

HISTORIC RESOURCES REPORT EAST AREA 1 SPECIFIC PLAN EIR SANTA PAULA, CALIFORNIA

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1. Introduction

This report was prepared for the purpose of assisting the City of Santa Paula in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the adoption of the East Area 1 Specific Plan, located north of State Route 126 and west of Haun Creek adjacent to the City of Santa Paula. [Figure 1] The Specific Plan would permit the development of up to 1,500 dwelling units, 285,000 square feet of commercial uses, 150,000 square feet of light industrial uses, and 375,000 square feet of school and other civic and institutional uses. The plan calls for 134 acres at the northern end of the property to be retained for open space and commercial avocado cultivation.

The Specific Plan envisions the development of a number of neighborhoods and districts that are integrated through complimentary land uses and which are easily accessible and within close proximity to City residents. The Illustrative Plan shown in Figure 2 defines the location and character of the land uses, roadways and ancillary facilities associated with the proposed Specific Plan.

The Specific Plan provides for a variety of dwelling units within the proposed neighborhoods and districts and includes:

- Single-family Detached (SFD) – These dwelling units consist of free-standing residential buildings generally built on land larger than the building and containing yards.
- Single-family Attached (SFA) - These dwelling units consist of attached residential buildings generally built on land larger than the building and containing yards. These residences generally include town homes, duplexes and triplexes.
- Multi-Family (MF) - These dwelling units consist of attached residential buildings generally built on land larger than the building and containing yards. These residences generally include apartment buildings (four or more units).
- Work/Live Units (LWU) – These include a structure designed primarily for nonresidential uses with secondary residential uses above. Work/Live buildings have a separation of occupancy between the non-residential and residential floors.

A total of three neighborhoods and two districts are proposed and would include:

- Santa Paula Creek Neighborhood
- Foothill Neighborhood
- Haun Creek Neighborhood
- Santa Paula Creek Civic District
- East Santa Paula Railroad District

A complete description of the proposed neighborhoods and districts is provided in Section 3.0 of the EIR which is being prepared for this project. Table 1 of the EIR section contains a summary of proposed land uses by neighborhood and district within the Specific Plan.

The plan proposes the retention and rehabilitation of four historic elements existing on the property within the new development and on their present locations: the Pump House, the Ranch Manager's Residence, the palm trees flanking Padre Lane and the Packinghouse. According to the Specific Plan, the barn may be retained and relocated elsewhere on the property. All other existing improvements and the majority of the agricultural features on the project site are proposed to be removed.



Figure 1. Project Boundaries [Source: P&D Consultants]



Figure 2. East Area 1 Illustrative Plan [Source: HDR Town Planning, P&D Consultants]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Santa Paula landmark criteria. A determination will be made as to whether adverse environmental impacts on historic resources, as defined by CEQA and the CEQA Guidelines, may occur as a consequence of the proposed project, and recommend the adoption of mitigation measures, as appropriate.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for P&D Consultants, and is based on a field investigation and research conducted in May through November, 2007. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

2. Administrative Setting

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

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

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

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

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

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

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 National Register 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." (CCR §4852 (c))

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

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

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

A. Criteria for Designation of Landmark Nomination.

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

(1) Historical & Cultural Significance

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

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

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

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

A. Criteria for Designation of Historic District

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

3. Impact Thresholds and Mitigation

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

Further, according to the CEQA Guidelines, “an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public

agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.”

The lead agency is responsible for the identification of “potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource.” The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))

4. Historical Setting

General Historical Context of the Santa Clara Valley

The Santa Clara Valley was originally part of several land grants, Rancho Santa Paula y Saticoy, Rancho Sespe, Rancho Ex-Mission San Buenaventura and Rancho San Francisco. In addition portions of the valley not included within rancho boundaries, were considered public lands. The area, located east of Santa Paula and west of Fillmore, has been referred to as the Sespe region, because the majority of land was originally part of Rancho Sespe. The remaining lands were public lands and settlers used both the Pre-emption Act of 1853 and the Homestead Act of 1862 to acquire these lands once the Rancho Sespe boundaries were settled.

Rancho Sespe was granted by Governor Figueroa to Carlos Antonio Carrillo in 1833. The rancho encompassed all of the Santa Clara Valley between Piru and Santa Paula creeks and was bounded on each side by the mountains, a total of six square leagues or 26,000 acres. Carrillo did not take possession of his land until 1842 when a survey was conducted and an adobe house built. Carrillo had attained a high degree of prominence in the Mexican government having been elected to the assembly and eventually appointed governor in 1837. The Carrillo family lived in Santa Barbara and occasionally traveled to the ranch, which was run by the majordomo (ranch manager). Carrillo died ten years later in 1852 and his wife died the following year. His adobe house, located near Hall and Telegraph roads, partially destroyed by fire in the 1850s, fell into ruin. In the 1880s, children attending the Santa Clara School across the ravine from the old adobe, used to play among the ruins.

Thomas Wallace More and his brothers, Andrew and Henry, purchased six square leagues of the rancho in 1854 from the estate of Josefa Carrillo (Cleland, 1953: 84). The California Agriculture Census indicates that by 1860 More had become the largest single landowner in Santa Barbara County, which at the time included all of contemporary Ventura County. T.W. More raised sheep and cattle on the ranchos until the disastrous droughts of the late 1850s and early 1860s forced the brothers to dissolve their partnership and subdivide the rancho lands (Cleland, 1953: 89). T.W. More got Rancho Sespe and he also inherited the difficulties surrounding the actual size of the ranch. These difficulties were to pit the large ranch owner against settlers who had come to California looking for public lands on which to stake a claim using the Pre-emption Act or the Homestead Act as the legal basis for claiming land.

At the time the More Brothers purchased Rancho Sespe in September of 1854, the U.S. Land Commissioners had confirmed in April of that year the Sespe grant as originally petitioned by Carrillo with the boundaries of the map to include six square leagues. The Mores believed they paid for six square leagues. However, from the time the grant had been approved, the U.S. government had appealed the approval based on evidence in a different version of the Expediente that said the rancho was two square leagues. More’s attorney went along with the government’s two square leagues without the More’s approval.

The rancho was surveyed in two tracts in 1868 by Surveyor Charles F. Hoffman. The plat was completed and the map drawn in 1871 and in March 1872, More received title to two square leagues (8,880.81 acres). The Craven Survey of Public Lands was not filed until December 19, 1874 and the settlers then had 90 days to file declaratory statements for land on which they had settled. It also opened the way for new settlers to come in.

Settlers or squatters as they were also referred to, began to arrive in the Santa Clara Valley looking for land following the Civil War in the mid to late 1860s. In 1867 land was subdivided in the Santa Paula y Saticoy Rancho and many settlers who had money from working in the goldfields in Northern California purchased land in the area west of Santa Paula. Those wanting to take advantage of free land offered by the Homestead Act of 1862 had to locate available public lands, and since the Craven Survey wasn't filed until 1874, it was difficult for settlers to know the exact location of non-rancho lands.

A small group of squatters began to settle in the area surrounding T.W. More's Sespe Ranch near the confluence of Sespe Creek and the Santa Clara River especially after the Craven public land survey had been filed.

Disappointed at not receiving the entire six leagues, More filed an application in 1875 to buy the remaining four square leagues. It was denied by the Los Angeles Land Office, but before that happened, the Sespe Settlers League had banded together to protect their property. The following years 1876-1877 were extremely dry years for ranchers in the Sespe, and there was much anxiety over the drought. This anxiety was heightened when the Sespe squatters learned that More filed claim with the County to build an irrigation ditch on his rancho. Concerned that More would take all the water from the Sespe and Santa Clara rivers, the settlers believed they would be deprived of water for their crops. More began to trench his ditch before the application was approved thereby continuing to anger the squatters.

The local newspapers took up the cause of the Sespe Settlers League against the large ranch owner. Between 1872 and 1877 newspaper headlines proclaimed the following: "Land Grabbers of California", "Cursed with Land Monopoly," "Doings of the Land Robbers," etc. (Outland: 1991, 26) The continuous inflammatory newspaper articles and the attempt of More to buy back land or take water from land that squatters had begun to settle led to the most famous murder case of the century. On March 24, 1877, T. Wallace More was shot and killed while trying to put out a barn fire on his ranch. Although originally seven men were named, only one was ever convicted and sent to prison. Frank Sprague was released after serving his seven year sentence in San Quentin prison (Outland: 1991, 150).

Following More's death in 1877 the U.S. Land Office overturned the 1875 ruling and said that More's heirs did have the right to buy the disputed land. Once again, however, this was overturned by the final ruling on July 25, 1878, that denied the heirs the rights to buy the remaining four leagues.

The majority of residents who settled in the Sespe region of the Santa Clara Valley had homesteaded their land. The exception would be those who purchased land from the heirs of Rancho Sespe when they began to subdivide their property in the 1880s. A partial listing of homestead patents included Miles and William Balcom, George W. Cook, Henry T. Cook, James A. Culp, Thomas O. Toland, Joseph Bath, William Brock, Eben Moore, Albert Miles Tanner, John Hall Orcutt, Nickolas J. and Mary Schieferle, George M. Richardson, J.W. Rosenberg, and Charles H. Willard.

Santa Paula Historical Context

George G. Briggs purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from T.W. More in 1861. Earlier that year Briggs, together with his nephew Jefferson Crane, had visited More at his adobe residence. All three men had known each other in Ohio where they had lived previously. After purchasing the land

from More, Briggs used the two-story adobe built for More by W.D. Hobson as the center of his ranching operations. Briggs, formerly a horticulturist in Marysville, believed he could successfully raise fruit on the land, and planted a 160 acre orchard near the adobe. Discouraged by the continuing drought conditions, and disheartened by the death of his wife, Briggs in 1867 authorized land agent E.B. Higgins to begin subdividing the rancho into 150 acre parcels. These parcels were sold primarily to farmers emigrating from the Northern California gold fields, and the East and Midwest (Sheridan, 1955: 2-7). The survey was prepared by W.H. Norway in 1867.

