39	090011036	2009	2009					6z
1588		LOS ANGELES	AV		0.09	090011037		2009					6z
1591		LOS ANGELES	AV		0.76	128003025	1979	1979					6z
1593		LOS ANGELES	AV		0.86	128003026	1978	1978					6z
1600		LOS ANGELES	AV		1.16	090011017	1977	1977					6z
1600		LOS ANGELES	AV		0.14	090011038		1977					6z
1607		LOS ANGELES	AV		0.72	128003008	1984	1984					6z

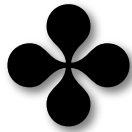
StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
1651		LOS ANGELES	AV		1.47	128003009	1954	1954			0		7r
1651		LOS ANGELES	AV		1.00	128003015		1954			0		7r
1691		LOS ANGELES	AV		7.94	128003033	1998	1998					6z
10999		NARDO	ST		1.24	128002114	1961	1950		x	0	04-39	7r
11015		NARDO	ST		0.29	128002119	1977	1977					6z
11032		NARDO	ST		2.08	128003017		1111					7r
11040		NARDO	ST		0.46	128002210	1962	1962					7r
11108		NARDO	ST		0.09	090014217	1938	1938		x	1	04-12	6z
11124		NARDO	ST		0.10	090014215	1915	1915			1	04-13	6z
11128		NARDO	ST		0.13	090014203	1915	1915			0	04-14	5s3
11138		NARDO	ST		0.07	090014204	1900	1900			1	04-15	5s3
11146		NARDO	ST		0.10	090014205	1920	1920			2	04-16	6z
11152		NARDO	ST		0.12	090014213	1920	1920			1	04-17	6z
11162		NARDO	ST		0.14	090014212	1900	1900			1	04-18	6z
11170		NARDO	ST		0.08	090014207	1910	1910			1	04-19	5s3
11175		NARDO	ST		0.96	090014111	1999	1999					6z
11180		NARDO	ST		0.17	090014208		1900			0	04-20	5s3
11208		NARDO	ST	1442 Alelia	0.25	090014301	1910	1890		x	1	04-21 04-22	5s3
11218		NARDO	ST		0.08	090014314	1997	1997					6z
11228		NARDO	ST		0.08	090014315	1997	1997					6z
11254		NARDO	ST	11240-42	0.25	090014303	1900	1900 1915			2	04-24	6z
11266		NARDO	ST		0.25	090014304	1900	1900			2	04-25	6z
11280		NARDO	ST		0.17	090014305	1921	1900			0	04-26	5s3
11290		Nardo	ST		0.17	090014306	1925	1925			2	04-27	6z
11299		NARDO			1.96	090014112	1938	2008					6z
11299		NARDO	ST		0.97	090014113	2008	2008					6z
11304		NARDO	ST	1444 Amapola	0.17	090015231	1902	1902			0	04-28 04-29	5s3
11334		NARDO	ST		0.23	090015214	1910	1910			2	04-30	6z
11348		NARDO	ST		0.14	090015203	1920	1900			2	04-31	6z
11354		NARDO	ST		0.09	090015205	1951	1951			1	04-32	6z

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
11364		NARDO	ST		0.13	090015229	2010	2010					6z
11378		NARDO	ST		0.09	090015230	1989	1989					6z
11380		NARDO	ST		0.09	090015226		1990					6z
11394		NARDO	ST	11384	0.36	090015215	1957	1957 1950			0	04-33 04-34	7r
11405		NARDO	ST		0.47	090015113	1987	1987					6z
11412		NARDO	ST		0.17	090015207	1947	1947			1	04-35	6z
11414		NARDO	ST		0.09	090015223	1940	1920			2	04-36	6z
11417		NARDO	ST	11419-23	0.10	090015114	1949	1920			2	04-37	6z
11425		NARDO	ST		0.13	090015120	1920	1920			2	04-38	6z
11440		NARDO	ST	11448	0.24	090015222	1981	1950			1	05-13	6z
11443		NARDO	ST		0.15	090015117	1978	1978					6z
11450		NARDO	ST		0.11	090015227	1952	1952			0	05-12	7r
11453		NARDO	ST		0.20	090015118	1954	1954			1	05-11	6z
11465		NARDO	ST		0.28	090015119	1957	1111					7r
		NARDO	ST		0.04	090014114		0000					
		NARDO	ST		0.09	090015232		0000					
		NARDO	ST		0.09	090015233		0000					
11117		ROSAL	LN	11119-21 -23	0.08	090014216	1951	1951			1	05-16	6z
11115		ROSAL	LN		0.08	090014218	2007	2007					6z
11221		ROSAL	LN		0.10	090014316	1939	1939			2	05-15	6z
11411		ROSAL	LN		0.09	090015224		0000					
11442		ROSAL	ST		0.18	090015221	1977	1977					6z
		ROSAL	LN		3.68	090015211		0000					
11036		VIOLETA	ST		0.08	128001204		1947					6z
11168		Violeta	St		Comm. Cent.	0.11	090012216		2013				6z
11012		VIOLETA	ST		0.08	128001202	1961	1961			2	03-31	6z
11018		VIOLETA	ST	11016		0.25	128001203	1973	1973				6z
11025		VIOLETA	ST		market	0.17	128001108	1944	1944		0	03-29	7r
11035		VIOLETA		11051		0.34	128001107		1915			03-26 27, 28	7r
11036		VIOLETA	ST			0.03	128001205	1947	1947		1	03-32	6z

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
11042		VIOLETA	ST		on alley	0.05	128001206	1937	1915		1	03-34	7r
11050		VIOLETA	ST			0.06	128001207	1962	1962		1	03-33	6z
11065		VIOLETA	ST		Yeto's Market	0.25	128001106	1968	1968		0	03-25	5s3
11087		VIOLETA	ST	1179, 75 1181-83		0.34	128001105	1960	1920	x	1	03-24	6z
11107		VIOLETA	ST		Brigham Mft.	0.36	090012120	1930	1896	x		03-22 03-23	5s3
11131		VIOLETA	ST			0.13	090012119	1955	1955		0	03-21	7r
11135		VIOLETA	ST			0.13	090012118	1959	1959		1	03-20	6z
11147		VIOLETA	ST			0.18	090012117	1960	1960		1	03-19	6z
11157		VIOLETA	ST			0.18	090012116	1920	1900		1	03-18	7r
11169		VIOLETA	ST	11175		0.22	090012115	1950	1950		2	03-17	6z
11185		VIOLETA	ST			0.11	090012114	1932	1932		2	03-16	6z
11193		VIOLETA	ST			0.11	090012113	1932	1932	x	2	03-15	6z
11209		VIOLETA	ST			0.17	090012309	1900	1900	x	2	03-14	6z
11215		VIOLETA	ST			0.16	090012310	1940	1940		1	03-13	6z
11225		VIOLETA	ST			0.14	090012311	1961	1961		0	03-12	7r
11234		VIOLETA				0.18	090012430	1946	1946		1	03-01	6z
11236		VIOLETA	ST			0.09	090012434	2007	2007				6z
11238		VIOLETA	ST			0.09	090012435	2007	2007				6z
11239		VIOLETA	ST			0.13	090012312	1947	1947		2	03-11	6z
11253		VIOLETA	ST			0.23	090012313	1915	1905		1	03-10	5s3
11254		VIOLETA	ST			0.18	090012427	1940	1940		1	03-02	6z
11278		VIOLETA	ST	11208, 1203		0.12	090012428	1945	1945		2	02-28	6z
11281		VIOLETA	ST			0.09	090012314	1930	1930		2	03-09	6z
11291		VIOLETA	ST			0.13	090012315	1959	1959		2	03-08	6z
11310		VIOLETA	ST			0.14	090013233		1970				6z
11317		VIOLETA	ST			0.24	090013103	1963	1963		0	02-27	7r
11343		VIOLETA	ST			0.10	090010119	1963	1963		1	02-26	6z
11346		VIOLETA	ST			0.09	090013234	1994	1994				6z
11358		VIOLETA	ST	11350, -54, -56		0.27	090013235	1952	1952		2	02-29	6z
11364		VIOLETA	ST	11372, -82, -90		0.28	090013236				2	02-30 02-31 02-32	6z

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
11381		VIOLETA	ST	11370 Aster		0.09 090010109	1945	1945			2	02-19 02-25	6z
11391		VIOLETA	ST		rocklite	0.19 090010108	1961	1950			0	02-24	7r
11412		VIOLETA	ST			0.12 090013312	1956	1956			1	02-33	6z
11418		VIOLETA	ST			0.09 090013313	1930	1930			2	02-34	6z
11423		VIOLETA	ST			0.17 090010303	1972	1972					6z
11435		VIOLETA	ST			0.17 090010304	1940	1940			2	02-23	6z
11445		VIOLETA			Iglesia de Dios	0.17 090010305		1940			1	02-22	5s3
11483		VIOLETA	ST		moved (per	0.25 090010307	1961	1961			0	02-21	7r
		VIOLETA	ST		vacant	0.08 090010301		0000					
		VIOLETA	ST			0.02 090012316		0000					
1140	S	Wells	Rd			0.20 090009209	1929	1929		x	0	05-17	7r
1046		WELLS	RD			0.16 090028013		1111					7r
1140	S	WELLS				0.09 090009208		0000					
1164	S	WELLS	RD			0.17 128001111	1959	1959			2		6z
1195	S	WELLS	RD			0.45 128005051	1969	1969					6z
1255	S	WELLS	RD			2.43 128005054		1917	VCL	x	0	05-18	3s
310	S	WELLS	RD			0.24 128001109		0000					
		Wells			Flying A Station	0.17 128001225						03-30	6z
					vacant	0.11 090009003		0000					
						0.01 090009211		0000					
						0.01 090009212		0000					
						0.45 090009413		0000					
					Saticoy Park	3.10 090010101							6z
						0.18 090011022		0000					
						0.85 090011032		0000					
						1.99 090011035		0000					
						0.26 090012215		0000					
						0.60 090013302		0000					
						0.14 090014214		0000					
						0.14 090014317		0000					

StNum	Dir	Street	Other Addr	Notes	Ac	APN	Date AR	Date Sur	Desig	CT	Integ	Photo	SC
				RR	2.77	090015112		0000					
					0.13	090015121		0000					
				flood control	2.01	090016005		0000					
					0.67	128001112		0000					
					0.01	128002112		0000					
					1.06	128002208		0000					
					0.04	128002213		0000					
				flood control	4.04	128004003		0000					
					0.84	128006011		0000					
				flood control	1.61	128006013		0000					
				flood control	1.17	128006025		0000					



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) John and Alice McKay Residence

P1. Other Identifier: 1456 Alelia Avenue

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

c. Address: 1456 Alelia Avenue City Saticoy Zip 93004

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

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

APN 090014313; 1456 Rosal Lane

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

This property consists of a one story single family residence featuring a truncated, medium-pitched hipped roof and a roughly rectangular plan. The building appears to be sided with wide lap siding or composition shingles over wood siding. Aerial photos suggest that wings off the main body of the building to the east are additions, but because visibility from public rights-of-way are very limited, dates of construction for these wings could not be reliably estimated. The windows visible on the western elevation appear to date it from circa 1900. The property also features a large garage located adjacent to the street. It features a medium-pitched side-facing gable roof with medium, open eaves and a wood sash window. Aerials also indicate two other sheds or utility buildings on the property that are not visible from the street.

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

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 05-14 (8-2-2013)



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

P7. Owner and Address
Rogers Charles W
Rogers Jason C
741 Teresa St
Oxnard Ca 93030-7623

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

P9. Date Recorded: 8/2/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) John and Alice McKay Residence

B1. Historic Name: John and Alice McKay Residence

B2. Common Name: none

B3. Original Use: residential

B4. Present Use: residential

B5. Architectural Style: Folk Victorian

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

1890-E, possibly relocated to this property circa 1900 and altered.

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

Original Location:

B8. Related Features:
Garage and sheds

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial and Residential Development (3-A-iv) **Area:** Saticoy

Period of Significance: 1887-1912

Property Type: Single family residence

Applicable Criteria: N/A

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

John William McKay and his wife Alice purchased this property from the Pacific Improvement Company in 1900. The house was either built at this time, or perhaps it was moved onto the site in that year, since the Assessor records date it at 1890. It is a relatively large parcel containing 1.81 acres.

John McKay was born in Canada in 1854 and immigrated to the United States in 1880. He was living in Saticoy and working as a blacksmith in 1898. The 1900 census lists John, Alice and their children: Kate (16), Daniel (14) and Lila (10). John McKay died on April 30, 1921 in Tucson, Arizona where he was living with his children. Alice McKay moved to Santa Barbara and sold the property in 1925 to Joe Milich of Saticoy. The Milich family included Joseph (Joe), a native of Austria; his wife Ellen, and children Josephine R., Mary Louise, Anson Edward, and Helen Aileen, all born in California. Joe was a carpenter and Ellen was a grader in the bean warehouse. Their daughter Josephine worked as a washer in the citrus warehouse in 1940. The family owned the property until 1976.