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

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

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

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

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

Agricultural Context

The Santa Clara Valley of Ventura County has undergone a continual social, physical and economic evolution resulting from experimentation with the cultivation and marketing of agricultural products, and each successive wave left a distinct mark on the land. As was the case throughout much of the West, the earliest American settlers in the Santa Clara Valley engaged primarily in dry farming, carrying on essentially in the tradition of the Californios. Lacking reliable sources of irrigation and transportation, this thinly populated frontier region supported primarily low-intensity sheep and cattle ranching, grain production and to a limited extent, the more drought-tolerant forms of fruit cultivation.

The first fruit-growing efforts in the western end of the valley were apricots, deciduous fruits, lemons and walnuts. Other crops commonly grown during these early decades were grains, such as wheat, barley, flax and corn, and lima beans.

The advent of greatly improved transportation and irrigation systems, including the construction of wharves at Hueneme (1871) and Ventura (1872), and the Southern Pacific Railroad line (1887), combined with the development of the Atmore Ditch (1879), the Interurban Land and Water Company (1906) and other smaller ditches bringing water from the Sespe Creek and Santa Clara River, permitted valley property owners to realize the economic potential of the local soil and climate. Ground water development also occurred in the area with the establishment of the Hardscrabble Mutual Water Company (1920), the Community Mutual Water Company (1920), and the Citrus Mutual Water Company (1929). Reliable water sources and transportation resulted in the gradual displacement of grain crops by walnuts, olives and apricots. But it was citrus ranching, in both myth and reality, that was to become thoroughly enmeshed with every aspect of the region's economy, culture and popular image.

The earliest planting of commercial citrus in the western Santa Clara Valley were accomplished by Nathan W. Blanchard in 1874, with the first profitable orange harvest arriving fourteen years later. This shift to citrus crops accelerated rapidly in the 1890s through the teens, with the establishment of the agribusiness giant Limoneira Company in 1893 and the Teague-McKevett Company in 1905 and the Newhall Land and Farming Company's Orchard Farm in 1912. Citrus cultivation progressed in successive waves, from oranges, to lemons and later, avocados, with each of these tree crops wholly or partially replacing the previous one. The increasing sophistication of the citrus industry also led to the development of new tree varieties, and these improved types gradually superseded the earlier species.

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

Because citrus cultivation is a highly capital-intensive industry, it attracted well-established farmers and business people, frequently from other parts of the country. This factor, together with the ability of the coop-

erative associations to manage virtually all aspects of the growing, packing, shipping and marketing of the fruit, validated the Southern California citrus grower's "gentlemen farmer" reputation; a refined agriculturalist, whose hands needn't touch soil. At the same time, a variety of ethnic groups, including at various times large numbers of Chinese, Japanese and Mexican immigrants, characterized the labor force. A significant number of Dust Bowl refugees of the 1930s and 1940s, especially women, came to work in the packing houses, particularly after the labor turmoil of 1941, and the relocation of the Japanese-American population in 1942.

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

These convergent events taking place during the mid-to-late 1950s led to a steady decline in the citrus industry in Los Angeles and Orange counties, and somewhat later in Riverside and San Bernardino counties. The Santa Clara Valley of Ventura County, by virtue of geography, largely escaped these events, however, and retained its citrus landscape largely intact until the 1970s, when strict planning guidelines for the protection of agricultural areas countywide were adopted. Accordingly, the Santa Clara Valley represents one of the best preserved examples of a mature Southern California citriculture landscape.

Architectural Context, Building Arrangement and Types

The architectural styles present in the valley reflect both the changing tastes and the steadily increasing affluence of its residents, as well as technological innovations and transportation improvements. By 1910 classically-derived architectural styles had almost entirely given way to the California Bungalow style. This style persisted well into the 1930s, when it blended almost seamlessly into the ranch style. The bungalow form proved especially adaptable, and can be seen in buildings ranging from modest agricultural worker's cottages to costly, large-scale residences.

Labor housing was provided on both the family farms and agribusiness ranches. Farm labor was of both the seasonal-itinerant variety, and year-round, and provided by a wide variety of ethnic groups. Bunkhouses were constructed for the use of single men. Labor camps, consisting of a large number of small dwellings housed families, and individual detached dwellings provided housing for ranch foremen and labor supervisors. Homes built for ranch employees varied in size, but were usually smaller than the homes built for family farmers and were more modest in design and materials.

Packing houses were an essential feature of the citrus landscape. Only the largest agricultural concerns maintained private packing houses on their own properties. Smaller growers were dependent on the association packing houses within the nearby communities of Santa Paula and Fillmore. The specific procedures for preparing oranges, lemons and walnuts for market were reflected in the design and locations of these buildings. Barns were associated with all farming and ranching operations, and depending on the nature of the operation, were used for the storage of farm equipment and feed, and the housing of farm animals, such as horses and mules.

A variety of purpose-built and generic outbuildings related to ranching operations were constructed throughout the agricultural areas of the Santa Clara Valley. Secondary processing buildings, such as walnut dehydra-

tors remain as artifacts of this antecedent commercial crop which faded in importance in the Twentieth Century. Box sheds were often constructed for the storage of orchard heaters and field lug boxes used to transport citrus from the fields to the packing houses. Garages and sheds were constructed in large numbers for various purposes, such as the storage of farm equipment and vehicles.

Agricultural Structures

Irrigation provided the essential ingredient required to realize the agricultural potential of the valley. Unlike many areas of Southern California, the Santa Clara Valley featured the relatively reliable, year-round surface water flows of the Santa Clara River and Sespe and Santa Paula creeks. Property owners began in 1879 to construct the water delivery system known as the Atmore's Ditch, diverting runoff from near the juncture of the Sespe Creek and Santa Clara River, eventually extending the system to the western edge of the valley. Other small private ditches were constructed to bring water from the Santa Clara River to individual ranches.

Open ditches and flumes were employed initially, but the system was eventually converted to buried pipes, although roadside ditches remain in use to collect rain and irrigation runoff. Some of these ditches were constructed with the abundant river rock available in the area. The irrigation system employed weirs, penstocks and reservoirs and pump houses as integral elements. Water towers and cisterns were common features of the historic landscape, and were used primarily in connection with the storage and supply of domestic water. Almost none of these structures remain today.

Transportation systems in the valley are represented by roads and railroads. Preliminary surveys for the construction of a railroad line through the valley were undertaken by the early 1860s, but it was not until 1887 that the Southern Pacific Railroad completed its connection between Los Angeles and Ventura, spawning the towns of Fillmore and Piru in the eastern Santa Clara Valley, and assuring the survival of Santa Paula, Saticoy and Ventura in the west county. The railroad right-of-way imposed the logic of Southern Pacific's surveyors on the valley, cutting diagonally across the public land survey and Rancho Sespe survey, but paralleling the highway. Having split numerous earlier parcels of land, this new boundary came to gradually alter land ownership patterns. At least one railroad siding was developed to serve the Teague-McKevett Company's packing operations.

Sites and Field Patterns

The most visually striking features defining the historic landscape of the Santa Clara Valley are direct products of the development of the land for agriculture, particularly tree crops. The orchards as they are seen today echo the historic techniques of citriculture: trees are planted in regularly spaced rows, with shallow irrigation ditches running between, a system designed to permit gravity flood irrigation and drainage. Wider rows are introduced on regular intervals to permit access to the orchards by picking and spraying equipment. The trees themselves have been subjected to a constant process of replacement, as improved varieties were developed, trees became unproductive due to age, or were damaged by infestations or in any one of the area's periodic freezes.

Teague-McKevett Company and Ranch

Charles Teague and the McKevett family purchased a 200-acre tract in 1905 on the eastern bank of Santa Paula Creek for the purpose of raising citrus. Located on a gradually sloping hillside overlooking the Santa Clara River Valley, the property fronted on the Southern Pacific Railroad line. In 1907, just two years after purchasing the ranch, Charles McKevett died. The following year, in 1908, the Teague-McKevett Ranch was incorporated for the purpose of marketing citrus fruits by Charles Collins Teague, his wife Harriet McKevett

Teague and her brother Allan Charles McKeveitt. The company has already begun to lay out lemon orchards in 1906, and by 1912 had planted approximately 193 acres of trees. Following McKeveitt's death, his son Alan would be associated with the management of the ranch until his death in 1919. (Belknap, 1968: 123)

The buildings constructed on the ranch were organized and segregated along functional and symbolic lines. The heart of the working ranch was constructed on either side of the axis created by the north-south private street, Padre Lane, which was planted on the eastern and western sides with rows of Canary Island Palm trees. The ranch headquarters included the homes of the ranch superintendent and supervisory personnel. A cluster of buildings including the ranch office and working buildings, dining hall, pump house, barns and equipment sheds, was located adjacent and to and northwest of Padre Lane.

By 1910 the Teague-McKeveitt packinghouse, which was built to ripen, store and pack the company's lemons, was constructed adjacent to a siding of the Southern Pacific Railroad. In 1913, a 100 by 112 foot addition with a 40 by 40 foot basement was constructed. A nine-room bungalow was built in 1913 for the ranch foreman at the same time as the palm trees were planted along Padre Lane. A newspaper article published that year stated that an old ranch house would be torn down and used in constructing small cottages for the workmen. Water for the ranch and the orchards was provided primarily by wells located on the property, which fed a reservoir located at the ranch's highest elevation, and stone-lined irrigation ditches. (*Los Angeles Times*, 8/21/1913.)

The Teague-McKeveitt Ranch employed agricultural workers representing a variety of ethnic groups and national origins, probably beginning primarily with single Japanese men and shifting after 1910 to Mexican workers and their families, and later during the 1930s to Dust Bowl refugees. Single workers were probably housed in a dormitory during the first decade of the ranch operations. A two-story wood-frame building which may have been a bunkhouse is seen in an early photograph of the ranch. This building was removed by 1923, however, reflecting the shift in labor force characteristics from single men to families which occurred with the influx of Mexican workers. Larger homes had already been constructed for the ranch superintendent and supervisors in the ranch headquarters area.

Beginning during the early 1920s, small cottages were constructed for Mexican families in a cluster located near the center of the property, in an area unimproved with citrus. Plans for these worker's cottages were designed in 1920 by Santa Paula architect Roy C. Wilson. At its peak during the mid-1940s, the "Mexican Village" at Teague-McKeveitt Ranch numbered approximately 80 small residences. All but one have since been demolished, a process which began during the mid-to-late 1960s. Such was the intimate relationship between the Limoneira and Teague-McKeveitt companies that one of the residences constructed on the Teague-McKeveitt Ranch appears to be a duplicate of the design of the residences constructed in 1920 on the Limoneira Ranch, designed by the Los Angeles architectural firm of Allison and Allison.