This property is generally associated with the commercial and residential development of Saticoy, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

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

B12. References:

U.S. Census Records, Saticoy, 1900, 1910
Ventura County City Directories, 1898 - 1921
Ventura County Grant Deeds, Book 69, pg. 453-4; Book 92, pg. 228; Book 4558, pg. 656.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/7/2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

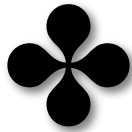
Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) John and Alice McKay Residence

Recorded by: San Buenaventura Research Associates

Date 8/2/2013

Continuation **Update**

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) 11047 Aster Street

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 11047 Aster Street **City** Saticoy **Zip** 93004

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

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

APN 090009103

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

This single-story, stucco-clad residence is roughly rectangular in plan and features two projecting wings off the main, southern elevation. The main body of the building is flat-roofed behind a low parapet. The larger, eastern wing features a front-facing low-pitched gable roof covered in Spanish tile, with very shallow eaves. A tripartite multi-pane window consisting of a larger central arched opening flanked by two, shorter and narrower openings dominates the southern elevation of this wing. The front entry is located to the west of this wing under a short, square-plan tower topped by a low-pitched pyramidal roof covered with Spanish tile. A smaller, western wing features a low-pitched hipped roof covered with Spanish tile. Windows are primarily multi-pane case-ment pairs with wood muntins. The architectural style of the residence is Spanish Revival. The building appears to be essentially unaltered and in good condition.

P3b. Resource Attributes (List attributes and codes) HP3 -- Multiple family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 01-27 (6-17-2013)



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

P7. Owner and Address
Williams Fred R
994 Hinckley Ave
Fillmore CA 93015

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

P9. Date Recorded: 6/17/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) 11047 Aster Street

- B1. Historic Name:** None
B2. Common Name: 11047 Aster Street
B3. Original Use: Single family residence **B4. Present Use:** same
B5. Architectural Style: Spanish Revival
B6. Construction History: (Construction date, alterations, and date of alterations)
1930-E
11059 Aster - 1941-E (second house on same parcel)

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

B8. Related Features:
Second residence at 11059 Aster Street east of 11047 Aster Street built circa 1941

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Com. Res. Development/Architecture (4-A-iv, 4-C) **Area:** Saticoy

Period of Significance: 1912-1945

Property Type: Single family residence

Applicable Criteria: N/A

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

The residence at 11047 Aster Street was built around 1930 on lots 7 and 8 of block 10 of the Railroad Extension Subdivision. In 1940 the Saticoy Land Company, which apparently built the house, sold this property to Roy W. Lincoln. Lincoln is listed in the 1940 census as a farm laborer. A second residence at 11059 Aster Street is located on the parcel today, although it was originally built on separate parcels, lots 5 and 6. These lots were sold by the Saticoy Land Company to Otis V. and Barbara Jean Turner in 1941. Presumably the house was built shortly thereafter. In 1943 Roy W. Lincoln sold the property at 11047 to Otis and Barbara Turner who thereafter owned both houses. Otis Turner was listed in the 1940 County Directory as a dairy worker.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a County Landmark or Site of Merit under Criterion 5. It embodies the distinctive characteristics of a type, period, region, or method of construction from the growth and development of the cross-roads community of Saticoy (1912-1945). This is a scarce intact residential example from 1930s of Spanish Revival style.

B11. Additional Resource Attributes (List attributes and codes) HP3 -- Multiple family property

B12. References:

- U.S. Census Records, Saticoy, 1940
- Ventura County Directory, 1940
- Ventura County Grant Deeds, #19400229406100037; Book 648, pg. 532.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/7/2014

(This space reserved for official comments.)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) Full Gospel Church

P1. Other Identifier: Free Full Gospel Church of Saticoy

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

c. Address: 11102 Aster Street City Saticoy Zip 93004

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

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

APN 090009401

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

This property consists of a one and two-story church building featuring a front-facing medium-pitched gable roof and a roughly rectangular plan. The main body of the building is the northern wing housing the sanctuary. It is rectangular in plan and features a stocky, square-plan steeple at the northwestern corner. The steeple forms a low platform topped with two stepped risers supporting a finial that resembles a lighthouse or beacon. This portion of the building is constructed of concrete block. The main north-facing double-door entry is recessed between two large pilasters constructed of Roman slump stone brick and covered by a projecting canopy. Windows along the western elevation are primarily aluminum sash, probably recent replacements within original window openings. A two-story, stucco-clad hipped gable wing to the rear (south) features a doorway at ground and second floor levels, the latter accessed by a stairway enclosed with a wooden balustrade. The southern-most wing is flat-roofed and constructed of concrete block, suggesting that it was originally constructed as a detached building.

P3b. Resource Attributes (List attributes and codes) HP16 -- Religious building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 01-04 (6-17-2013)



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

P7. Owner and Address
Ch Fundamental Bap of Ven
11102 Aster St
Ventura Ca 93004-1974

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

P9. Date Recorded: 6/17/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Full Gospel Church

B1. Historic Name: Full Gospel Church

B2. Common Name: First Baptist Church

B3. Original Use: church

B4. Present Use: church

B5. Architectural Style: Modern

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

1950-E; rear addition, 1962; masonry veneer added to church facade, 1968.

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

Original Location:

B8. Related Features:
None

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Social and Cultural Life (5-B)

Area: Saticoy

Period of Significance: 1945-1968

Property Type: church

Applicable Criteria: N/A

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

Although the Free Full Gospel Church of Saticoy incorporated in 1943, a church building was apparently not completed until circa 1950. During the 1960s, the church membership grew to the point that an addition was made to the rear of the building (1962) and the front of the church took on a new look with masonry veneer added (1967). The minister at that time was Reverend Bell. In 2008 the church was known as the Fundamental Baptist Church, and today it is called the First Baptist Church. This church was founded to serve immigrants from the Midwest and South during the Dust Bowl and the ensuing Depression starting in the 1930s through the 1940s. They worked in the fields and packing houses as laborers.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains some design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the maturation and buildout of Saticoy during the postwar period (1945-1968).

B11. Additional Resource Attributes (List attributes and codes) HP16 -- Religious building

B12. References:

Ventura County Building Permits
Ventura County Directories, 1946-1967

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/7/2014

(This space reserved for official comments.)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) Foursquare Gospel Church

P1. Other Identifier: Foursquare Gospel Church

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

c. Address: 11146 Aster Street City Saticoy Zip 93004

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

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

APN 090009404

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

The main, stucco-clad northern wing of this church building features a long, rectangular plan and a medium-pitched front-facing gable roof with wood siding under the gable end. Eaves are shallow. A narrow, double-door entry centered on the northern elevation is covered by a shallow, half-circular projection supported by two angled pylons attached to the building wall. Five pairs of double steel or aluminum casement windows are spaced almost evenly along the western elevation. A smaller, secondary wing is attached to the rear (southern) elevation. It appears to be flat-roofed from aerial photos. A small residence, set well back from the street, and only partially visible from the public right-of-way, is clad in wood siding. Aerial photos suggest that it is rectangular in plan, with a side-facing gable roof. The architectural style of the main wing is mildly Modern. The integrity of this portion of the building appears to be essentially intact, although the windows may be replacements within original window openings.

P3b. Resource Attributes (List attributes and codes)

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 01-06 (6-17-2013)



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

P7. Owner and Address
Uls Jeanne G
Attn Ca-Nv Church of God
PO Box 26058
Fresno CA 93729-6058

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

P9. Date Recorded: 6/17/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Foursquare Gospel Church

B1. Historic Name: Foursquare Gospel Church

B2. Common Name: Iglesia de Dios Lirio de Los Valles

B3. Original Use: church

B4. Present Use: church

B5. Architectural Style: Modern

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

1950-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:
Residence in rear

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Social and Cultural Life (5-B)

Area: Saticoy

Period of Significance: 1945-1968

Property Type: church

Applicable Criteria: N/A

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

This church was built circa 1950 as the Foursquare Gospel Church. Today it is called Iglesia de Dios Lirio de los Valles. The church was formed in response to the influx of Midwesterners and Southerners during the 1930s and 1940s. Some Latino children attended a type of catechism class there once a week. (Acosta, 2013)

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a County Landmark or Site of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) and for its association with the maturation and buildout of Saticoy during the postwar period (1945-1968).

B11. Additional Resource Attributes (List attributes and codes) HP16 -- Religious building

B12. References:

Interview with Sophia Acosta, 9/2013
Ventura County Assessor records
Ventura County Directory, 1967

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/7/14

(This space reserved for official comments.)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 4 **Resource Name or #:** (Assigned by recorder) Brigham and Steele Blacksmith Company

P1. Other Identifier: 11063-85 Azahar Street

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 _____ **Date** _____ ; **R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.** _____

c. Address: 11063 Azahar Street **City** Saticoy **Zip** 93004

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

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

APN 128001213

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

This simple, utilitarian industrial/commercial building is rectangular in plan. It is only partially visible from the public right-of-way but appears to consist of a corrugated metal siding on the side elevation and a medium-pitched roof covered with corrugated steel. The main southern street elevation is a stepped parapet, forming a false-front. Wood plank double entry garage doors are centered on the elevation, flanked by small window openings with aluminum sliders. The doors are probably overhead track hung, but this mechanism is not visible. This elevation is clad in stucco, probably over wood or steel.

P3b. Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building or HP8 -- industrial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 03-35 (7-9-2013)



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

P7. Owner and Address
Sullivan Pauleen W Trust ET AL
3616 Mound Avenue
Ventura CA 93003-3118

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

P9. Date Recorded: 7/9/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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 5S3

Resource Name or #: (Assigned by recorder) Brigham and Steele Blacksmith Company

B1. Historic Name: Brigham and Steele Blacksmith Company

B2. Common Name: none

B3. Original Use: industrial

B4. Present Use: industrial and commercial

B5. Architectural Style: Utilitarian Industrial

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

1902-1912-E

11085 Azahar - 1941-E

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

Original Location:

B8. Related Features:

Commercial building (11085 Azahar St., see continuation)

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Res. Development (3-A-ii)

Area: Saticoy

Period of Significance: 1887-1912; 1912-45

Property Type: industrial

Applicable Criteria: N/A

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

This assessor parcel presently consists of five lots (nos. 26-30 of block 41) of the Town of Saticoy. Lot 30 was purchased by F. P. Brigham in 1902 from the Pacific Improvement Company. Brigham built his blacksmith shop, F.P. Brigham and Company General Blacksmithing in that year, having moved his West Saticoy business to this location.

Francis Perry Brigham was born in 1854 in New York. His wife Julia was born in 1844, also in New York. The couple moved to Nebraska during the 1880s where Francis worked as a blacksmith. Their son Charles Francis was four years old in 1880. In the 1890s the family was living in San Diego and by 1898 they had moved to West Saticoy where they established a blacksmith shop. Their son Charles was married and 22 years old when the Brighams moved to Ventura County. The father and son ran the business. In 1902 they moved their blacksmith operation from West Saticoy to Saticoy town. It was then known as F.P. Brigham and Company and located on Fifth (Azahar) Street. The children of Charles and his wife Florence included Laurence, born in 1899, Alfred, and Helen. Laurence later worked as a blacksmith for F.P. Brigham and Company as well.

In 1906 Brigham established a general partnership in the business with his son Charles, and Walter T. Steele, and by 1912 he had purchased the adjacent lots 26 through 29. The operation expanded over the five lots to form a wooden false front building advertising wood work, horse shoeing, bean cultivators, cyclones, bean cutters, and beet beds. F. P. Brigham sold his third of the partnership to his son Charles and Walter Steele in 1924, and the firm became known as Brigham and Steele.

B11. Additional Resource Attributes (List attributes and codes) HP8 -- industrial building

B12. References:

Ventura County Directories, 1908-1954.

U.S. Census Records, Saticoy, 1920, 1940

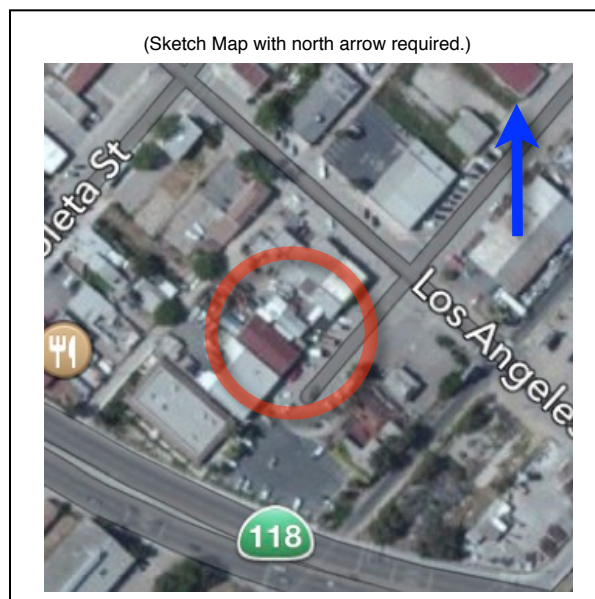
Ventura County Grant Deeds, Book 80, pg. 398; Book 559, pg. 350

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/7/2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 4 Resource Name or #: (Assigned by recorder) Brigham and Steele Blacksmith Company

Recorded by: San Buenaventura Research Associates

Date 7/9/2013

Continuation Update

Walter Steele died around 1930 and the partnership was dissolved. Charles Brigham moved his portion of the business, the F.P. Brigham Implement Company, to Los Angeles Avenue and Violeta Street and built a new building. Charles Francis Brigham died in 1941. By 1948 the company name had changed to Brigham Manufacturing Company. In later years the company at the new location included tractor sales, and a newspaper from 1965 advertised that they were building custom truck equipment. The company was run by several generations of Brighams until it closed around 2010.