As farming methods changed, including the introduction of mechanization, the uses of some of the existing buildings on the ranch were altered. The barn was converted to storage and workshop, and the wagon shed into vehicle storage. Some buildings were demolished and in some instances, material salvaged for re-use. In a few cases, buildings such as the present-day office building, were relocated. Flood control improvements on Santa Paula Creek during the late 1950s reduced the threat of flooding, permitting the southwestern corner of the ranch to be developed with lemon and avocado trees.

Although it was incorporated and at least theoretically operated independently, the Teague-McKeveitt Company was part of an interlocking web of corporations and interests which dominated many of Santa Paula's commercial, agricultural, social, political and economic institutions, and which in turn were owned by a small set of

prominent individuals, primarily members of the Blanchard, Hardison, Teague and McKeveitt families. These powerful interests were so thoroughly interrelated through ownership and family that it becomes difficult to meaningfully distinguish any one of their economic interests from the others. (Belknap, 1968: 123)

Charles C. Teague remained president of the Teague-McKeveitt Company until his death in 1950. For a number of years, his son Milton Teague served as ranch superintendent. Following the death of his father, Milton Teague became president of both the Limoneira and the Teague-McKeveitt companies. In 1980, the packinghouse was divided from the larger ranch property and sold. In 1994, the Teague-McKeveitt Company was merged with the Limoneira Company. This joining represented the formal merging of two of Santa Paula's key agribusiness ventures, which had long been related by founders and family. (Post-Hazeltine Associates, 2007: 19)

Charles Collins Teague

Born in Caribou, Maine, in 1873, Charles Collins Teague moved to California in 1893 with his family at the age of 20, encouraged by his great-uncle Wallace Hardison. Pioneer oil man Hardison and Santa Paula founder Nathan Blanchard established the Limoneira Company in 1893 on 400 acres west of Santa Paula. Charles C. Teague learned the citrus business while working for Santa Paula founder Nathan Blanchard. His excellent business sense coupled with his willingness to work long hard hours made him an obvious choice for the Limoneira board of directors. He became vice-president of Limoneira in 1898 and in 1899 was appointed superintendent and director of the company, a position he was to hold for the next fifty years.

In 1897 C.C. Teague married Harriet McKeveitt, daughter of Charles and Alice McKeveitt. The couple built a house at the corner of Santa Paula and Eighth streets around 1900. Their first child Alice was born in 1898, followed by Milton in 1902 and Charles in 1909.

The Limoneira Company became a leader in the Southern California citrus industry due, in part, to the efforts of its long-time manager, Charles C. Teague. During the early years of the Limoneira Company, Teague established his reputation as an astute agriculturalist, searching out strategies to overcome difficult challenges facing the company, including problems related to pest disease and control, weather damage and fruit handling. He contacted university departments to sponsor research, spoke at conferences, and contributed numerous articles to agricultural journals. His contributions to the improved storage and curing of lemons, which became known as the "Teague Method," as well as frost prevention and soil fumigation, helped revolutionize the citrus industry.

Teague served as president of the California Fruit Grower's Exchange from 1920 to 1944, the successor to the Southern California Fruit Exchange, a cooperative formed in 1893 to distribute and advertise California fruit to Midwestern and Eastern markets. Under Teague's leadership, the Limoneira Company joined the exchange in 1899. Limoneira briefly split with the exchange in 1904, rejoining in 1911 when Teague was elected to the board of the California Fruit Grower's Exchange, representing Ventura County. Teague carried over many of his ideas and management philosophy at Limoneira to his presidency of the exchange and became an important force in shaping the organization. He believed the future of the citrus industry in California lay in cooperative marketing and the growth of superior quality lemons and oranges. He is credited with leading the California producer cooperative movement with his efforts to set industrial-type standards for agricultural production. The California Fruit Grower's Exchange became Sunkist in 1952. Teague also served as president of the Ventura County Fruit Grower's Exchange from 1901 to 1944. Teague had also been appointed the first president of the California Walnut Growers Association, a post he held until retiring in 1942. (Triem, 1993: 5; McBane, 1995: 72; Teague, 1944: 99)

As head of the Limoneira Company, Teague led the way in the company's phenomenal growth. By 1920 the company's cultivated acreage had quadrupled, and in 1921 Limoneira had become the largest individual shipper of lemons in California. Limoneira's profits during the early 1920s allowed the company to construct several new buildings both in town and on the ranch. In 1924 the University of California awarded Charles C. Teague an honorary degree of Doctor of Law. The diploma described Teague as a "pioneer in the great citrus and walnut industries of California, supporter and prosecutor of agricultural research; untiring advocate of improved agricultural methods; worthy representative of the state's largest industry." (Teague, 1944: viii)

Teague found himself taking on increasing responsibilities outside of Limoneira, and expanding his deep influence on Santa Paula. When the St. Francis Dam broke in 1928, flooding the Santa Clara Valley and killing at least 400 residents, he led local recovery efforts and was called upon to head up a committee to settle claims against the City of Los Angeles. In 1929 Teague received the honor of a request from President Herbert Hoover to serve on the new Federal Farm Board to deal with food surpluses on a national scale. On the appointment, Hoover cited Teague as "... the most outstanding representative of the western cooperative movement." (Triem, 1993: 14)

Teague was also a key figure in Ventura County and Santa Paula's commercial and civic life. He served as president of the Santa Paula Water Works, Ltd., Farmers Irrigation Company (1917-50), and the Thermal Belt Water Company (1919-50), which together controlled much of the water used to irrigate the Limoneira and Teague-McKevett ranches, other agricultural lands in the area, and supplied domestic water to Santa Paula. Teague also served as president of the First National Bank of Santa Paula, as president of Santa Paula Savings Bank and as vice-president of Security First National Bank. Like many members of other prominent ranching families, Teague was involved in civic activities, serving as the president of the Santa Paula Board of Trade, the predecessor to the Chamber of Commerce. (Belknap, 1968: 126)

Teague also played an important role in the use of agricultural immigrant labor and the development of labor housing. It was the philosophy of the Limoneira Corporation, under the guidance and leadership of Teague, that the company's paternalistic philosophy toward its employees developed. The company cultivated an image of itself as a family that took care of its own. Teague also believed that maintaining a stable labor force was dependent on providing adequate housing.

In the early 1900s, Japanese laborers became the predominant work force in citrus agriculture. By 1906 the Japanese quarters at Limoneira consisted of two bunkhouses, housing for families, a barber shop, library, dining room and kitchen.

Mexican farmworkers became prevalent in the agricultural workforce beginning around 1910, in part due to President Roosevelt's so-called "gentlemen's agreement" with the Japanese government in 1906, stemming the flow of Japanese laborers to the United States. Between 1910 and 1920, Mexicans emigrated to California in large numbers to escape the economic and political hardships which followed the Mexican Revolution. Immigration from Mexico increased during the 1920s. In his biography *Fifty years a Rancher*, Teague discussed the labor situation on the Limoneira Ranch with respect to the Mexican farmworker. He expressed the opinion that "they are naturally adapted to agricultural work, especially in handling fruits and vegetables — many have a natural skill in the handling of tools and are resourceful in matters requiring manual ability." (Teague, 1944: 141)

Beginning in 1910, based on Teague's recommendations, housing was built for Mexican laborers, and they eventually became the primary labor force at Limoneira. The company established a large number of camps along the barrancas where small bungalows for the Mexican families were constructed. Limoneira also built an

architect-designed courtyard housing project for Anglo workers in 1920. The conscious purpose of these efforts was to construct a showplace of industrial agricultural, which would appeal to workers and owners alike, and serve to establish a stable labor force. An article which appeared in the *Los Angeles Times Farm and Orchard Magazine* for March 6, 1927, attested to Limoneira's efficiency, remarking that it was "organized like a large factory," with each activity regimented by specialists. The pattern of labor management and housing which occurred on the Limoneira Ranch, under the direction of Teague, was essentially repeated on the Teague-McKevett Ranch, although on a somewhat smaller scale.

This system held until 1941, when severe labor shortages for local growers began, resulting in the largest farm labor strike in Ventura County history. The first attempt to organize county agricultural labor occurred in 1903, when Japanese and Mexican workers joined forces to strike Oxnard sugar beet growers protesting low wages and working conditions. The second attempt came in 1933-34 when the Mexican and Filipino sugar beet workers struck several sugar beet ranches demanding wage increases, an eight hour day and improved working conditions. The strike was broken in two weeks.

In early 1941, the AFL successfully organized a strike among Mexican workers in Ventura County. Nearly 4,000 lemon pickers and packers were involved at the peak of the strike, lasting from January through July, including many Limoneira, and presumably, Teague-McKevett, employees. The workers were striking for the right of collective bargaining, an hourly wage increase, and payment for "wet time," believing that inclement weather losses should be shared between workers and the growers.

Charles C. Teague spoke for all Ventura County growers when he denied the striker's demands and hired refugees from the Dust Bowl to replace them. Teague refused to meet with union leaders, claiming that most growers could not afford to pay wage increases, having operated at a loss for two years. He stated, "I am not opposed to organized labor, but I am unalterably opposed to the exploitation of workers by irresponsible labor leaders." (Belknap, 1968: 128)

The situation worsened when the striking farmworkers were evicted from their company-owned homes, in which many had been living for generations. Camps for striking workers were set up in Santa Paula's Steckel Park and dubbed "Teagueville." The *Ventura Star Free Press* for May 5, 1941 recorded that workers were, "living under awnings, huts fashioned from corrugated iron and boards, a few tents, and, in many instances, the blue sky." (Triem, 1985: 130-131)

The press tended to side with the farmworkers. An editorial printed in the *Ventura Star Free Press* on May 11, 1941, expressed the opinion that the strike could be settled within twenty-four hours if the growers would authorize a spokesman to sit down and talk with the union. The following month an AFL representative offered a return to work if growers would meet with them. The growers refused and when the union finally relented and the strike ended on July 14th, the result was a standoff. Many ranchers lost fruit that couldn't be picked and union organizers were unable to secure their demands. Pay increases were eventually granted later when wartime conditions brought better prices and all fruit could be marketed.

Charles Collins Teague retired from Limoneira in 1947 and his son Milton, who had graduated from Stanford with a degree in entomology, was promoted from assistant manager to general manager. C.C. Teague died in 1950 and his wife Harriet died in 1964. Charles McKevett Teague, the youngest son of C.C. Teague, graduated from Stanford University where he studied law. He served in the U.S. Army Air Force during World War II. In 1954 he was elected U.S. Representative from California for the 13th District, following in his great-great-grandfather's footsteps, serving until his death in 1974.

Charles McKeveit and the McKeveit Family

Charles McKeveit, born in 1848 in Courtland County, New York, made his fortune in the oil industry in Pennsylvania. In his early 20s, McKeveit moved to Petroleum Center, Pennsylvania during the rush for black gold. He began at the bottom and worked his way up, eventually becoming the owner of his own company. He married Alice Stowell, a native of Warren, Pennsylvania, in 1873, and they had five children: Minnie (1874), Harriet (1876), Edward (1879) and Allan (1884), all born in Pennsylvania and Helen (1890) born in California.

McKeveit abandoned the oil drilling business after 20 years for a new life in California. In 1886 McKeveit purchased 425 acres of Rancho Santa Paula y Saticoy from Nathan Blanchard. This land, located primarily north of the Southern Pacific Railroad, was subdivided by McKeveit in 1891 and became the location of most of Santa Paula's early residential neighborhoods. McKeveit established the Bank of Santa Paula in 1888 and served as its president and started the first lumber company in town, also serving as its president. He was one of the original investors and board members, serving as Treasurer, of the Limoneira Company in 1893. He also served as a trustee of the Santa Paula Academy (predecessor to Santa Paula High School), and was a founder of the Universalist Church along with Wallace Hardison.

Robert M. Clarke in *Narrative of a Native*, a history of Santa Paula written in 1936, wrote,

... what interests me most in the career of this useful citizen and the old First National Bank of Santa Paula is what Mr. McKeveit, through the bank, did for the people of the community. I can count without number the successful farmers and business men in the upper Santa Clara Valley who owe in great measure their start in life to the trust and confidence reposed in them by this man. He did not loan them money on securities which had a fluctuating value but because he looked them in the eye and believed that they were honest. He carried many a man year after year because he paid his interest promptly and met his obligations as soon as he could. This was the old-fashioned banker of my boyhood days who was not concerned particularly about a man's financial statement but rather about his integrity. That was what built up Santa Paula and its vicinity, and the greatest credit is due to Charles H. McKeveit for that great faith that he had in his fellow man. (Clark, 1936: 28)

Charles McKeveit died on June 7, 1907 at the age of 58. In 1915 the McKeveit Corporation was formed to manage the family's extensive agricultural and non-agricultural holdings, including the Teague-McKeveit Ranch. Alice McKeveit became the corporation's director and president. Particularly after the death of his father, Alan McKeveit took on a greater role in managing the family's business ventures, serving as vice-president and general manager of the family corporation. Other board members were Harriet McKeveit Teague, Helen McKeveit Best and Charles Collins Teague. (Triem, 1985: 182)

Allan Charles McKeveit was born in Bradford, Pennsylvania on January 30, 1884, and was just two years old when his parents brought the family to Santa Paula. He attended Santa Paula schools, but did not continue his studies beyond high school because of an eye condition. He followed his father into the banking business and after his father died, and became director of the First National Bank which his father had founded. In addition to holding the position of vice-president of the Teague-McKeveit Corporation, he was also was a member of the Board of Directors of the Graham Loftus Oil Company, in which his father was a large stockholder. He also held the position of treasurer of the Universalist Church. Allan McKeveit married Ruth Lowrey in 1908 and the couple had one child, Virginia, born in 1909. On Allan McKeveit's untimely death in 1919, the *Santa Paula Chronicle* commented on his short but significant life and the flag at the bank was flown at half mast while stores closed for the service.

After the death of her husband, Alice McKeveit moved to Los Angeles where she was active in charitable and welfare work and public affairs. Although not living in Santa Paula, she remained an important community benefactor, donating land for the North Grammar School, later renamed the McKeveit School in honor of the family. In 1917 she donated funds for the construction of the Santa Paula Ebell Club to promote cultural arts among the women of Santa Paula. She continued to participate in the work of the Universalist Church in Santa Paula. As the community expanded, property owned by the McKeveit Corporation continued to be subdivided, providing the primary source of land for the city's residential growth into the 1920s. Alice McKeveit died in Los Angeles in 1926.

5. Potential Historic Resources

The proposed project is planned to be constructed on four parcels listed in Table 1, below, totaling 501.17 acres. Two of the parcels presently owned by the Limoneira Company total 434.45 acres. One parcel of 63.72 acres is owned by the Newsom Family Trust and leased for agricultural use by the Limoneira Company. It contains no buildings. A fourth parcel of 3.00 acres, is the location of the Teague-McKeveit Packinghouse; this parcel is under separate ownership and is included within the Specific Plan area.

Table 1: Project Parcels

APN	Acres	Owner	Use
040-0-180-565	409.27	Limoneira Company	Teague-McKeveit Ranch headquarters and agriculture
040-0-180-435	25.18	Limoneira Company	Agriculture
107-0-200-115	63.72	Newsom Family Trust	Agriculture
107-0-045-015	3.00	James F. Brucker & Daniel M. Brucker	Teague-McKeveit Packinghouse

The Teague-McKeveit Ranch, located on a sloping site, is bounded on the north by Santa Paula Peak; on the south by Telegraph Road, the Southern Pacific Railroad right-of-way and the Newsom Ranch; on the west by Santa Paula Creek; and on the east by Haun Creek. The property contains approximately 33 buildings and structures including nine residences, a barn, pump house, sheds and garages. Landscape features include the reservoir, stone drainage ditches, Eucalyptus and cottonwood windrows, and citrus and avocado orchards and ornamental plantings. The buildings are primarily located along both sides of Padre Lane, the main palm-lined ranch road which runs north from Telegraph Road, and Loop Lane where the working ranch buildings are located. The building descriptions are located on Figure 3, and summarized in Table 2, at the end of this section.

187 Padre Lane (Map Reference 1). Located at the southern end of Padre Lane is this residence built circa 1914 and designed in the National Folk style. This one-story side-gable roofed residence, with exposed rafters under the eaves features a centered front porch supported by wood posts. The wood windows have been replaced with aluminum framed windows within the original openings. Siding is board-and-batten. A shed-roofed addition, located on the northwest corner of the house, is constructed of the same materials as the main residence. The integrity of the house is fair. [Photo 1]

Behind the house, to the northwest, is a **combination garage and laundry room** building. The one-story wood-framed laundry room building features a front gable roof and a combination of board-and-batten, hori-

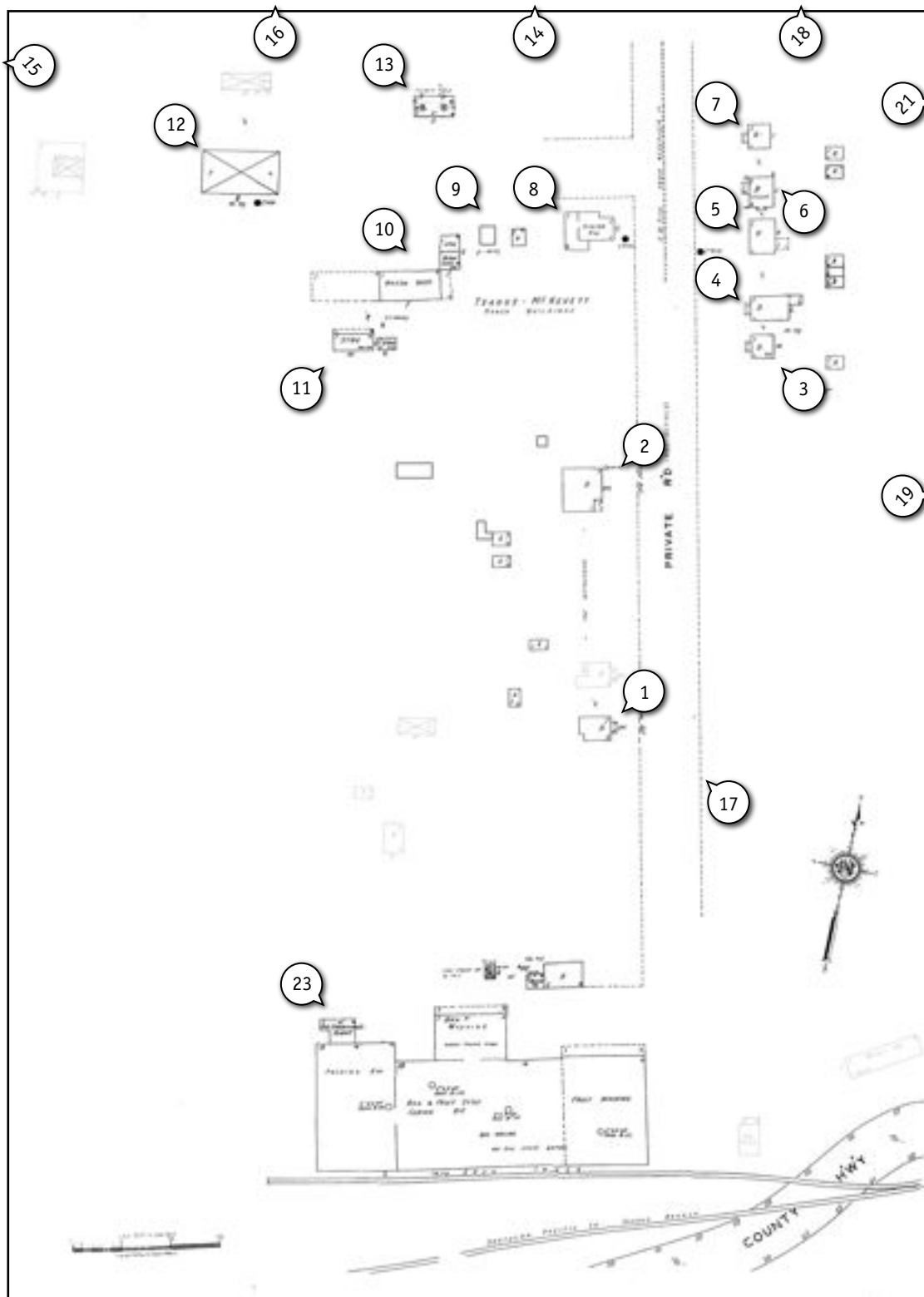


Figure 3. Building and Feature Locations [Source: Sanborn Map Company, Santa Paula, 1929 rev 1950]

zontal wood and plywood siding. It is connected to a corrugated metal garage on the west by a shed roof building which extends between the laundry room and the front of the garage featuring two open bays. The integrity of the garage/laundry room is poor. [Photo 2]

305 Padre Lane (Map Reference 2). Constructed in 1913 for the ranch manager, this one-and-a-half story California Bungalow/Craftsman style residence features a medium-high pitched side gable roof covered with composition shingles and exposed beams and rafters under the overhanging eaves. A shed roof dormer is centered over the entry and contains a three-part wood window. A second hipped roof dormer window is located on the rear (western) elevation.