In 1935 the estate of Walter Steele was settled and Mildred Steele officially received half of the partnership and equipment of Brigham and Steele. Her portion of the business was then known as Steele Blacksmithing Company. In 1938 George W. and Cleola Sullivan, also a blacksmith, purchased the five lots from Mildred Steele. At some point most of the original buildings were demolished, except for one. It is uncertain when the remaining building ceased use as a blacksmith shop, but the property remains in the hands of the Sullivan family today.

The building at 11063 Azahar Street was part of the Brigham and Steele blacksmith shop located on the site since 1902. Sanborn Maps for 1921 and 1929 show a building in this location, although the footprint is slightly different, indicating that it may have been altered when it was purchased by George W. Sullivan for use as a blacksmith shop in 1938. Sullivan, a native of Illinois, was born in 1857 and lived in Riverside, California before coming to Ventura in 1936.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains some design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a County Landmark or Site of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 4 of 4 Resource Name or #: (Assigned by recorder) Brigham and Steele Blacksmith Company

Recorded by: San Buenaventura Research Associates

Date 7/9/2013

Continuation Update

11085 Azahar Street

The other building on the five lot assessor parcel is the small masonry commercial building at 11085 Azahar Street, built around 1941. Uses included the Saticoy Cafe in 1954. By 1971 a pool hall called Bill & Lucille's Place was located here. The building was constructed for owner George W. and Cleola Sullivan who purchased the property from Mildred Steele in 1938. This building replaced a portion of the original F.P. Brigham Company Blacksmith Shop built between 1902 and 1912. Although the historical associations for this building are different than the Brigham and Steel building on the parcel to the west, it is one of the earlier extant and relatively unaltered commercial buildings in Saticoy from the contextual period 1912-45 and consequently contributes to the significance of the parcel.

Two other small buildings appear to be located between this building and 11063 Azahar Street. They are only partially visible from the public right-of-way and are of uncertain use and dates of construction.

Sources

Ventura County Assessor's Office

Ventura County Grant Deeds, Book 559, pg. 350

Ventura County Directories, 1939-1954

United States Census Records, Saticoy, 1940



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

Photo 03-36 (7-9-2013)

PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 3S

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (Assigned by recorder) Saticoy Southern Pacific Railroad Depot

P1. Other Identifier: 11220 Azahar Street

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

c. Address: 11220 Azahar Street City Saticoy Zip 93004

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

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

APN 090014102

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

The Saticoy Southern Pacific Depot is rectangular in plan and one and two stories in height. The western portion of the building is two stories in height and housed the depot's ticket office and waiting room on the ground floor, and the station master's apartment on the second floor. This section of the building is clad in wide horizontal shiplap siding on the ground floor and board and batten above. A wide projecting hipped canopy supported by scrolled brackets wraps the southern, western and northern (track-side) elevations and divides the levels. This detail is repeated on the upper story as deep eaves for a medium-pitched pyramidal roof. Windows are mainly large four-over-four sash in singles and pairs, with wood casings. This section of the building attaches to the east to the freight room.

The single-story freight room is rectangular in plan and clad in wide, horizontal shiplap and covered with a medium-pitched gable roof with deep eaves on the northern elevation supported by plain brackets. A loading dock that would have existed along the trackside of the freight room no longer remains. Access to this side of the building was very limited; most of the evidence of cur-

P3b. Resource Attributes (List attributes and codes) HP17 - Railroad Depot

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 03-43 (7-9-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1887-F

P7. Owner and Address
Ventura County Trans Com
950 County Square Dr #207
Ventura CA 93003

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

P9. Date Recorded: 7/9/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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 35

Resource Name or #: (Assigned by recorder) Saticoy Southern Pacific Railroad Depot

B1. Historic Name: Saticoy Southern Pacific Railroad Depot

B2. Common Name: Newton Building Materials

B3. Original Use: railroad depot

B4. Present Use: commercial

B5. Architectural Style: Folk Victorian

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

1887-F; sheds 1965-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

Open sheds

B9a. Architect: Southern Pacific Railroad

b. Builder: Southern Pacific Railroad

B10. Significance: Theme Commercial & Res. Dev./Architecture (3-A-iii, 3C) **Area:** Saticoy

Period of Significance: 1887 - 1912

Property Type: Railroad Depot

Applicable Criteria: A, C

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

The depot is significant because it directly relates to the establishment of the town of Saticoy in 1887 and the boom era of the 1880s in Southern California. The "Boom of the 1880s" was a regional event precipitated by the arrival of the railroad in Southern California, setting off a brief but important surge of immigrants to the area, and wild speculation in land. In Ventura County, the Southern Pacific line from Saugus through the Santa Clara Valley to Ventura was completed in 1887, and brought with it vastly improved development opportunities everywhere in the county, but particularly in localities with direct access to passenger and freight services. As the Southern Pacific Railroad construction was nearing the Saticoy area in February 1887, the major land owners in the district who stood to benefit included pioneers Eugene A. Duval, the Rev. Samuel T. Wells, and William De Forest Richards.

The railroad approached Richards with the proposition to purchase land for the construction of a depot and the platting of a townsite. Unable to successfully negotiate a price with Richards, the railroad turned instead to his eastern neighbor, Samuel Wells. The compact townsite of Saticoy the railroad surveyed on the Wells property in September 1887 was organized along a wide railroad reservation. Construction of a depot began the same month and was completed in November. When a few months later the construction of a Southern Pacific Milling Company warehouse was underway, the principal fixtures of a railroad boomtown were in place.

At the same time, a battle over the future of Saticoy between the Southern Pacific and W. D. F. Richards was joined. Richards responded by surveying a townsite on his land in March 1888. Hoping to prevail, he also christened his townsite Saticoy, and

B11. Additional Resource Attributes (List attributes and codes) HP17 - Railroad Depot

B12. References:

Layne, William Henry. Saticoy Days (unpublished manuscript dated 1932, Museum of Ventura County collection).

Binder, Henry E. Jr. "Southern Pacific Lines Standard Design Depot." Southern Pacific Trainline: Fall, 1998, No. 57

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/7/2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 4 Resource Name or #: (Assigned by recorder) Saticoy Southern Pacific Railroad Depot

Recorded by: San Buenaventura Research Associates

Date 7/9/2013

Continuation Update

rent conditions on this elevation are based on aerial photos. A large metal shed attached to the eastern end of the freight room was probably constructed in the 1960s. The original eastern elevation of the freight room remains enclosed within this addition.

The overall condition of the building is fair, but the integrity of the exterior of the building is largely intact. The interior was somewhat altered, probably mainly during the 1960s when it was converted to its present use for a building materials supply company. Several large open sheds were constructed in the vicinity of the depot during this time period.

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 4 of 4 Resource Name or #: (Assigned by recorder) Saticoy Southern Pacific Railroad Depot

Recorded by: San Buenaventura Research Associates

Date 7/9/2013

Continuation Update

successfully laid claim to the post office. The dueling Saticoy townsites might have resulted in a lengthy standoff had the railroad not been in possession of a clear upper hand, which was the essential lifeline for community building provided by the railroad itself. The same month the railroad began auctioning land in their townsite, which to distinguish the two, for a time was commonly known as "Railroad Saticoy." The Pacific Improvement Company, a San Francisco holding company closely allied with the Southern Pacific, handled land sales.

Apparently, sales were not particularly brisk, and it quickly became clear that Saticoy could support, at best, one townsite. Over the next few years, "Richards Saticoy" was reduced to a subsidiary status and the land gradually reverted back to acreage. By the late 1890s, some of the few buildings constructed in Richards Saticoy were being relocated — notably, not to the nearby railroad townsite, but to the new boomtown of Oxnard. The Richards townsite would continue to be known as "West Saticoy" and "Upper Saticoy" for some years thereafter, and it continued to be the location of the district's only school until around 1914, but it was the surviving railroad town that would become known thereafter simply as Saticoy.

The depot was located in the center of town by the Southern Pacific Railroad who laid out the townsite. It was the focal point of the town with the construction of new houses on the south side of the tracks and new commercial buildings, including the Charles Hotel, on the north side of the tracks. Along the railroad right-of-way several large warehouses were built to serve the agricultural community. The Western Union Telegraph Company was housed in the depot and the station master lived upstairs.

In 1904 the Santa Clara Valley line of the Southern Pacific railroad became a branch line with the completion of a new main route through Oxnard and the Simi Valley. The Santa Clara Valley line remained important for the shipment of the valley's agricultural products for decades thereafter, but the substantially reduced passenger traffic through the valley communities after 1904 led to them becoming somewhat less important as centers of county growth than they might otherwise have been.

With the completion of the bridge and the construction of a modern road connection across the Santa Clara River in 1912, passing directly through the center of town, the commercial district began to reorient along this new transportation corridor, which was later designated State Route 118. By the 1920s, all but two of the commercial buildings across from the depot were gone, some being replaced by housing.

Passenger service continued through Saticoy until the 1950s and during the 1960s, the depot was leased out and eventually sold to Newton Building Supply, a building supplier that built several additional buildings to house their inventory of building materials.

This property appears to be eligible under NRHP Criterion A and CRHR Criterion 1 for its association with the establishment and early development of the railroad town of Saticoy (1887-1912), as a representative example of transportation development during this period (Significance Theme 3/4/5Aii).

This property appears to be eligible under NRHP Criterion C and CRHR Criterion 3 as a representative example of an architectural style, type, or method of construction from the establishment and early development of the railroad town of Saticoy (1887-1912). The depot is Southern Pacific Railroad Model Number 17. It is identical to the Santa Paula Southern Pacific Depot.

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 5. It embodies the distinctive characteristics of a type, period, region, or method of construction from the establishment and early development of the railroad town of Saticoy (1887-1912). The depot is Southern Pacific Railroad Model Number 17. It is identical to the Santa Paula Southern Pacific Depot.

PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Alta Mutual Water Company

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 1635 Lirio Avenue City Saticoy Zip 93004

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

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

APN 128006006

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

Three buildings and one structure are located on this property. The largest and most prominent is the Pumping Plant building, located at the eastern side of the parcel. It is two stories in height with a rectangular plan, and clad in corrugated metal panels. The roof is a medium-pitched gable with shallow eaves, covered with corrugated metal. Window and door openings visible from the public right-of-way consist of a double utility door on the western elevation, and several small window openings in the western and southern elevations. This building was constructed circa 1940 and appears to be essentially unaltered, except for two small shed-roofed additions to the western elevation. A second smaller building located to the south and west of the Pumping Plant is one story in height, rectangular in plan and constructed of brick. It is covered with a medium-pitched gable roof with open eaves. Visible openings include a small window on the western elevation, two doors on the northern elevation, and a single door on the southern elevation. This building was constructed in 1950 as the Electrical Controls building. To the south and east of this building is an underground reservoir, constructed during the early 1950s. Round in plan, the visible features of this structure are a low concrete stem wall and a wood cover. A single-story prefabricated metal office building is located to the west of the

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

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 05-22 (8-2-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1940-E

P7. Owner and Address
Alta Mutual Water Co
1635 S Lirio Ave
Ventura CA 93004

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

P9. Date Recorded:

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Alta Mutual Water Company

B1. Historic Name: Alta Mutual Water Company

B2. Common Name: same

B3. Original Use: industrial

B4. Present Use: same

B5. Architectural Style: Utilitarian Industrial

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

1940-E - pump building

1950-F - electrical controls building

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

Original Location:

B8. Related Features:

This nearly one acre industrial site contains the main steam pump building, electrical controls building and reservoir.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Res. Development (4-A-ii)

Area: Saticoy

Period of Significance: 1912-1945

Property Type: industrial

Applicable Criteria: N/A

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

This property was purchased around 1912 by the Alta Mutual Water Company. The company incorporated in 1912 and was the sister company of Saticoy Water Company. Alta handled irrigation water and Saticoy handled domestic water. The two companies had the same staff and stockholders, and meetings were held in the Farmers and Merchants Bank in Saticoy. The company originally owned four properties and had two large pumping plants that pumped water from artesian wells in Saticoy. They supplied a large area that included many ranches north and west of the town. The Lirio Avenue (F Street) site includes the metal industrial building built in the late 1930s or early 1940s to house the steam powered pumping plant, later converted from steel boilers to electric. A second concrete block building was constructed in 1950 to house the electrical controls. The reservoir was built in the early 1950s.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a County Landmark or Structure of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the growth and development of the crossroads community of Saticoy (1912-1945).