The front (eastern) elevation features a recessed porch on the southern half supported by an elephantine wood columns atop a closed porch railing. Wood steps flanked by a low clapboard sided railing lead from the sidewalk to the porch. The front entrance has a glazed wood door flanked by a wood-frame one-over-one double hung window on the south and a second door on the north. Wood sash windows throughout the house are single or tripartite with a large fixed center window flanked by double-hung one-over-one windows with wood mouldings. The house is covered with medium clapboard siding and rests on a raised concrete perimeter foundation. The integrity of the house is good with few alterations. [Photo 3]

Northwest of the house is a 10 by 16 foot wood-frame **laundry shed**, built circa 1930 or earlier, with a front gable roof, exposed rafters under the eaves, and clapboard siding. The five-panel wood entry door is located on the east elevation and a single one-over-one wood sash window on the north elevation. The shed is essentially unaltered. The integrity is good. [Photo 4]

Southwest of the house are two small single-car **garages** of corrugated metal with gable roofs and hinged bay doors. The garage to the south features a small shed roof wood-frame lean-to attached to its southern elevation. These garages were built circa 1914. The integrity of the garages is good. [Photo 5]

West of the garages is a small **chicken coop**, a rectangular wood-frame corrugated metal building with a gable roof. Two door openings and two rectangular windows are located on the southern elevation with a five-panel door on the eastern elevation. The building was constructed some time between 1930 and 1962. The integrity is fair to poor. [Photo 6]

A one-story long rectangular plan **shed** is located west of the above residence. Covered with a low gable corrugated metal roof, the southern elevation features three open bays with an enclosed section on the east end covered with vertical wood planks. The remaining walls are a combination of corrugated metal and vertical board siding, with some siding missing. This building was constructed after 1950 or may have been moved from another location on the property after 1950. The integrity of the shed is poor. [Photo 7]

352 Padre Lane (Map Reference 3). Located on the east side of Padre Lane, this California Bungalow/Craftsman style residence is the first of a cluster of five houses all built between 1914 and 1923. The rectangular plan one-story residence features a low-pitched front gable roof with exposed rafters, knee brackets and a woven lattice vent under the gable peak. The attached front porch features a gable roof supported by wood posts and open wood railing. The symmetrical main elevation features a glazed wood front door flanked by tripartite wood windows on each side with a center light flanked by narrow two-over-one casements. Windows on the remaining elevations are primarily one-over-one wood sash with wood mouldings. The house is clad with vertical board siding and rests on a concrete perimeter foundation. A gable roofed wing was added after 1929 at the rear of the house using similar materials and scale as the original building. Landscaping features

include a front lawn with a mature Deodar cedar tree and wood rail fence. The integrity of the house is good. [Photo 8]

364 Padre Lane (Map Reference 4). Built between 1914 and 1923 this one-story California Bungalow/Craftsman style residence features a rectangular plan with a low-pitched front gable roof and exposed beams, rafters and knee brackets under the overhanging eaves. A lattice weave vent is located under the gable peak. An attached front porch features a low front gable roof with exposed rafter tails supported by square posts and piers and open wood railing. Wood steps lead up to the front porch. The centered glazed wood front door is flanked by one-over-one wood sash windows with plain wood mouldings. The remaining windows are one-over-one or single wood sash windows with plain wood mouldings. A gable roofed wing addition, located at the rear northeast corner was made around 1929. A tall exterior brick chimney is located on the southern elevation and a small brick chimney punctuates the roof line. The house is covered with medium clapboard siding and rests on a concrete perimeter foundation. The exterior of this house is essentially unaltered except for the earlier addition using similar materials and scale as the original house. The integrity of the house is good. [Photo 9]

Adjacent to the house on the north is a three bay **garage** shared with 376 Padre Lane. The long rectangular wood-frame building contains three front gable roofs and is covered with corrugated metal siding. The integrity is fair.

376 Padre Lane (Map Reference 5). This one-story rectangular plan California Bungalow/Craftsman style residence, built circa 1914, features a medium low side gable roof with exposed beams and rafters under the broad overhanging eaves. A brick chimney punctuates the roof line. Lattice vents are located at each end of the gable roof. The porch is centrally placed with a shed roof supported by square capped posts and simple wood railing. The wood paneled front door contains 12 lights. Windows are one-over-one wood sash with plain wood mouldings. The house is sheathed in medium clapboard siding and rests on a raised concrete perimeter foundation. Several small additions were made to the rear (eastern) elevation after 1929. The integrity is good. [Photo 10]

The adjacent **garage**, located to the rear and south of the house is wood frame with a gable roof and walls covered with corrugated metal. The garage was built prior to 1929 with an additional bay added after 1935 on the south side. This garage forms a triple bay garage shared by the neighboring residence at 364 Padre Lane. The integrity is fair.

420 Padre Lane (Map Reference 6). This one-story rectangular plan building with a flat roof and raised parapet is the only buildings on the ranch exhibiting the Spanish Revival style. Constructed circa 1920 of hollow clay tile, the residence is clad with stucco. A shed roof front porch, located on the north half of the front elevation is supported by large rectangular posts and a solid railing. The roof is covered with clay tiles. Windows on the side and rear elevations have been altered from the original wood frames to aluminum sliders and openings have been reduced. Some windows are flanked by wood shutters. Two additions have been built at the rear of the house. The integrity of the house is fair to poor. [Photo 11]

A small wood-frame **carport** with corrugated metal roof is located at the northeast corner of the house. The semi-detached building was constructed after 1950. Adjacent to the carport is a detached single car wood-frame **garage** with a gable roof constructed of corrugated metal and built circa 1920. The integrity of the garage is good.

432 Padre Lane (Map Reference 7). This one-story National Folk style residence, built circa 1920, features a rectangular plan with a medium-low front gable roof with exposed rafters and knee brackets under the overhanging eaves. A lattice wood vent is located under the gable peak. The attached front porch has a gable roof with exposed rafters supported by two square posts and an open wood railing. On either side of the centered porch are large windows with aluminum sliders and plain wood mouldings. The house is covered with vertical plank siding on the front and sides and board-and-batten siding on the rear, and rests on a raised concrete perimeter foundation. Three additions have occurred to the rear using similar scale and materials. The windows throughout the house have been modified, some within the original openings. The integrity of the house is fair to poor. [Photo 12]

The detached one-car wood-frame **garage** is located adjacent and to the south. It features a gable roof and is sheathed in vertical wood siding with two swinging doors. Its date of construction is uncertain, as it is not found on the 1950 Sanborn Map suggesting that it could have been moved to this location after 1950 or built after 1950. The integrity of the garage is good.

18208 Loop Lane (Map Reference 8). This one-story residence, designed in the National Folk style, was originally the dining room and cook house for the ranch built circa 1910. It is located across from the row of residences on Padre Lane at the southwest corner of Loop Lane. The front elevation features a medium hip roof with shallow, boxed eaves. A shed roof covers the porch and is supported by two square posts. The porch entrance is within the projecting clipped gable wing. A hipped roof wing is located on the western and southern elevations. Windows are a combination of aluminum sliders and multi-paned wood sash windows with wood mouldings. Some of the aluminum windows are within the original openings. The building is covered with a combination of board-and-batten siding and vertical plank siding. The wing on the west elevation was added between 1929 and 1950. The integrity of the building is fair. [Photo 13]

Just west of the residence is a small wood-frame single car **garage** with a gable roof clad in corrugated metal with a pair of swinging doors. The garage was built between 1929 and 1950. The integrity of the garage is good. [Photo 14]

Office building (Map Reference 9). This building has no address and is among a group of nine buildings along Loop Lane which are part of the working ranch. It is located just west of the garage at 18208 Loop Lane. Designed in the National Folk style, this one story small wood-frame building has a medium side gable roof with closed eaves. A shed roof extends over the centered front porch and is supported by two square posts. Adjacent to the centered front door are one-over-one metal frame windows within the original openings. An original six-over-six wood sash window is located on the shed roof wing on the east elevation with the remaining windows metal frame. The wing is clad in a combination of plywood and board-and-batten. The main portion of the building is clad in board-and-batten siding and rests on wood and concrete piers. The interior features a vintage safe. This building was constructed circa 1910 and was moved from its original location near the barn to its present site a few hundred yards to the east of the barn. The integrity of the office building is fair to good. [Photo 14]

Storage and Wagon Shed buildings (Map Reference 10). Located on Loop Lane just west of the office building, is this one story **storage building** with a rectangular plan and a medium pitched front gable roof over a wood-frame building covered with corrugated metal. The front (northern) elevation features a paneled door with four-lights and a sliding track door of corrugated metal located adjacent to the entry. Windows are aluminum sliders. Sliding track doors are also located on the western and southern elevations. This building was constructed between 1905 and 1923 as the blacksmith shop and is connected at the southwest corner to the wagon shed. The integrity of the storage building is good. [Photo 15]