B11. Additional Resource Attributes (List attributes and codes) HP8 -- Industrial building

B12. References:

Orr, Roger, Alta Water Company Board member, interview, August 2013.

Santa Paula Chronicle, "Saticoy -- Prosperous, Productive, Progressive," 8/11/1921.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/8/2014

(This space reserved for official comments.)



Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) Alta Mutual Water Company

Recorded by: San Buenaventura Research Associates

Date 8/2/2013

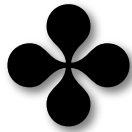
Continuation **Update**

Pumping Plant building. The date of construction is not known, but based on the method of construction it appears to be circa 1980. A number of other pipes, valves and other appurtenances of the water use are also seen on the property.



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

Photo 05-21 (8-2-2013)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 3S

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Farmers and Merchants Bank

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 1203 Los Angeles Avenue City Saticoy Zip 93004

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

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

APN 128001208

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

This small, single-story plaster over masonry commercial building is rectangular in plan and located on a prominent corner in the Saticoy commercial district. A very shallow-pitched gable roof is hidden behind a low parapet topped by a simple cornice and forming a peak centered on the eastern and western elevations, suggesting a pediment. The main entry is centered on the eastern elevation, within a shallow recess supported by two freestanding Ionic order columns and framed by two rectangular engaged pilasters, and above a platform of four steps spilling out onto the sidewalk. The entry door is topped by a deeply expressed pediment and flanked by two narrow sidelights topped with transoms, with blind panels located above. The northern and eastern elevations are wrapped by narrow architrave in the upper facade, which is terminated by a projecting cornice and fascia. Four, deeply-set window openings are found on the northern elevation. Three are composed of narrow single lights flanked by two, much narrower lights. Transoms above duplicate this configuration. A fourth window is similar but divided horizontally. The building rests on a stepped base. The modern aluminum entry door is the only apparent alteration to this building, which is in very good condition.

P3b. Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-10 (7-26-13)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1911-F

P7. Owner and Address
Simpson Housemovers Inc
PO Box 1464
Ventura CA 93002-1464

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

P9. Date Recorded: 7/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) Farmers and Merchants Bank

B1. Historic Name: Farmers and Merchants Bank of Santa Paula - Saticoy Branch

B2. Common Name: 1203 Los Angeles Avenue

B3. Original Use: bank

B4. Present Use: office

B5. Architectural Style: Neoclassical

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

1911-F

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

Original Location:

B8. Related Features:
None.

B9a. Architect: Henry F. Withey and F. Pierpont Davis

b. Builder: Ed Ablanalp

B10. Significance: Theme Commercial & Res. Development (4-A-i)

Area: Saticoy

Period of Significance: 1887-1912

Property Type: bank

Applicable Criteria: A, C

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

The construction of the Santa Clara River bridge in 1912 through Saticoy marked a significant deflection point in the developmental history of Saticoy. With the construction of a modern road connection across the Santa Clara River in 1912, passing directly through the center of town, new development was fostered and the commercial district began to reorient along this new transportation corridor, which was later designated State Route 118. The Farmers and Merchants Bank of Santa Paula Saticoy Branch was established in 1911 along the new corridor, making it one of the first, if not the first, to be constructed as a result. The bank became closely associated with the agricultural and industrial growth taking place in the community during that time.

The Saticoy Branch Bank was the initial extension of the branch banking concept in Ventura County. The Board of Directors of the parent bank in Santa Paula included President James M. Sharp of Saticoy, who was also president of the Saticoy Walnut Growers Association, and George W. Faulkner, president of the Santa Paula Walnut Growers Association. Also on the board were Alton L. Drown, Mayor of Ojai; John Irwin, member of the Santa Paula City Council; and Alexander Waldie, a director of the Union Oil Company.

B11. Additional Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

B12. References:

California Department of Transportation, Environmental Planning Branch. *Historic Properties Survey 07-VEN-118, Vineyard Avenue/Route 126 Saticoy, Ventura County, CA*. California Department of Transportation, 1985.

Sanborn Map, Saticoy, 1921.

Los Angeles Times, 7-17-1953.

Pacific Coast Architects Database.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/8/2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) Farmers and Merchants Bank

Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation Update

The Farmers and Merchants Bank branch in Saticoy, despite its diminutive size, is the most substantial commercial building in the town of Saticoy, occupying its most important intersection in the post-Santa Clara River bridge period, and symbolizing the town's increased presence in the county that arrived as a result. The building succeeds in making the conventional statement of solidity and permanence meant to be communicated by Neoclassical design, which was employed so often for bank buildings during this period. It accomplishes this goal at a remarkably small scale. The Neoclassical vocabulary is reduced to its essence by placing all of the emphasis on the eastern elevation. The style is expressed almost entirely by the entry, placed above a platform of stairs, or stylobate, as it is called in classical architecture, and the columns and pilasters.

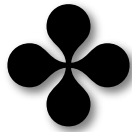
This property also represents the work of two prominent regional architects working together, Henry F. Withey and Francis P. Davis.

Henry Franklin (Francis) Withey was born in Massachusetts in 1880 and received his advanced education at the Gardner Art School in Salem, MA. After working for firm in Boston, he moved to Los Angeles around 1906 where he was employed by the firm of Parkinson and Bergstrom, and others, before forming a partnership with Francis Pierpont Davis in 1910. The two practiced together until 1915. During that time the firm designed the McKeveitt Elementary School in Santa Paula (1910), and schools in Artesia, Santa Ana and Chino. They formed a second partnership in 1918 that lasted until 1920. Thereafter Withey worked as a sole practitioner, designing mainly schools and banks, and was a district officer for the Historic American Building Survey during the 1930s. He became best known for the publication of his reference volume *Biographical Dictionary of American Architects (deceased)* in 1950, in collaboration with his wife Elsie R. Withey. He was made a Fellow of the AIA in 1959 for his contributions to architectural publishing.

Francis Pierpont Davis was born in Baltimore in 1884. His formal education is unknown, but his father was an architect in Baltimore and his brother Walter adopted the profession as well. He moved to Los Angeles in 1907. After his partnerships with Withey, Davis formed a practice with Walter Davis, and together designed a large number of churches, homes, and apartment buildings in the Los Angeles area. He also became a member of the Allied Architects Association. Formed in 1921 for the purpose of designing large scale public buildings, this team of prominent Los Angeles architects also included G. Edwin Bergstrom, Myron Hunt, Sumner P. Hunt, and William Richards. They submitted the winning design for the Los Angeles County General Hospital (1927-34), among other important commissions. Davis also served as assistant to the Chief Architect for the Pentagon in Washington, DC in 1941, and was elected as a Fellow of the AIA.

The Farmers and Merchants Saticoy Branch Bank appears to be eligible for the NRHP under Criterion A and CRHR Criterion 1 for its close association with the development of Saticoy; and under NRHP Criterion C and CRHR Criterion 3, as the only example of Neoclassical architecture in Saticoy, and as the work of a noted architectural firm.

This property was designated as Ventura County Landmark #119 in 1988.



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Sanchez and Rivera Grocery

P1. Other Identifier:

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

a. County Ventura

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

c. Address: 1242 Los Angeles Avenue **City** Saticoy **Zip** 93004

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

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

APN 090012211

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

This single-story commercial building is rectangular in plan and appears to have been constructed in two stages. The larger, gable-roofed western section of the building includes the street elevation, which consists of a conventional three-part commercial facade composed of a bulkhead, storefront and upper facade. The bulkhead is clad in maroon glazed tile, which is also carried into pilasters framing the storefront. The storefront consists of a recessed entry offset to the north, and a large window display area that is now largely covered with plywood panels. The upper facade is a featureless plastered panel without a cornice. This section of the building is probably wood frame construction clad with stucco on the northern and southern elevations and was likely constructed by Berry Todd during the 1920s. The smaller rear section of the building, of masonry or concrete, was probably constructed circa 1935, when the property was taken over by the Sanchez family.

P3b. Resource Attributes (List attributes and codes) HP6 -- 1-3 story Commercial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-04 (7-26-2013)



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

P7. Owner and Address
Lunquist Eric-Catherine Tr
3536 Alos Canyon Rd
Santa Paula CA 93060

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

P9. Date Recorded: 7/23/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Sanchez and Rivera Grocery

B1. Historic Name: Sanchez and Rivera Grocery

B2. Common Name: Herald Printing

B3. Original Use: Commercial

B4. Present Use: same

B5. Architectural Style: Modern

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

1930-E

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

Original Location:

B8. Related Features:
None.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Res. Development (4-A-i)

Area: Saticoy

Period of Significance: 1912-1945

Property Type: commercial

Applicable Criteria: N/A

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

Berry W. Todd purchased this property from the Pacific Improvement Company in 1913. The land remained vacant until sometime between 1921 and 1929 when a one story commercial building was constructed on the property for use as a general store. Berry Todd was born circa 1857 in Mississippi. In 1900 he was living in Port Hueneme and was listed as a farm laborer. By 1908 he was living in Saticoy and listed as a farm laborer in the 1920 census. Apparently he never married and died around 1928. His estate sold the property to George V. and Ardell C. Sanchez in 1935, when they either expanded the existing building on the property or constructed a new building. The Sanchez family operated the Sanchez Grocery store on the property until 1945 when they sold it to Frank and Margaret S. Rivera. Notice of Sale documents list the personal property as a National cash register model 1936, counters, adding machines, ice cream cabinet, refrigerator, meat saw, meat scale, slicing machine, safe, grocery carriers, produce stands and shelving. The Riveras ran a grocery and other business on the property until they sold it to Eric and Cathy Lunquist in 2000. It then became the home of Herald Printing, which it is today.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

B11. Additional Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

B12. References:

U.S. Census Records, Saticoy, 1900, 1920
Ventura County Grant Deeds, Book 138, pg. 124; Book 480, pg. 140; Book 718, pg. 94.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/9/2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

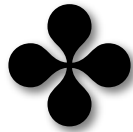
Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) Sanchez and Rivera Grocery

Recorded by: San Buenaventura Research Associates

Date 7/23/13

Continuation **Update**

However, this property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the growth and development of the crossroads community of Saticoy (1912-1945).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Saticoy Grocery

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 1243 Los Angeles Avenue City Saticoy Zip 93004

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

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

APN 128001210

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

This single-story commercial building consists of at least three buildings, additions or alterations, the dates of which are mostly uncertain. The main body of the building is rectangular in plan with a medium-pitched gable roof and shiplap siding. It was probably constructed circa 1913 or moved to this location from elsewhere in Saticoy at that time. At some point during the 1920s a new storefront was added to the eastern elevation, or the existing storefront altered. This stucco-clad storefront consists of a medium-pitched shed roof with exposed, carved rafter tails, and features a single, large storefront enclosed with two pairs of three accordion doors, with two lights above a blind panel. An arched opening above the doors features a large transom window divided vertically by spool posts into twelve lights. Large metal wall sconce lanterns supported by scrolled brackets hang on either side of the storefront. The entire storefront is located above two shallow concrete steps. A wood-sided shed-roofed addition was made to the rear elevation after 1929, connecting to a gable-roofed building at the rear of the parcel. Two small additions were made to the northern elevation near the rear of the building. The dates for these alterations are not presently known. The shed roof may have at one time been covered with Spanish tile but the integrity of the building appears to be largely intact from circa 1930..

P3b. Resource Attributes (List attributes and codes) HP6 -- 1 - 3 story commercial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-09 (7-26-2013)



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

1913-E
1925-E (new facade)

P7. Owner and Address
Sanchez Frank
Degante Guadalupe
1243 Los Angeles Ave
Ventura CA 93004-1919

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

P9. Date Recorded: 7/26/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Saticoy Grocery

- B1. Historic Name:** Saticoy Grocery
B2. Common Name: Uniform Warehouse
B3. Original Use: possibly general store
B4. Present Use: commercial
B5. Architectural Style: Spanish Revival (street elevation)
B6. Construction History: (Construction date, alterations, and date of alterations)
1913-E; facade circa 1925; shed roof addition on rear after 1929

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

B8. Related Features:
None.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Res. Development (4-A-i) **Area:** Saticoy

Period of Significance: 1912-1945

Property Type: retail building

Applicable Criteria: N/A

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

James A. Marple purchased three parcels, Lots 4, 5, and 6 in Block 41, from the Pacific Improvement Company in 1913, approximately when this building appears to have been built, probably as a false-front wood store building. Ventura County Assessor records list 1890 as the date of construction, so perhaps the building was moved to this site from another location, possibly from near the depot on Fifth (Azahar) Street, where the commercial district clustered prior to the construction of the Santa Clara River bridge in 1912. The street elevation was altered circa 1925, and a shed-roofed addition constructed on the rear of the building after 1929.