Attached to the storage building at its northeast corner is this long one-story rectangular **Wagon Shed** featuring a low gable roof of corrugated metal. The eastern third of the building is enclosed with board-and-batten siding and large wood bay doors as well as a corrugated metal track door. The remaining two-thirds of the building is open on the northern and southern elevations with a wood truss roof supported by wood posts with angled bracing. A shed roof runs across the eastern elevation supported by a wood post and bracing. The western elevation is covered with vertical wood planks. This building was constructed between 1905 and 1923 to store wagons. The integrity of the Wagon Shed is good. [Photo 16]

Chemical Storage building (Map Reference 11). Located south of the Wagon Storage building is this small one-story storage building with a rectangular plan and a medium-low gable roof with wood support bracing under the overhanging eaves on the front (northern) elevation. The building is clad in corrugated metal siding and features a concrete ramp extending up to the raised loading dock where a pair of double doors are located. The building was constructed between 1923 and 1929. The integrity is good. [Photo 17]

Barn (Map Reference 12). Located west of the Wagon Shed building at the western edge of the working ranch buildings is this tall one and two-story barn featuring a steeply-pitched front-facing gable roof covered with corrugated metal siding over the original wood shingles. On the front (eastern) and rear (western) elevations are a row of sliding wood track doors. On the upper story under the gable is a single sliding wood track door accessing the hayloft. On the southern and northern elevations are a series of seven small square openings covered by sliding panels. The barn is sheathed in board-and-batten siding and rests on a concrete perimeter foundation. The interior of the barn retains its wood plank flooring. A wood stairway leads to the upstairs. The barn was constructed between 1905 and 1923, probably circa 1913. It originally housed horses and mules with a hayloft above. As work animals were phased out of the ranch operations, this building was converted to a workshop and storage area. The integrity is good. [Photo 18]

Pump House (Map Reference 13). Located on the north side of Loop Lane across from the wagon shed is the pump house building. Rectangular in plan, the one-story building has a low gable roof with overhanging eaves and exposed rafters and beams. On top of the roof are two tall tapered wooden framed water towers with ladders. These towers would have originally supported water tanks, which are now missing. The southern (front) elevation features a symmetrically-placed door flanked by a pair of tall double four-over-four wood sash windows whose window glazing has been replaced with screens. The original paneled wood door has been removed and is located on the interior of the building. The entry has a segmented arch. The windows are repeated on the north and east elevations. Floor to ceiling vertical wood plank double-hinged doors are found on the southern elevation. The building is constructed of river rock and features vertical board siding under the gable eaves and rests on a concrete foundation. It was built between 1905 and 1923. The interior features a wood truss ceiling with wood bracing. One of the original two Layne and Bowler Corporation centrifuge pumps remains in the interior. The pump dates from at least 1923 and probably earlier. Water was pumped from two 14-inch by 360-feet deep wells directly into the main lines, with the surplus pumped to the reservoir. The integrity is good. [Photo 19]

Equipment Garage building (Map Reference 14). Just north and east of the pump house is the equipment building which houses tractors and other farm equipment. This long rectangular one-story wood-frame building features an asymmetrical low corrugated metal gable roof. The main (western) elevation features eight bays with double hinged doors of corrugated metal. The remaining eastern, northern and southern elevations are covered with corrugated metal siding. The building has a concrete floor over a stone foundation. The building was constructed prior to 1929. The integrity is good. [Photo 20]

Garage/storage building (Map Reference 14). Adjacent to the Equipment Garage is a small rectangular single-bay garage with a front gable roof covered in corrugated metal. The one-story wood-frame building features a pair of hinged corrugated metal doors located on the western elevation. The building is clad in corrugated metal and rests on a concrete foundation. The building was constructed by 1938 and perhaps earlier. The integrity is good. [Photo 20]

Vehicle Canopy (Map Reference 14). This building is open on all sides and covered with a medium-pitched gable roof supported by six metal posts with brackets set into concrete footings, and features exposed rafters under the eaves and board-and-batten siding under the gable ends. The building was constructed between 1929 and 1938. The integrity is good. [Photo 20]

18108 Loop Lane (Map Reference 15). Located on a branch of Loop Lane north and west of the barn, this one-story rectangular plan residence designed in the National Folk style, features a side gable roof with exposed rafters under the eaves. A small concrete stoop leads up to the glazed and paneled door flanked on either side by an aluminum slider window with plain wood moulding. Two intersecting gabled wings are located at the rear of the house and a shed roof addition attached to the southeast corner, built circa 1970. Windows are all aluminum sliders, probably not within the original openings. The residence is sheathed in a combination of vertical plank siding, board-and-batten, and plywood and rests on a raised concrete perimeter foundation. It was constructed circa 1920 and was probably designed by Santa Paula architect Roy C. Wilson. The integrity is fair to poor. [Photo 21]

Reservoir and Pump House (Map Reference 16). Located up-slope from the main ranch near the northern edge of the property is the reservoir and pump house complex. The one million gallon reservoir is a poured-in-place concrete basin covered with a corrugated metal roof and sloping sides. A pair of corrugated metal hinged doors are located in the center of the southern elevation. The reservoir was constructed circa 1913 or earlier and was used for storing water pumped from the located wells at the ranch headquarters area through a 4-inch pipeline. The series of stone ditches below the reservoir transported the water to the orchards. The integrity is good. [Photo 22]

South of the reservoir is a small one-story rectangular plan **pump house** with a corrugated metal gable roof atop concrete block walls. On the east elevation are a door and window. The pump house was built probably in the late 1940s or later. The integrity is good. [Photo 22]

Landscape Features. The present 434.45-acre Teague-McKevett property has a number of landscape features that characterize its agricultural use including road systems, orchards, irrigation ditches, windbreaks and ornamental trees.

The overall **pattern of circulation** throughout the ranch consists of a network of both primary and secondary roads that provide access to housing, working ranch buildings and orchards. The housing and working ranch buildings are clustered in two areas adjacent to each other near the entrance to the ranch on Telegraph Road. The surrounding land is devoted primarily to citrus and avocados divided into sections with each section accessed by unpaved roads.

Road systems within the ranch are private asphalt and dirt roads. The main road into the ranch from Telegraph Road is Padre Lane. [Photo 23] This narrow two-lane asphalt road is lined on both sides with Canary Island Palms planted in the wide unimproved shoulders of the road in 1913. Several mature ornamental trees are located near the main entrance on Telegraph Road. Along both sides of this road are the ranch residences including the foreman's house. Residences are surrounded by lawns, Boxwood hedges, and mature ornamental

trees as well as packed earth driveways, garages, wood fences and concrete sidewalks leading up to the houses. Surrounding the houses are lemon and avocado orchards. Where Padre Lane ends, Loop Lane, an asphalt road, begins and runs west past the working ranch buildings including the pump house, office, equipment sheds and barn. Near the pump house, Loop Lane then diverges and heads west toward Santa Paula Creek making a loop around and returning to where it originated. At one time a large number of farmworker's cottages lined Loop Lane west of the barn. They were built between the late 1910s and the 1930s and demolished beginning in the 1960s. Just one of these cottages remains today.

A second road diverges from the same spot near the pump house and heads north toward the reservoir. When the road reaches the reservoir it splits in two directions. The road to the west connects to Santa Paula Creek and to the east to Haun Creek. A **Stone-lined irrigation ditch** runs south from the reservoir along the west side of Loop Lane. A **Eucalyptus windbreak** is located along the eastern edge of the property near Haun Creek. Another windbreak of cottonwood trees is located to the southeast of the reservoir. [Photos 24-25]

The **orchards** throughout the ranch are avocado and lemon trees arranged in sections throughout the ranch with dirt roads delineating the sections. Trees are planted in long evenly spaced rows with drip irrigation. Two small sections on the eastern side of the ranch are devoted to row crops. Avocado tree terraces are located along the northern hilly sections of the ranch. [Photo 26]

The history of the landscape features begins prior to the establishment of the Teague-McKevett Ranch in 1905. A road onto the property existed in virtually the same location as Padre Lane as early as 1903. Three buildings were located on the property in 1903. None of those buildings exist today, but parts of them may have been used in the construction of ranch buildings. The Teague-McKevett Ranch was originally part of the Eben Moore property. Moore homesteaded this section of public land in 1869. The buildings located on the property in 1903 may have been his ranch buildings. Moore began selling portions of his acreage off during the 1880s, and it is presently uncertain when and to whom he sold the ranch acreage before it was purchased by the Teague-McKevett Corporation. (USGS,1903)

Orchards, primarily lemons, were planted shortly after the property was purchased. This continues to be the largest tree crop on the ranch. Avocados were introduced after 1950. Eucalyptus trees were also planted as windbreaks. Aerial photographs dating from 1929 show a row of Eucalyptus trees at the eastern edge of the property, along Haun Creek, and in a row just south and east of the reservoir, and directly below the reservoir in a shorter row. The portion of these windrows remaining today are the Eucalyptus trees along Haun Creek at the northern and southern edges of the property. One of the rows southeast of the reservoir was replaced with a row of cottonwood trees during the mid-1970s.

The stone-lined irrigation ditches were probably constructed by 1910 along with the reservoir to transport water to the orchards and to collect runoff. Only the upper portion of it remains directly below the reservoir. Several **stone drainage ditches** are located throughout the property. One is located adjacent to the cottonwood windrow. [Photo 27]

Additional features of the ranch include **wind machines**, brought into use during the 1940s and small oblong and oval-shaped open **concrete structures** housing irrigation valves at the head of the tree rows. [Photo 28]

18245 E. Telegraph Road (Map Reference 17). The main body of this two-story wood-frame citrus packing-house is approximately 300 feet in length and has a sawtooth roof covered with composition shingles. A row of clerestory multi-paned fixed wood-frame windows is located along each of the raised roof sections. On the eastern elevation of the building is a depressed concrete drive leading to the basement area of the building. A

row of three fixed wood-frame windows is located along the eastern elevation. The northern elevation features a flat roofed overhang supported by wood posts. Aluminum windows and modern doors have replaced some original openings. [Photo 29]

A large low-pitched gabled wing was added to the north side of the building. It was originally used for fruit washing. The roof extends out about four feet on the northern elevation and is supported by brackets with exposed rafters. A large opening with a roll-up door is found on the eastern elevation. Rows of both small and medium fixed wood-frame windows are located on the eastern elevation, both adjacent and above the large opening. The building is covered with wide horizontal wood siding and rests on a concrete perimeter foundation.