Born around 1871, Marple was a native of California who came to Saticoy by 1898. His wife was Mary J. (family name unknown), born in Pennsylvania circa 1867. The couple had three daughters: Jenny, Bessie I. and Bertha May. Marple's several occupations included farmer, farm laborer, and road overseer. The property was apparently rented out as a general store in 1921 and then became a grocery store by 1929, known as Saticoy Grocery, the earliest known name for a business at this location. In 1941 J.A. Marple and Jennie M. Marple sold the property to Angelo Muzio. It continued for many years as a grocery store. City directories show G. and Mabel Millard and Roy G. and Dorothy M. Sanford as operating the grocery store in the 1950s. In 1997 the property was sold by the Angelo J. and Evelyn C. Muzio Trust to Frank Sanchez. Evelyn was Angelo's sister.

Angelo Muzio was born in 1910 in Montalvo and lived there with his family from the 1920s through the 1940s. His family owned a small farm and raised fruit and vegetables and lima beans. Over the years Muzio worked in different grocery stores including the

B11. Additional Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

B12. References:

U.S. Census Records, Saticoy, 1920
Ventura County Directories, 1898 - 1959
Ventura County Grant Deeds, Book 142, pg. 203;
#19411230406480697; #19970801001075730.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/9/2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) Saticoy Grocery

Recorded by: San Buenaventura Research Associates

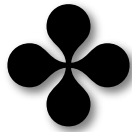
Date 7/26/13

Continuation Update

Central Market in 1930 and the P & H Market in 1934 until he eventually purchased this store in Saticoy in 1941. He also purchased the Madison Hardware building from Jack Madison, son of the original owner. He never married and died in 2001.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a County Landmark or Structure of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) Saticoy Pharmacy

P1. Other Identifier:

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

a. County Ventura

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

c. Address: 1297 Los Angeles Avenue City Saticoy Zip 93004

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

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

APN 128001212

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

This single-story plaster over concrete commercial building is rectangular in plan. It features an entry located within a truncated corner oriented towards the street intersection. A small storefront window is located on the eastern elevation above bulkhead. Four small windows openings are evenly spaced along the southern elevation. The upper facade is characterized by a thin cornice line. The integrity of the building from its surmised circa 1950 dates of construction is difficult to determine, but it seems likely that the storefront windows originally covered the entire eastern elevation.

P3b. Resource Attributes (List attributes and codes) HP6 -- 1 -3 story commercial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-07 (7-26-2013)



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

P7. Owner and Address
Lunquist Eric J Tr Et Al
3536 Aliso Canyon Rd
Santa Paula CA 93060-9702

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

P9. Date Recorded: 7/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Saticoy Pharmacy

B1. Historic Name: Saticoy Pharmacy

B2. Common Name: Herald Printing Company

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Modern

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

1950-E

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

Original Location:

B8. Related Features:
None.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Res. Development (5-A-i)

Area: Saticoy

Period of Significance: 1945-1968

Property Type: retail store

Applicable Criteria: N/A

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

This building was built on the site of the Saticoy Pharmacy building, a wooden false front building dating from the early 1900s. The pharmacy was operated by Dr. Lucius A. Wright in 1914 who continued to run this business into the 1920s. By 1934 the pharmacy was owned by druggist Charles Blair. He sold the property in 1945 to Lloyd Tennyson and George H. Lepper who continued the use as a pharmacy at least until 1979 when John and Ruth Lunquist purchased the property. The current building probably dates from circa 1950, during Blair's ownership. The Lunquists used the property for their business Herald Printing, which was established in Fillmore in 1907. Herald Printing continues to this day.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the maturation and buildout of Saticoy during the postwar period (1945-1968).

B11. Additional Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

B12. References:

- Ventura County Assessor Records
- Ventura County Directories, 1939-1959
- Ventura County Master Property Index
- Building permits, 1966, 1969, 1979
- Interview with Bill Schneider, 9/13

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/9/2014

(This space reserved for official comments.)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) Carl's Drive-In

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 1323 Los Angeles Avenue City Saticoy Zip 93004

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

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

APN 128002116

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

This single-story restaurant building is rectangular in plan and constructed of patterned concrete block. The roof is essentially flat but canted higher towards the main eastern elevation and supported to the north by two outrigger beams supported by pipe posts and covering a small outdoor seating area. The eastern outrigger also forms the top of the storefront, which consists of a band wrapping the corner of northern and eastern elevations, and divided into ten bays, including aluminum-framed order windows and menu boards. This building appears to retain its integrity from its date of construction in 1961.

P3b. Resource Attributes (List attributes and codes) HP6 -- 1 -3 story commercial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 03-38 (7-9-2013)



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

P7. Owner and Address
Ventura County Trans Com
950 County Square Dr #207
Ventura CA 93003

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

P9. Date Recorded: 7/9/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Carl's Drive-In

B1. Historic Name: Carl's Drive-In

B2. Common Name: B & J Drive-In

B3. Original Use: restaurant

B4. Present Use: same

B5. Architectural Style: Modern

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

1961-F

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

Original Location:

B8. Related Features:
None.

B9a. Architect: LeRoy Andrews

b. Builder: Evert & Patton

B10. Significance: Theme Commercial & Res. Development (5-A-i)

Area: Saticoy

Period of Significance: 1945 - 1968

Property Type: Drive-in restaurant

Applicable Criteria: N/A

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

This drive-in restaurant building was constructed in 1961 for Carl Linkletter as Carl's Drive-In. It was designed by Ventura architect Leroy Andrews. Evert and Patton were the contractors. By the 1970s the business was known as the B & J Drive-In, owned by Jimmie and Bernice Jenkins, which it remains today. This building is the best remaining example of postwar automobile-oriented roadside architecture in Saticoy.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 5. It embodies the distinctive characteristics of a type, period, region, or method of construction from the maturation and buildout of Saticoy during the postwar period (1945-1968).

B11. Additional Resource Attributes (List attributes and codes) HP6 -- 1 - 3 story commercial building

B12. References:

Ventura County Building Permits, 8/2/1961
Ventura County Directories, 1959-1962

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/9/2014

(This space reserved for official comments.)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) 11128 Nardo Street

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 11128 Nardo Street **City** Saticoy **Zip** 93004

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

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

APN 090014203

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

This one story single family residence is rectangular in plan and features a medium-pitched front-facing gable roof with medium open eaves. The building is clad in medium drop siding. A small raised porch centered on the northern street elevation is covered with a gable roof inset under the main roofline, and supported by square wood posts on top of square columns clad in drop siding, and featuring an airplane-style truss under the gable end. Windows are mainly sash with wide, plain casing. This California Bungalow style building appears to be essentially unaltered and in good condition.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-14 (7-26-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1910-E

P7. Owner and Address
Varela Victor M
11128 Nardo St
Ventura CA 93004-3208

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

P9. Date Recorded: 7/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) 11128 Nardo Street

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)

1910-E

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:
None.

B9a. Architect: None

b. Builder: Unknown

B10. Significance: Theme Commercial & Residential Development (3-A-iv) Area: Saticoy

Period of Significance: 1887-1912

Property Type: Single family residence

Applicable Criteria: N/A

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

This residence was built around 1910 as a rental for Joe (Jose) Rosa Silva who purchased the property in 1910 from the Pacific Improvement Company. By 1913 Joe Rosa Silva owned four residences on this block but apparently operated all of them as rental properties. He also owned several acres of farm land on the south side of Saticoy.

Joe Silva was born in Portugal in 1860 and his wife Alexandrina in 1866. He and his brothers Manual and Anton Silva came to Ventura County in 1882 and worked for the railroad. By 1910 Joe, Alexandrina and their family were living in Oxnard where they continued to live until their deaths, Alexandrina in 1937 and Joe in 1942. Joe's brother Manuel Silva and his wife Carrie, along with their children Mary and Louis, lived in a house owned by Joe Rosa Silva on the corner of Nardo and Alelia streets during the 1930s. This home no longer exists.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

B11. Additional Resource Attributes (List attributes and codes) HP2 -- Single family property

B12. References:

U.S. Census Records, 1910, 1920, 1930, 1940
Ventura County Grant Deeds, Book 100, pg. 314;
#19381109405740328; #19420326406530649.
Ventura County Directories, 1930-1956

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 9/9/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

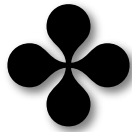
Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) 11128 Nardo Street

Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation **Update**

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) 11138 Nardo Street

P1. Other Identifier: 11138 Nardo Street

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

c. Address: 11138 Nardo Street City Saticoy Zip 93004

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

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

APN 090014204

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

This one-story single family Folk Victorian style residence forms essentially a t-plan from a side-facing gable and an intersecting front-facing gable wing. The roofs are medium-pitched with shallow, boxed eaves. A small entry porch is tucked into the intersection at the northwestern side, covered by a shed roof supported by a square post. The house is clad in wide shiplap siding. Windows are aluminum sliders within older window openings that appear to have been reduced in size, as the original casings remain indicating the original window size. Other than the window alterations, the integrity of this property is good, and its condition is good.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-15 (7-26-2013)



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

P7. Owner and Address
Shayer Kenneth S-Joan C
125 Venado Ave
Thousand Oaks CA 91320-3652

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

P9. Date Recorded: 7/6/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) 11138 Nardo Street

B1. Historic Name: Unknown

B2. Common Name: None

B3. Original Use: Single family residence

B4. Present Use: same

B5. Architectural Style: Folk Victorian

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

1900-E

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

Original Location:

B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Commercial & Residential Dev. (3-A-iv)

Area: Saticoy

Period of Significance: 1887-1912

Property Type: Single family residence

Applicable Criteria: N/A

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

This house is dated in Assessors Records as 1910, but appears to date from circa 1900, suggesting that it may have been moved to this location circa 1910. This residence was used as a rental for Joe (Jose) Rosa Silva who purchased the property in 1910 from the Pacific Improvement Company. By 1913 Joe Rosa Silva owned four residences on this block but apparently operated all of them as rental properties. He also owned several acres of farm land on the south side of Saticoy.

Joe Silva was born in Portugal in 1860 and his wife Alexandrina in 1866. He and his brothers Manual and Anton Silva came to Ventura County in 1882 and worked for the railroad. By 1910 Joe, Alexandrina and their family were living in Oxnard where they continued to live until their deaths, Alexandrina in 1937 and Joe in 1942. Joe's brother Manuel Silva and his wife Carrie, along with their children Mary and Louis, lived in a house owned by Joe Rosa Silva on the corner of Nardo and Alelia streets during the 1930s. This home no longer exists.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

B11. Additional Resource Attributes (List attributes and codes) HP2 -- Single family property

B12. References:

U.S. Census Records, 1910, 1920, 1930, 1940
Ventura County Grant Deeds, Book 100, pg. 314;
#19381109405740328; #19420326406530649.
Ventura County Directories, 1930-1956

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/9/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

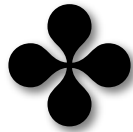
Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) 11138 Nardo Street

Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation **Update**

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) 11170 Nardo Street

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 11170 Nardo Street City Saticoy Zip 93004

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

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

APN 090014207

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

This single family California Bungalow style residence is essentially rectangular in plan with a front-facing medium-pitched gable roof. A somewhat smaller gable is inset to the right, supported by wood posts, and covering a raised porch, which is enclosed with a simple wood balustrade. A fascia within the porch gable features dentil moldings. Vertically slatted vents are located within the gable ends. Windows are aluminum sliders, replacements within the original windows openings, which are surrounded by wide casings. Other than the alterations to the windows, the integrity of the property and condition are good.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-19 (7-26-2013)



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

P7. Owner and Address
Lozano Jose G-Margarita
11170 Nardo St
Ventura CA 93004-3208

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

P9. Date Recorded: 7/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) 11170 Nardo Street

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)

1912-E

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

Original Location:

B8. Related Features:
None.

B9a. Architect: None

b. Builder: Unknown

B10. Significance: Theme Commercial & Residential Dev. (3-A-iv)

Area: Saticoy

Period of Significance: 1887-1912

Property Type: Single family residence

Applicable Criteria: N/A

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

This house was built circa 1912 for John Augustus Madison who purchased the property from the Pacific Improvement Company on December 4, 1911. John A. Madison was born in 1875 in New York City. His father, also John Madison (no middle name), settled in West Saticoy in 1892 after five years in the Los Angeles area and opened the Madison Hardware store in West Saticoy in the 1890s. In 1909 he opened a second hardware store in the town of Saticoy. He was joined by his son John A. Madison, who eventually took over the business. John A. Madison married Edith Haverstick, from Los Angeles. The couple had one son, John C. Madison. John A. Madison served as treasurer of the Farmers Realty & Investment Company and owned a ranch in West Saticoy. This house was probably built as an investment property.

By 1916 Madison had sold the property to Charles Frederick and Luella Reed. Reed was the owner of a general merchandise store in Saticoy. The same year Reed sold the property to Thomas Caille, a blacksmith, and his wife Alglaï. It was sold to Raymond G. Patton, a bank teller, in 1919. Patton lost the property in a Sheriff's sale in 1923 and it was sold to rancher George M. Wason. The property appears to have remained in the Wason family until the 1970s and was probably managed as a rental during this entire time.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated

B11. Additional Resource Attributes (List attributes and codes) HP2 -- single family property

B12. References:

Sheridan, 1926: 471

Ventura County Grant Deeds, Book 131, pg. 499; Book 141, pg. 440; Book 167, pg. 235; Deed #19240908400490380

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation:

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) 11170 Nardo Street

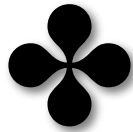
Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation Update

with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) 11180 Nardo Street

P1. Other Identifier: 11180 Nardo Street

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

c. Address: 11180 Nardo Street City Saticoy Zip 93004

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

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

APN 090014208

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

This Colonial Revival style single family residence with an essentially rectangular plan features a medium-pitched hip roof with shallow, boxed eaves, with a flat roof wing on the western elevation covering what may have originally been an open side porch. The existing/remaining porch is inset on the western two-thirds of the main northern elevation and supported by three columns. The simple slatted balustrade in between the columns does not appear to be original. The house is clad in wide shiplap siding. Windows are tall sash, in singles and pairs, apparently modern units within the original window openings, which are defined by plain casings. A small wing projecting from the western elevation is also likely to be an early addition. The integrity and condition of the property are good.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-20 (7-26-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1901-E

P7. Owner and Address
Alta Mutual Water Co
1635 Lirio Ave Ext
Ventura CA 93004

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

P9. Date Recorded: 7/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) 11180 Nardo Street

B1. Historic Name: Unknown
B2. Common Name: None
B3. Original Use: Single family residence
B4. Present Use: same
B5. Architectural Style: Colonial Revival
B6. Construction History: (Construction date, alterations, and date of alterations)
1901-E

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

B8. Related Features:
None.

B9a. Architect: Unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Res. Dev. (3-A-iv)

Area: Saticoy

Period of Significance: 1887-1912

Property Type: Single family residence

Applicable Criteria: N/A

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

This house was built around 1901 by John Lagomarsino on lots 3 and 4 of block 72 of the Town of Saticoy. Lagomarsino purchased lot 3 in 1896 and lot 4 in 1901 from the Pacific Improvement Company. John Lagomarsino owned a wholesale dealership in wines, liquors, cigars and tobaccos on Main Street in Ventura. He started a second business in Saticoy by 1898, opening a saloon, billiards and cigar store, hiring Clito R. Muscio as the manager. Lagomarsino lived in Ventura, but Muscio is found living in Saticoy in 1898 and may have later rented this house from Lagomarsino. In 1904 Lagomarsino sold the residence and both lots to John A. Madison, who also lived elsewhere. In 1913 Madison sold the property to the Alta Mutual Water Company, which owns it to the present day. Various employees of the company lived in the house since that time, and it may have been rented out to non-employees at other times. Alta Mutual Water company was incorporated in 1912 to handle irrigation water in Saticoy. Its sister company, Saticoy Water, handled domestic water supplies. The company's main facility is located at 1635 Lirio Avenue.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history,

B11. Additional Resource Attributes (List attributes and codes) HP2 -- Single family property

B12. References:

Ventura County Grant Deeds, Book 50, p. 367; Book 78, pg. 328;
Book 94, pg. 378; Book 130, p. 505.

Ventura County Directory, 1898-99

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/10/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

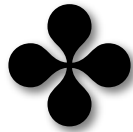
Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) 11180 Nardo Street

Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation **Update**

or the cultural heritage of California or the United States, for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) William D. Wright House

P1. Other Identifier:

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

a. County Ventura

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

c. Address: 11208 Nardo Street **City** Saticoy **Zip** 93004

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

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

APN 090014301

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

This single family residence clad in shiplap siding is constructed in a u-plan consisting of two wings with a small porch in between. The wings are covered by front-facing, medium-pitched gable roofs, with shallow, boxed eaves. The shed porch roof is supported by two turned posts flanked with jigsaw brackets. A small, hip-roofed wing projects off the center of the rear southern elevation. Windows are aluminum sliders within older, but not original, window openings. From historic photos it is known that this residence was originally constructed as a gable-and-wing Folk Victorian, probably circa 1890, and possibly in another location. The western wing was added to create the current configuration circa 1900, conceivably when the property was purchased in 1902. Two gable-roofed garages are located to the rear of the residence, facing Alelia Avenue. A small residence featuring a side-facing gable roof is located at the rear of the property. The date of construction of the garages could not be determined. Based on architectural evidence, the second residence appears to have been constructed circa 1900. The integrity of the property is fair, and its condition good.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-21 (7-26-2013)



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

P7. Owner and Address
Guerra Jesus M-Mary J
11208 Nardo St
Ventura CA 93004-3206

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

P9. Date Recorded: 7/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) William D. Wright House

B1. Historic Name: W.D. Wright Residence

B2. Common Name: none

B3. Original Use: single family residence

B4. Present Use: same

B5. Architectural Style: Folk Victorian

B6. Construction History: (Construction date, alterations, and date of alterations)
1890-E; west wing addition circa 1900.

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

Original Location:

B8. Related Features:
Second residence, two garages, at rear of property.

B9a. Architect: Possibly W.D. Wright

b. Builder: Possibly W.D. Wright

B10. Significance: Theme Commercial & Residential Development (3-A-iv) **Area:** Saticoy

Period of Significance: 1887-1912

Property Type: single family residence

Applicable Criteria: N/A

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

William D. Wright purchased this property, lots 14-15-16 of block 73 of the Town of Saticoy, from the Pacific Improvement Company on March 17, 1902. Wright also owned 10.6 acres of property along the southern edge of the townsite adjacent to the Santa Clara River, which presumably he farmed. The house appears to date from circa 1890, so it might have been moved to this location from West Saticoy in 1902.

William D. Wright, born in 1858 in New York, came to California in 1883, settling first in San Francisco before moving to West Saticoy in 1884. He was a carpenter and a building contractor by trade, working with W. J. Richardson, a Santa Paula architect and builder. He married Mary Gertrude Duval, daughter of pioneer Saticoy resident Eugene Duval. She was born on April 2, 1869 in California. The couple had no children. William Wright served for sixteen years as the Postmaster of Saticoy and as a Justice of the Peace and was a member of the Independent Order of Foresters. The couple owned at least 30 acres of farmland, some near their home. W. D. Wright designed and built the Saticoy Manual Arts School in 1912. He died in Saticoy in April 26, 1924 and Gertrude Wright on September 23, 1954 in Santa Barbara.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

B11. Additional Resource Attributes (List attributes and codes) HP2 -- Single family property

B12. References:

Sheridan, 1926: 62-65
Ventura County Grant Deeds, Book 82, page 461
Ventura County Directories, 1898-1930

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/10/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) William D. Wright House

Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation Update

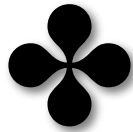
This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 3 (associated with the lives of persons important to Ventura County or its cities, California, or national history). William D. Wright was a local builder, and served as Justice of the Peace and Postmaster of Saticoy.



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

Photo 04-22 (7-26-2013) Rear residence and garage.



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) John W. Graham Residence

P1. Other Identifier: 11280 Nardo Street

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 _____ **Date** _____ ; **R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.** _____

c. Address: 11280 Nardo Street **City** Saticoy **Zip** 93004

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

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

APN 090014305

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

This single story single family gable-and-wing Folk Victorian style residence is essentially an L-plan featuring intersecting front and side-facing gable roofs with shallow, boxed eaves. The house is clad in shiplap siding. A small porch inset to the west of the front-facing gable is covered by a shed roof supported by square posts. Windows are mainly tall, wood sash surrounded by plain wood casings. The window located in the street-facing gable end appears to have been reduced in height and size, but this change is likely to have taken place more than 50 years ago. Otherwise this residence is unaltered, and in good condition.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-26 (7-26-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1892-E

P7. Owner and Address
Trejo John R-Rachel H Trust
PO Box 3663
Ventura CA 93006-3663

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

P9. Date Recorded: 7/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) John W. Graham Residence

B1. Historic Name: John W. Graham Residence

B2. Common Name: none

B3. Original Use: single family residence

B4. Present Use: same

B5. Architectural Style: Folk Victorian

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

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

Original Location:

B8. Related Features:
Single-car garage, two-car garage and second residence at rear.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Residential Dev. (3-A-iv)

Area: Saticoy

Period of Significance: 1887-1912

Property Type: single family residence

Applicable Criteria: N/A

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

This house was evidently built circa 1892, shortly after lot 3 of block 73 of the Town of Saticoy was purchased by John W. Graham from the Pacific Improvement Company. Graham was a native of California, born circa 1860. His wife Luella J. was born circa 1859 in Maine. The 1898 City Directory lists John Graham as a constable living in Saticoy. In 1900 the couple are listed in the U.S. Census living in Saticoy with their sons Sidney and Alfred. In the various census records and directories Graham's wife is listed as Louise or Luella. Graham's occupation changed by 1908 to working at a livery, and by 1920 he is working as a laborer at the bean warehouse.

On April 13, 1923, Graham, by then a widower, purchased the adjacent lot 4 from the Pacific Improvement Company. At the same time he sold both lots to French-Canadians Thomas L. Caille, a blacksmith, and his wife Aglai. They sold the property to Margery A. and Herbert H. Yunker in 1929. The Yunkers ran a gas station and restaurant in Saticoy during the 1930s and 1940s. In 1934 they sold the property to Donald W. and Gladys G. Bryson who owned it until 1950 when they sold it to Butler F. and Anna Lou Childers. Butler Childers was the manager of Buenaventura Lemon Association until his death in 1984. His widow sold the property in 1985. Of these owners, only Bryson and Childers are known to have lived on this property.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated

B11. Additional Resource Attributes (List attributes and codes) HP2 -- Single family property

B12. References:

U.S. Census Records, Saticoy, 1900, 1910, 1920
Ventura County Directories, 1898-1956
Ventura County Grant Deeds, Book 47, pg. 167;
#19230413400190297; #19230413400100239; Book 247, pg. 204; Book 410, pg. 465; Book 966, pg. 449.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/10/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) John Graham Residence

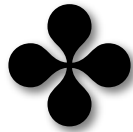
Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation **Update**

with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the establishment and early development of the railroad town of Saticoy (1887-1912). It also appears to be one of the oldest extant residences in Saticoy.



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Farwell-Marple Residence

P1. Other Identifier: 11304 Nardo Street

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

c. Address: 11304 Nardo Street City Saticoy Zip 93004

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

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

APN 090015231

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

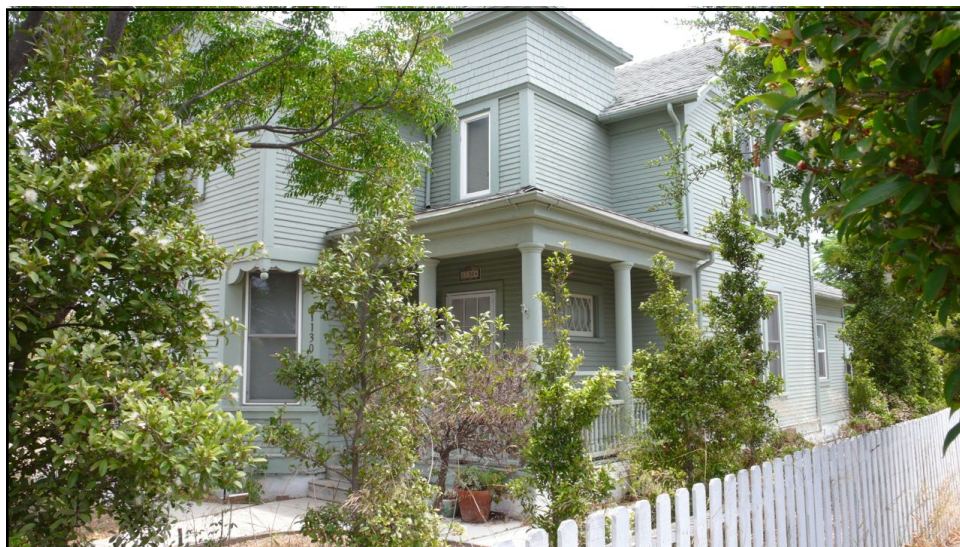
This two-story single family residence is irregular in plan. The main body of the house consists of a side-facing gable and an intersecting front-facing gable offset to the east. The front gable is truncated on the corners, with pendants hanging under the second floor projections. Within the northwestern corner created by these two wings is a two-story square tower topped by a pyramidal roof. A ground-floor porch supported by round columns wraps around the tower. The porch balustrade is turned spindles. Eaves are shallow and boxed. The house is clad in narrow drop siding, with fish scale shingles found within the gable ends and rectangular shingles on the upper third of the tower. Windows are mainly tall, narrow sash in singles and in pairs, apparently contemporary aluminum within the original window openings, which are cased in undecorated wood. The ground floor window is topped by a diamond-pane transom. The diamond-pane motif is repeated in a small fixed window adjacent to the entry. An exterior brick chimney is located on the eastern elevation. A second floor deck projects from the eastern elevation. The architectural style of this residence is essentially Queen Anne Victorian, a late period example where the style blends into the Colonial Revival. The building's integrity is very good and it appears to be in very good condition. See continuation sheet.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 04-28 (7-26-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1901-E

P7. Owner and Address
Willard Calvin A-Marianne
11304 Nardo St
Ventura CA 93004-3204

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

P9. Date Recorded:

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Farwell-Marple Residence

B1. Historic Name: Farwell-Marple Residence

B2. Common Name: none

B3. Original Use: Single family residence

B4. Present Use: same

B5. Architectural Style: Queen Anne Victorian/Colonial Revival

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

1901-E (main residence); 1901-E (residence at rear)

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

Original Location:

B8. Related Features:

Second residence at the rear of the property. Originally was probably a garage and/or stables.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Com. & Res. Dev./Architecture (3-A-iv/3-C)

Area: Saticoy

Period of Significance: 1887-1912

Property Type: Single family residence

Applicable Criteria: N/A

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

This house was built circa 1901 for Theodore Cyphon and Jenny Eliza Armabel Farwell. Both were born in Canada, Theodore Farwell in 1835, and his wife in 1838. The Farwells came to California around 1884 and lived on the Hogue and Orchard ranches until they moved to Saticoy and built this house. Farwell also owned a nine acre parcel of land to the south of the house between the townsite and the river where he raised beans. Jenny Farwell died around 1914. That year Theodore Farwell gifted his property to James and Mary Marple. The connection between Farwell and Marple is unknown, but it is possible that they were related in some way. Farwell and his sister-in-law remained in Saticoy until at least 1920, but it is not currently known where.