At the west end of the main building is a sawtooth-roofed wing originally used as the packing room with fruit storage in the basement. It is similar to the sawtooth roof section on the eastern elevation, except that it features multi-paned wood windows. The clerestory windows have nine panes each. Small fixed windows are located below the clerestory windows as well as paired eight-over-eight double-hung windows. A small flat-roofed addition is located at the northwest corner of this wing. The integrity is fair to good.

North and adjacent to the packinghouse is an equipment shed. This small rectangular plan building has a low side gable roof covered with corrugated metal siding. Three large bays are located on the southern elevation. The large doors are on tracks or hinges and made of corrugated metal and plywood. The building is covered with corrugated metal siding and is in fair condition. Directly south of the packinghouse is the Southern Pacific Railroad tracks and the former "Kevett" railroad siding.

The packinghouse was among the first buildings constructed on the Teague-McKevett Ranch circa 1910. By 1913 the wing on the west, measuring 110 by 112 feet with a 40 by 40 foot basement was constructed. By the mid-1960s, the packinghouse equipment had become antiquated, and Teague-McKevett moved their fruit packing to the Limoneira Ranch. Since 1980 the packinghouse has been located on a separate three-acre parcel and is now used for light industrial and storage uses. [Figure 3]

Table 2: Features, Dates of Construction and Photo Numbers

Map Ref Number	Building Name/Use	Date of Construction	Photo Number
1	Residence and accessory buildings (187 Padre Lane)	circa 1914	1-2
2	Ranch Manager's residence and accessory buildings (305 Padre Lane)	1913, 1913-1962	3-7
3	Residence (352 Padre Lane)	1914-1923	8
4	Residence and accessory building (364 Padre Lane)	1914-1923	9
5	Residence and accessory building (376 Padre Lane)	1914-1923	10
6	Residence and accessory buildings (420 Padre Lane)	1920	11
7	Residence and accessory building (432 Padre Lane)	circa 1920	12
8	Residence (former Dining Room)/garage (18208 Loop Lane)	circa 1910, 1950	13
9	Office building	circa 1910	14

Map Ref Number	Building Name/Use	Date of Construction	Photo Number
10	Storage building/Wagon shed	1905-1923	15-16
11	Chemical Storage building	1923-1929	17
12	Barn	1905-1923	18
13	Pump House	1905-1923	19
14	Equipment building/garage/vehicle canopy	1923-1938	20
15	Residence (18108 Loop Lane)	circa 1920	21
16	Reservoir and Pump House	circa 1913/1940	22
17	Padre Lane/palm-lined drive	1913	23
18	Stone-lined irrigation ditch	circa 1910	24
19	Eucalyptus windrows	circa 1910	25
20	Orchards/wind machine	1905-1975	26
21	Stone-lined drainage ditches/windrows	1910-1975	27
22	Concrete irrigation structures	circa 1925	28
23	Packinghouse (18425 E. Telegraph Road)	circa 1910, 1913	29

6. Eligibility of Historic Resources

Table 1 in Section 5, above, lists the four parcels involved with this project and which will be evaluated for their significance and eligibility.

Significance and Eligibility as a Contributor to a NRHP-eligible Historic District

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

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

The district was also found to be significant and eligible under Criterion C (design) as one of the best preserved examples of a mature Southern California citriculture landscape. The district was found to possess a significant concentration of buildings, structures, objects and sites related to this land use. The district was

found to be eligible for its representation of the human designed landscape of agriculture in the specific historical form, pattern and arrangement of buildings, structures and objects. Together, these physical elements were found to contribute to the interpretation of citriculture in California. A wide variety of architectural styles and building types from the period of significance were also found to be illustrative of the development of agriculture as both family farming and agribusiness enterprises.

The findings of this survey were reviewed and accepted by the Office of Historic Preservation, and adopted by the Ventura County Cultural Heritage Board and the Ventura County Board of Supervisors.

The Teague-McKevett Ranch was determined to be a contributor to this district as an agriculturally-developed parcel with contributing building and structures. The Teague-McKevett Ranch is cited in the supporting historic context for the survey as a prime example of early agribusiness development in the Santa Clara Valley. The Teague-McKevett Packing House, which since 1980 has been located on a separate parcel, was treated in the survey as a portion of the larger ranch. The agriculturally-developed Newsom Family Trust parcel was also regarded in the survey as a portion of the Teague-McKevett Ranch and as a contributor to the district. The western parcel owned by the Limoneira Corporation located adjacent to Santa Paula Creek was not regarded in the survey to be a contributor to the district.

NRHP and CRHR Significance and Eligibility as an Individual Property

The period of significance of the property for purposes of discussing individual NRHP and CRHR eligibility is 1905-1920. This period begins with the founding of the Teague-McKevett Ranch in 1905, its incorporation in 1908 and its development for citrus cultivation, and continues through the construction of most of the extant buildings on the property and the establishment of ornamental plantings. The Teague-McKevett packing house parcel will be included for purposes of discussing individual NRHP and CRHR eligibility, as it was historically a portion of the ranching operation. The Newsom Family Trust parcel will not be included in the assumed boundaries of the historical Teague-McKevett Ranch, as it was not improved for agriculture and leased by the company until at least the late 1950s. The western-most parcel adjacent to Santa Paula Creek should also not be regarded as being an historical part of the Teague-McKevett Ranch, as it remained undeveloped for agriculture during the period of significance.

This property appears to be eligible for the NRHP and CRHR under Criterion A/1 (historic events) for its association with the establishment of industrial citrus agriculture in the Santa Clara Valley. The establishment of the citriculture industry in Southern California had deep, profound and lasting impacts on the entire physical, economic and cultural fabric of the region in general, and Santa Paula and the Santa Clara Valley in particular. Agribusiness concerns, of which the Teague-McKevett Ranch is one of two primary examples in the Santa Paula area, contributed substantially to the growth and development of this industry, and in turn, to the local community. The building, structures and other features on the Teague-McKevett Ranch, as well as their functional relationships to each other, taken together, embody this historical period and these historical events.

This property appears to be eligible for the NRHP and CRHR under Criterion B/2 (the lives of significance individuals) for its association with Charles Collins Teague and with Charles McKevett and the McKevett family. In addition to their substantial individual accomplishments in the fields of agriculture, banking and real estate development, the McKevett and Teague families were both at the center of a web of interests organized around business and familial relationships, which also included the Blanchard and Hardison families. The activities of these families had deep and lasting influences on the entire fabric of Santa Paula, including many if not most aspects of the community's economic, social and physical makeup.

This property appears to be eligible for the NRHP and CRHR under Criterion C/3 (design) as a prime example of agribusiness citrus cultivation as it was expressed during the period when citriculture was in the process of thoroughly reshaping the Southern California landscape in general and the Santa Clara Valley in particular. The Teague-McKevett Ranch exemplifies the organization of buildings, structures and landscape features, including residences, working buildings and packing houses and their organization and arrangement which defines the historic Southern California citriculture landscape. These historic features also include irrigation and drainage features ditches, pump houses and reservoirs which provided the essential ingredient required to realize the agricultural potential of the valley. Also represented on the property are historic transportation systems, including the railroad siding which was developed to serve the Teague-McKevett Company's packing operations. Historic landscape features include the orchards, which reflect the historic techniques of citriculture, and ornamental landscaping, which illustrates the efforts of growers to establish their operations as models of industrial agriculture.

Integrity Discussion

The integrity of **design** for the property is essentially intact. While a number of the individual buildings on the property are slightly to somewhat altered, and some buildings have been removed or relocated, the essential physical features which constitute and explain the historical functions of the ranch remain clearly in evidence. These design aspects include the relationships between the buildings and structures, including the residences and working buildings, ornamental landscape, and the related form and plan of tree crop agriculture, including citrus trees, roads, windrows, and drainage and irrigation features, which describe citriculture as it was practiced during the period of significance.

The **setting** for the property is largely intact. The property is an element of a NRHP-eligible rural historic district. This district provides the property with the majority of its important setting elements, which consist of additional agricultural lands and associated buildings and structures and features. Notable alterations to the setting within the more immediate vicinity of this property include the widening and realignment of Telegraph Road and related commercial development, and the construction of the Santa Paula Freeway, which ends roughly one-quarter of a mile to the south of the property. To the extent that the buildings are altered, their integrity of **materials** and **workmanship** is also reduced.

The integrity of **feeling** and **association** for the property is substantially intact. The property continues to be utilized for the historical purpose of citrus production, an activity which remains much in evidence on the property. On a whole, this property appears to have the integrity required to be eligible for listing on the NRHP or CRHR.

Properties Less Than 50 Years of Age

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

Local Significance and Eligibility: County of Ventura

All properties which were found to be eligible for listing on the NRHP in the surveys conducted for the Ventura County Cultural Heritage Board were declared by the Ventura County Board of Supervisors to be Structures of Merit under the Ventura County Cultural Heritage Ordinance. The 1999 phase of the Santa Clara Valley Survey was one of the surveys adopted by the Board by this method. This survey found the Teague-McKevett Ranch property to be a contributor to a NRHP-eligible rural historic district. This designation constitutes a "local register of historical resources" for the purposes of CEQA identification. Consequently, this property should be regarded as an historic resource by operation of CEQA.

Local Significance and Eligibility: City of Santa Paula

The Teague-McKevett Ranch property should be regarded as eligible for designation as a City of Santa Paula Landmark under Criterion (1)(a) as being "particularly representative of a distinct historical period, type, style, region, or way of life" and Criterion (1)(f) as the "location of a significant local or national event." The establishment of the citriculture industry in Southern California had deep, profound and lasting impacts on the entire physical, economic and cultural fabric of the region in general, and Santa Paula and the Santa Clara Valley in particular. Agribusiness concerns, of which the Teague-McKevett Ranch is one of two primary examples in the Santa Paula area, contributed substantially to the growth and development of this industry, and in turn, to the local community. The buildings, structures and other features on the Teague-McKevett Ranch, as well as their functional relationships to each other, taken together, embody this historical period and these historical events. The Teague-McKevett Packing House, which since 1980 has been located on a separate parcel, should be regarded as eligible along with the larger ranch to which it is historically related.