The Marple family owned and apparently lived on the property from 1914 until 1962. Born around 1871, James A. Marple was a native of California, who was living in the Saticoy area in 1880 with his parents Thomas and Mary Marple, both from England. His father was a farmer. Marple's wife Mary J. (family name unknown) was born in Pennsylvania around 1867. The couple had three daughters: Jenny, Bessie I. and Bertha May. City directories list various occupations for Marple over the years including laborer, farm laborer, general farming, and road overseer. He constructed a general store building at 1243 Los Angeles Avenue around 1913, which he leased out to merchants until it was sold in 1941.

James Marple died in 1950 and left his property to his widow Jennie M. and daughters Bertha Marple and Bessie M. Isham. In 1962 the property was sold by the heirs of the Marple family to Frank Rosa Silva and Flora R. Silva. It is presently uncertain if the Silvas lived in this home as they owned another on Nardo Street. After Silva's death in 1990, his widow sold the property to the present owners, Calvin A. and Marianne Willard.

B11. Additional Resource Attributes (List attributes and codes) HP2 -- Single family property

B12. References:

U.S. Census Records, Saticoy, 1900, 1920, 1930, 1940
Ventura County Directories, 1898-1956
Ventura County Grant Deeds, Book 82, pg. 103; Book 169, pg. 423 (Deed of Gift); Book 369, pg. 228 (Deed of Trust); Book 969, pg. 239; Book 2120, pg. 341; #19980814001539020.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/10/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) Farwell-Marple Residence

Recorded by: San Buenaventura Research Associates

Date 7/26/13

Continuation Update

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a good example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the establishment and early development of the railroad town of Saticoy (1887-1912).

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 5. It embodies the distinctive characteristics of a type, period, region, or method of construction from the establishment and early development of the railroad town of Saticoy (1887-1912). This residence is the most substantial in Saticoy, and was likely designed by an architect or talented carpenter-builder. It embodies the distinctive characteristics of the late Queen Anne Victorian style.

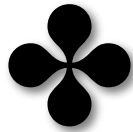
Rear Building

This one and two story building located at the rear of the parcel features a steeply-pitched side-facing gable roof with moderate, open eaves. A shed-roofed wing is attached to the eastern elevation. The building is clad in board and batten. An entry located on the center of the western elevation is covered with a small pent roof. Windows are sash on the ground floor in singles and in pairs, and smaller casement pairs on the second floor. These appear to be modern aluminum units in older window openings. A pair of overhead hung track doors are found on the southern elevation of the eastern wing, opening towards Rosal Lane. This building was apparently constructed as a stables and/or garage, along with the house, and converted to residential use at some point after 1929. Its integrity is difficult to assess, as no information was available to establish when it was altered for use as a residence. It is in generally good condition.



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

Photo 04-29 (7-26-2013) (rear residence)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Yeto's Market

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 11065 Violeta Street City Saticoy Zip 93004

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

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

APN 128001106

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

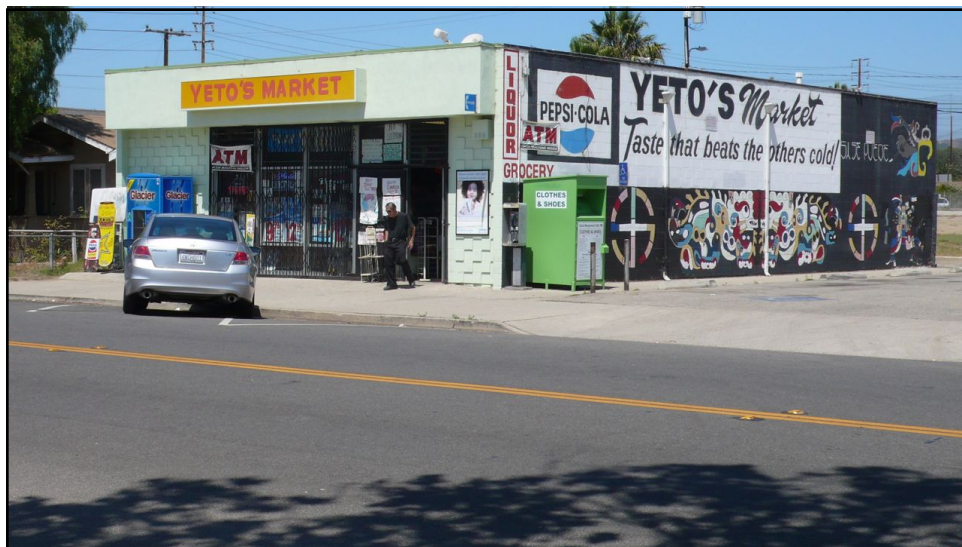
This single-story, flat-roofed commercial building is rectangular in plan and constructed of concrete block. It features a four-bay floor-to-ceiling aluminum storefront and entry off-centered on the main southern elevation. The storefront is flanked by patterned concrete block. The upper facade is characterized by a projecting soffit clad in stucco. It appears to be unaltered and in good condition.

P3b. Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 03-25 (7-9-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1968-F

P7. Owner and Address
Yeto Masanobu-Nobuko
415 Fernwood Dr
Oxnard CA 93030-4032

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

P9. Date Recorded: 7/9/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Yeto's Market

B1. Historic Name: Yeto's Market

B2. Common Name: Yeto's Market

B3. Original Use: commercial

B4. Present Use: same

B5. Architectural Style: Modern

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

1968-F

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

Original Location:

B8. Related Features:
None.

B9a. Architect: Russell A. Norris

b. Builder: Bud C. Lane

B10. Significance: Theme Commercial & Res. Dev. (5-A-i)

Area: Saticoy

Period of Significance: 1945-1968

Property Type: commercial

Applicable Criteria: N/A

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

This building was constructed in 1968 for Masanobu "John" Yeto as Yeto's Market. The architect was Russell A. Norris of Camarillo.

According to census records, Ezio Yeto immigrated to the U.S. from Japan in 1893, and his wife Mitsue in 1920. By 1930 Ezio and Mitsue Yeto were living in Saticoy with their adult sons Tomio (born 1907) and Nobuo (born 1910). Both children are listed in this census as having been born in Japan, suggesting that Ezio Yeto returned to Japan. The father and sons all worked in the Yeto Grocery on C Street. By 1940 Tomio owned the market and was married to Utako (born in Hawaii 1909, family name unknown). They had two daughters, Katshuo (born circa 1933), Kiyoko (born 1944), and one son, Masanobu (born circa 1934). At the outbreak of World War II the family was relocated to the Gila River Detention Camp in Arizona. They returned to Saticoy following the war. The Yeto Grocery continued to operate on C (Alelia) Street probably until the 1960s when the building was demolished. The new and current Yeto's Market was opened on Violeta Street in 1968 and operated by Masanobu "John" Yeto. Tomio Yeto died in 1989.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

B11. Additional Resource Attributes (List attributes and codes)

B12. References:

Ventura County Assessor Master Property Index
U.S. Census Records, Saticoy, 1930, 1940
Ventura County Building Permits
Ventura County Directories, 1930-1956

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/13/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

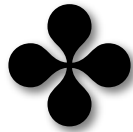
Page 3 **of** 3 **Resource Name or #:** (Assigned by recorder) Yeto's Market

Recorded by: San Buenaventura Research Associates

Date 7/9/13

Continuation **Update**

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the maturation and buildout of Saticoy during the postwar period (1945-1968).



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 553

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Brigham Manufacturing Company, Inc.

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 11107 Violeta Street City Saticoy Zip 93004

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

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

APN 090012120

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

This property consists of two buildings, a commercial/industrial building and a residence. The commercial/industrial building occupies the southwestern corner of the property, part of the frontage on Violeta Street, all of the frontage on Los Angeles Avenue, and along the alley to the rear, forming an L-plan. This building is one story in height, with a medium-pitched gable roof behind a peaked parapet with a narrow cornice on the southern elevation. The southern elevation also features a band of anodized aluminum storefront windows above a low bulkhead, and a centered, recessed double storefront entry door. The band of windows continues on to roughly the southern half of the western elevation. Cladding is mainly stucco, probably over wood frame. The rear half of the western elevation is clad in tongue-in-groove plywood, possibly over another surface. The visible portions of the wing along the alley is clad in corrugated metal. This building as constructed featured garage door openings on the northern and western elevation instead of the storefront, which was apparently installed before 1950 (possibly circa 1937, with the purchase of the adjacent parcel). The windows and doors in this storefront were wood frame. The current aluminum storefront is a recent alteration. Otherwise, the integrity of the building is largely intact. See continuation sheet for a description of the residence.

P3b. Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 03-23 (7-9-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1930-F
1937-E

P7. Owner and Address
Brigham Donald H Res Tr Est
Attn Trust Co of Knoxville
4823 Old Kingston Pike #100
Knoxville TN 37919

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

P9. Date Recorded: 7/9/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Brigham Manufacturing Company, Inc.

B1. Historic Name: Brigham Manufacturing Company, Inc.

B2. Common Name: Cadillacs Only

B3. Original Use: Industrial

B4. Present Use: Commercial

B5. Architectural Style: Utilitarian Industrial

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

1930-F (commercial/industrial building); 1937-E (residence, addition to commercial/industrial building)

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

Original Location:

B8. Related Features:
None.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Residential Development (4-A-i) **Area:** Saticoy

Period of Significance: 1912-1945

Property Type: commercial

Applicable Criteria: N//A

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

This building was constructed in 1930 as the Brigham Manufacturing Company, Inc. and apparently expanded circa 1937. The business has existed since 1896 and therefore represents one of the earliest in Saticoy. The business was moved twice, first from West Saticoy to Azahar Street in Saticoy town, then to the present site in 1930.

Francis Perry Brigham was born in 1854 in New York. His wife Julia was born in 1844, also in New York. The couple moved to Nebraska during the 1880s where Francis worked as a blacksmith. Their son Charles Francis was four years old in 1880. In the 1890s the family was living in San Diego and by 1898 they had moved to West Saticoy where they established a blacksmith shop. Their son Charles was married and 22 years old when the Brighams moved to Ventura County. The father and son ran the business. In 1902 they moved their blacksmith operation from West Saticoy to Saticoy town. It was then known as F.P. Brigham and Company and located on Fifth (Azahar) Street. The children of Charles and his wife Florence included Laurence, born in 1899, Alfred, and Helen. Laurence later worked as a blacksmith for F.P. Brigham and Company as well.

In 1906 Brigham established a general partnership in the business with his son Charles, and Walter T. Steele, and by 1912 he had purchased several lots on Azahar Street and the operation expanded to include wood work, horse shoeing, bean cultivators, cy-clones, bean cutters, and beet beds. F. P. Brigham sold his third of the partnership to his son Charles and Walter Steele in 1924, and the firm became known as Brigham and Steele.

B11. Additional Resource Attributes (List attributes and codes) HP6 -- 1-3 story commercial building

B12. References:

Ventura County Directories, 1908-1940.
U.S. Census Records, Saticoy, 1920
Ventura County Grant Deeds, Book 300, pg. 215; Book 493 pg. 351.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/14/2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) Brigham Manufacturing Company, Inc.

Recorded by: San Buenaventura Research Associates

Date 7/9/2013

Continuation Update

Walter Steele died around 1930 and the partnership was dissolved. Charles Brigham moved his portion of the business, the F.P. Brigham Implement Company, to Los Angeles Avenue and Violeta Street and built the buildings on this property. Charles Francis Brigham died in 1941. By 1948 the company name had changed to Brigham Manufacturing Company. In later years the company at the new location included tractor sales. A newspaper from 1965 advertised that they were building custom truck equipment. The company was run by several generations of Brighams until it closed around 2010.

This property is generally associated with the commercial and residential development of Saticoy, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the growth and development of the crossroads community of Saticoy (1912-1945).

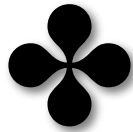
Residence

The one and two-story residence is irregular in plan and was apparently constructed in at least two stages. The western, one-story section features a main front-facing, medium-pitched gable roof with moderately deep, open eaves, and a secondary gable roof to the east enclosing a porch with large, wood framed windows. Vertical drapery moldings are found under the gable ends. This wing is clad in wide lap siding. The two-story eastern wing is clad in medium lap siding and consists of a front-facing medium-pitched gable with very shallow eaves, and a pair of wood sash windows on the second floor above a single-car garage door. A side-facing gabled two-story wing connecting the eastern and the western wings is nearly featureless except for a small sash window and a gated passage on the ground level. It appears that this building is the combination of one if not two residences that existed on the property prior to its purchase by Brigham Manufacturing in 1937. The integrity of the building, which according to Brigham family members was also used as an office, is intact from circa 1937.



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

Photo 03-22 (7-9-213)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) Cobos Residence

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Ventura

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

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

c. Address: 11253 Violeta Street **City** Saticoy **Zip** 93004

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

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

APN 090012313

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

The configuration of this one story, single-family residence suggests that it was constructed in phases, and perhaps from buildings previously located elsewhere. The southern portion of the building features a side-facing, medium-pitched gable roof, with medium, closed eaves. The gable is clipped on the eastern side. The southern street elevation consists of a centered entry above wood steps covered by a low-pitched gable roof supported by wood posts, flanked by two, large single-pane windows cased in plain wood. The building is clad in composition siding. The balance of the house is not visible from the street, but from aerial photos it appears to consist of an intersecting gable-roofed wing of a higher pitch, and narrower windows. A single-story board-and-batten garage is located near the rear of the property. Taken together these elements suggest that the residence was possibly assembled from parts of other buildings, perhaps beginning circa 1913 and continuing, making an assessment of integrity for this property problematic.

P3b. Resource Attributes (List attributes and codes) HP2 -- Single family property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 03-10 (7-9-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1913-E

P7. Owner and Address
Cobos Edward
Hernandez Erlinda R
1636 Nevin Ave
Ventura CA 93004-2922

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

P9. Date Recorded: 7/9/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Cobos Residence

B1. Historic Name: Cobos Residence

B2. Common Name: 11253 Violeta Street

B3. Original Use: Single family residence

B4. Present Use: same

B5. Architectural Style: Folk

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

1913-E

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

Original Location:

B8. Related Features:
garage

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Commercial & Residential Development (4-A-iv) **Area:** Saticoy

Period of Significance: 1912-1945

Property Type: single family residence

Applicable Criteria: N/A

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

This house was built circa 1913 on lots 25 through 28 of block 20 of the Town of Saticoy purchased from the Pacific Improvement Company and N. and Abbie Blackstock by Herminio and Paula Cobos and Ventura County in 1913. Natives of Mexico, the family lived in Texas for a short time where their first son was born in 1904. By 1906 they are living in California and by 1910 in Saticoy. Cobos is listed in the 1920 census as a laborer. He and his wife had seven children. A deed in 1921 reports that Attilio and Tranquilla Vanoni sold the property to Herminio and Paula Cobos a second time. This second record may represent the retirement of a trust deed held against the property by Vanoni. Herminio Cobos apparently owned the property until his death in 1958 and it remains in the family today. The Cobos family were among the early Hispanic residents of Saticoy.

This property is generally associated with the commercial and residential development of Saticoy, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Site of Merit under Criterion 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States, for its association with the growth and development of the crossroads community of Saticoy (1912-1945). It is one of the more intact examples of early residences associated with the Mexican immigrant settlement of Saticoy after 1910.

B11. Additional Resource Attributes (List attributes and codes) HP2 -- Single family property

B12. References:

U.S. Census Records, 1920
Ventura County Directories, 1914-1956
Ventura County Grant Deeds, Book 138, pg. 89; Book 181, pg. 54.

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/11/14

(This space reserved for official comments.)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 5S3

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) Mision Libre Pentecostal Church

P1. Other Identifier: Iglesia de Dios de la Profecia

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

c. Address: 11445 Violeta Street City Saticoy Zip 93004

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

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

APN 090010305

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

This one-story church building is rectangular in plan and is characterized by a medium-pitched front-facing gable roof with shallow eaves. A parapeted, flat-roofed vestibule projects from and covers the entire southern elevation and features a double-door entry above four concrete steps and is flanked by windows. A square steeple projects above the vestibule and the main building roofline. It is terminated in a smaller, flat-roofed box. An additional element may once have existed above. From aerial photos it appears that the northern roofline of the building terminates in a apse, and a secondary gable-roofed wing (constructed in 2008) is attached to the rear. Three additional windows are evenly spaced along the eastern elevation. Windows are six-over-six aluminum sash, likely replacements within the original window openings. The entire buildings is clad in stucco.

P3b. Resource Attributes (List attributes and codes) HP16 -- Religious building

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 02-22 (06-26-2013)



P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1940-E

P7. Owner and Address
Ch Calif Assoc of Spanish
11445 Violeta
Ventura CA 93004

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

P9. Date Recorded: 6/26/13

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code 5S3

Resource Name or #: (Assigned by recorder) Mision Libre Pentecostal Church

B1. Historic Name: Mision Libre Pentecostal Church

B2. Common Name: Iglesia de Dios de la Profecia

B3. Original Use: church

B4. Present Use: church

B5. Architectural Style: Modern

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

1940-E; rear addition 2008-F

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

Original Location:

B8. Related Features:
None.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Social and Cultural Life (4-B)

Area: Saticoy

Period of Significance: 1945-1968

Property Type: church

Applicable Criteria: N/A

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

This church was built circa 1940 as the Mision Libre Pentecostal Church. By 1981 the church was called Church of God of Prophecy or Iglesia de Dios de la Profecia. This church has predominately served the Hispanic community since it was established in the 1940s.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the development of Saticoy, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not known to be associated with any historically significant individual. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

This property appears to be eligible for designation as a Ventura County Landmark or Structure of Merit under Criterion 1 (exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history) for its association with the growth and development of the crossroads community of Saticoy (1912-1945).

B11. Additional Resource Attributes (List attributes and codes) HP16 -- Religious building

B12. References:

Ventura County Building Permits
Ventura County Directories, 1940, 1981

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/11/14

(This space reserved for official comments.)



PRIMARY RECORD

Primary
HRI
Trinomial
NRHP Status Code 3S

Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Saticoy Walnut Growers Association Warehouse

P1. Other Identifier:

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

a. County Ventura

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

c. Address: 1255 S. Wells Road City Saticoy Zip 93004

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

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

APN 128005054

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

The main body of this large, single-story warehouse building is rectangular in plan. Constructed in 1919, its most prominent architectural feature is a barrel-truss roof oriented on a north-south axis. The building is clad in drop siding. Three freight door openings are located along the eastern elevation above a loading dock. One is a wood overhead track door that appears to be original; one other is covered by a modern roll-up door, and the other appear to have been raised in height and closed by an interior wall. Three pairs of four-over four windows located near the eaves are distributed unevenly along this elevation. A smaller freight door is centered on the northern elevation. Several walk-in doors are located around the building. A much smaller wing projects from the southern end of the eastern elevation. It is rectangular in plan and features a barrel-truss roof similar to the main building. It is clad in drop siding and features wood casement windows in triples and pairs, small sash windows, and two entries above small porches accessed by wood stairs and covered by shed roofs supported by wood posts. An additional entry is located on the eastern elevations, above a concrete stoop covered by a projecting canopy. This wing was apparently constructed as an office, at some point after 1929 and prior to 1951. A loading dock likely extended along the southern elevation but does not exist today. The overall integrity of the property is good.

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

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

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

P5b. Description of Photo: (View, date, accession #)
Photo 05-18 (8-2-2013)



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

P7. Owner and Address
Chitwood Scotty
1255 Wells Rd
Saticoy CA 93004

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

P9. Date Recorded: 8/2/2013

P10. Survey Type: (Describe)
Reconnaissance

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

Historic Resources Survey & Context for the Town of Saticoy. County of Ventura Resource Management Agency, 2014.

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 35

Resource Name or #: (Assigned by recorder) Saticoy Walnut Growers Association Warehouse

B1. Historic Name: Saticoy Walnut Growers Association Warehouse

B2. Common Name: Saticoy Walnut Growers Association Warehouse

B3. Original Use: agricultural warehouse

B4. Present Use: commercial

B5. Architectural Style: Utilitarian Industrial

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

1919-F; addition on east side between 1929 and 1951

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

Original Location:

B8. Related Features:
None.

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Industrial /Commercial Development

Area: Saticoy

Period of Significance: 1912-1945

Property Type: agricultural warehouse

Applicable Criteria: A, B

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

The Saticoy Walnut Grower's Association warehouse was built in 1919, in response to the industry's expansion in Ventura County. In turn, it contributed to the development of this key agricultural industry.

The Saticoy Walnut Growers Association was formed in 1896 by J.M. Sharp, J.L. Crane, L.B. Hogue, G.W. Faulkner and J.M. Dickenson, all ranch owners in Saticoy and Santa Paula. A walnut packing house was built adjacent to the railroad tracks near the depot. The organization did not flourish due to internal conflicts and other factors. In 1912 the organization joined the newly formed California Walnut Growers Association. Using marketing techniques already perfected by the California Fruit Growers Association, the walnut industry began to expand.

Leaders in the Citrus Association were also prominent members of the Walnut Association. Charles Collins Teague, president of the the Fruit Growers Association and the California Walnut Growers Association was later appointed by President Herbert Hoover as a member of the Federal Farm Board. He was recognized as one of the foremost experts in agriculture and cooperative marketing in America. Local resident Eugene Kimball perfected a new way of drying walnuts, greatly reducing product losses. This machinery was still extant in the warehouse at least as recently as the 1980s.

The first grade walnuts were marketed under the name "Diamond Brand," just as the prime citrus products bore the Sunkist label. Ventura County became a center for walnut production and Saticoy, located on the Southern Pacific Railroad, became an important shipping point for the produce.

B11. Additional Resource Attributes (List attributes and codes) HP8 -- Industrial building

B12. References:

California Dept. of Transportation, 1985: Appendix - DPR form prepared by George Casen/Robert Wlodarski.

Santa Paula Chronicle, August 11, 1921, "Saticoy - Prosperous, Productive, Progressive."

B13. Remarks:

B14. Evaluator: San Buenaventura Research Associates

Date of Evaluation: 1/11/14

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) Saticoy Walnut Growers Association Warehouse

Recorded by: San Buenaventura Research Associates

Date 8/2/2013

Continuation Update

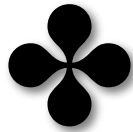
By 1919, Saticoy was emerging as the center of the Ventura County walnut growing district and a new large walnut warehouse was built in order to service the expanding industry. When it was built, the *Santa Paula Chronicle* on August 11, 1921 described it as "one of the finest in California." It was probably the largest in Ventura County when completed. The article states that the warehouse "handled more walnuts than any other in California. The total yield this year will be close in the neighborhood of 3,000 tons." The article further states,

Saticoy ... has its special resource in which it stands pre-eminent among the entire county. In fact many very conservative men who are qualified to state declare the Saticoy district stands first among those of the entire state in the production of walnuts. This is undoubtedly the outstanding and most prominent industry of this district. Because of very favorable climatic conditions, and because of the most fortunate composition of the soil in this district; and very much because Saticoy is fortunate in having a type of farming citizenry which knows how to farm well, and does it, intensively, Saticoy has come to be the heart of the walnut district in California.

The Saticoy Walnut Growers Association Warehouse, although no longer used as a walnut warehouse, is an important reminder of the walnut industry in Ventura County, the growth of the farming cooperative movement in California, and the importance of Saticoy as a local shipping point for agricultural products. Locally prominent residents were associated with its construction. The warehouse appears to be eligible for the NRHP under Criterion A and CRHR Criterion 1 for its close association with the development of the walnut industry in Saticoy and Ventura County, and under NRHP Criterion B and CRHR Criterion 2, for its association with individuals who made important contributions to the growth and development of the county.

In 1995 another warehouse located at the rear of the property, apparently constructed after 1951, was demolished during the 1990s.

This property was designated as Ventura County Landmark #117 in June 1988.



Appendix C

California Historical Resource 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.