Table 3: Summary of Eligibility

APN	Acres	Owner	Use	Individual NRHP/CRHR Eligibility	Contributor to NRHP-eligible Historic District	Santa Paula Landmark Eligible
040-0-180-565	409.27	Limoneira Company	Teague-McKevett Ranch headquarters and agriculture	Yes	Yes	Yes
040-0-180-435	25.18	Limoneira Company	Agriculture	No	No	No
107-0-200-115	63.72	Newsom Family Trust	Agriculture	No	Yes	No
107-0-045-015	3.00	James F. Brucker & Daniel M. Brucker	Teague-McKevett Packing-house	Yes	Yes	Yes

7. Project Impacts

- A. The proposed project will result in the demolition of buildings and the removal of agricultural features which contribute towards the eligibility of the Teague-McKevett Ranch property for individual listing on the NRHP and CRHR, and towards its eligibility for designation as a City of Santa Paula Landmark. The project will result in the property becoming ineligible for listing or designation. This impact cannot be mitigated to a less than significant and adverse level. (Class 1)
- B. The proposed project will result in the removal of a property which is an important element contributing to the eligibility of an NRHP rural historic landscape district and its replacement with urban uses. This activity will result in a reduction of integrity of design, setting, feeling and association for this district. The project will not cause the district to become ineligible. This impact can be mitigated to a less than significant and adverse level. (Class 2)

Project Alternatives

Alternative 1 – No Project. Under this alternative, the East Area 1 project site would continue to be actively farmed and all on-site land uses would remain unchanged. The County's General Plan and Non-Coastal Zoning Ordinance designations would remain.

Alternative 2 – City of Santa Paula General Plan. This alternative is based on City of Santa Paula's General Plan (1998) description for East Area 1, which would allow for the construction of 900 dwelling units, up to 76,230 square feet of neighborhood commercial, a school, parks, and a hotel and golf course.

Alternative 3 – East Area 1 Specific Plan, 1,250 Dwelling Units. This alternative is similar to the proposed project but contains 250 fewer dwelling units. A total of 1,250 dwelling units (627 single-family detached, 223 single-family attached and 400 multi-family) would be constructed. All remaining land uses (e.g., civic, light industrial, commercial) and proposed uses would reflect the proposed project.

Alternative 4 – East Area 1 Specific Plan, 1,000 Dwelling Units. This alternative is similar to the proposed project but contains 500 fewer dwelling units. A total of 1,250 dwelling units (564 single-family detached, 188 single-family attached and 248 multi-family) would be constructed. All remaining land uses (e.g., civic, light industrial, commercial) and proposed uses would reflect the proposed project.

Alternative 5 – East Area 1 Specific Plan, SR-150 ByPass. Under this alternative, the proposed project would be constructed. However, a ByPass to State Route 150 (Ojai Road) would be constructed. The ByPass would follow Hallock Road beginning at Telegraph Road and extend northwest through the project site before heading west across Santa Paula Creek. The exact location of the crossing would need to be evaluated within a future study. As currently considered in the traffic report, the roadway would end at Santa Paula Creek.

Alternatives Discussion

Alternative 1 would provide for the continued use of the property for active citrus cultivation and presumably the continued maintenance of the historic ranch buildings and related improvements for the immediate term. However, the changing nature of the agricultural environment in Ventura County suggests that the continued preservation of the historic resources and historic land uses could not be assumed beyond the immediate term. Therefore, the No Project alternative does not assure the preservation of these resources and can be seen as potentially resulting in adverse impacts on the resources over the longer term. However, as the No

Project alternative does not call for the removal of historic resources, it should be regarded as an environmentally superior alternative in terms of its immediate adverse impacts on historic resources.

Alternatives 2, 3, 4 and 5 do not appear to be substantially different from the proposed project in terms of their ability to provide for the preservation of historic resources on the project site. These alternatives are not accompanied by a site plan, however, so it is conceivable that these lower-density alternatives could provide opportunities for preserving historic resources which are not available in the more intensively-developed proposed project.

Cumulative Impacts

The proposed Adams Canyon project may result in the loss of agricultural lands which were found in the *Santa Clara Valley Survey Phase V: Western Santa Clara Valley* (San Buenaventura Research Associates, 1996) to contribute towards the NHRP eligibility of the Santa Clara Valley rural historic district, as well as other unspecified impacts on the integrity and historic character of the district due to road construction and other project-related activities. No other pending or proposed project outlined in Table 7-1 of the EIR appears to have a significant potential to adverse impact historic resources.

8. Mitigation Measures and Residual Impacts

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

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant. (PRC §15126.4 (b)(1))

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

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

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

Implied by this language is the existence of circumstances whereby documentation may mitigate the impact of demolition to a less than significant level. However, the conditions under which this might be said to have

occurred are not described in the Guidelines. It is also noteworthy that the existing CEQA case law does not appear to support the concept that the loss of an historic resource can be mitigated to less than adverse impact levels by means of documentation or commemoration. (*League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* [1997] 52 Cal. App. 4th 896; *Architectural Heritage Association v. County of Monterey* [2004] 19 Cal. Rptr. 3d 469)

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

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

Discussion

The following mitigation measures are proposed to reduce the impact of the project as proposed on historic resources:

Impact A:

Interpretative Plan. The applicant shall be required to produce an historical interpretation plan for the property. This plan shall include a permanent, on-site display within a public area which will provide historic information about the founding and history of the Teague-McKevett Ranch. Historic and/or contemporary photographs and other artifacts and materials should be included within the display. Other indoor or outdoor interpretive displays shall be produced, as appropriate. The precise content, format, and location and design shall be determined by a qualified historic preservation professional, and subject to the approval by the City of Santa Paula. The Teague-McKevett Ranch archives shall be used in the preparation of the exhibit and will include but not be limited to journals, annual reports, financial records, shipping records, ledgers, correspondence, maps, photographs, and architectural plans. In addition, interviews with former employees shall be undertaken by an historian qualified to document oral history.

Documentation. In consultation with a qualified historic preservation professional, the applicant shall produce a Documentation Report consisting of archival quality photographs and a measured site plan of the buildings, structures and landscape features to be demolished or relocated. As a part of the Documentation Report, the applicant shall compile a comprehensive inventory of historic features on the property, including but not limited to buildings, structures, objects, irrigation and drainage features, and landscape materials. Copies of the Documentation Report shall be submitted to appropriate local archives.

The Teague-McKevett Company archives shall be located and a comprehensive inventory completed by a qualified archivist. The archive shall be donated to an appropriate public library or museum repository. Possible repositories include the Ventura County Museum library and/or the Huntington Library.

Rehabilitation/Adaptive Reuse Plan. A rehabilitation and adaptive reuse plan for all eligible buildings, structures and objects which will be preserved shall be developed. The plan shall conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and be prepared by a qualified historic preservation professional and be based to the greatest extent feasible on historical data. To the greatest extent feasible, the preservation and rehabilitation of historic features on the property shall be incorporated into the development plan.

Impacts After Mitigation: The application of the above mitigation measures will reduce the adverse impacts of the proposed project on historic resources, but due to the loss of eligible historic resources, the residual impacts of Impact A after mitigation will remain significant and adverse.

Impact B:

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

Impacts After Mitigation: The application of the above mitigation measures will reduce the adverse impacts of Impact B of the proposed project on historic resources to less than significant and adverse.

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Maps

USGS Maps: Santa Paula Quadrangle, 1901-02; 1947;1951.; Santa Paula Peak Quadrangle, 1951; Fillmore Quadrangle, 1951.

Map of Lands of Interurban Land Company, Ventura County, California, ca 1900 (no date), located at Ventura County Public Works Agency, Surveyor's Division.

Map of Town of Santa Paula, Blanchard and Bradley, surveyed 1873, recorded 1875.

Plat Map of the Rancho Sespe, Charles Hoffman, Deputy Surveyor,1868; finally approved 1872, located at Ventura County Public Works Agency, Surveyor's Division.

Plat Map of the Rancho Santa Paula y Saticoy, 1867, W.H. Norway

Sanborn Maps, Teague-McKeveitt Ranch, Santa Paula, 1923, 1929, updated to 1950.



Photo 1. Residence and accessory building (187 Padre Lane, Map Ref. 1), eastern and northern elevations. [10 May 2007]



Photo 2. Accessory building (187 Padre Lane, Map Ref. 1), southern elevation. [25 October 2007]



Photo 3. Ranch Manager's Residence (305 Padre Lane, Map Ref. 2), eastern and northern elevations. [10 May 2007]



Photo 4. Accessory building (305 Padre Lane, Map Ref. 2), eastern and northern elevations. [25 October 2007]



Photo 5. Accessory buildings (305 Padre Lane, Map Ref. 2), eastern and northern elevations. [25 October 2007]



Photo 6. Accessory buildings (305 Padre Lane, Map Ref. 2), western and southern elevations. [10 May 2007]



Photo 7. Accessory building (305 Padre Lane, Map Ref. 2), southern elevations. [10 May 2007]



Photo 8. Residence (352 Padre Lane, Map Ref. 3), western and southern elevations. [25 October 2007]



Photo 9. Residence and accessory building (364 Padre Lane, Map Ref. 4), western and northern elevations. [25 October 2007]



Photo 10. Residence and accessory building, (376 Padre Lane, Map Ref. 5), southern and western elevations. [25 October 2007]



Photo 11. Residence and accessory building (420 Padre Lane, Map Ref. 6), western and northern elevations. [25 October 2007]



Photo 12. Residence and accessory building (432 Padre Lane, Map Ref. 7), western and southern elevations. [25 October 2007]



Photo 13. Residence/Former Dining Hall (18208 Loop Lane, Map Ref. 8), northern and eastern elevations. [10 May 2007]



Photo 14. Office building and garage (Map Ref. 9), northern and eastern elevations. [10 May 2007]



Photo 15. Storage building/wagon shed (Map Ref. 10), northern and western elevations. [10 May 2007]



Photo 16. Storage building/wagon shed (Map Ref. 10), northern and western elevations. [25 October 2007]



Photo 17. Chemical Storage building (Map Ref. 11), northern and western elevations. [10 May 2007]



Photo 18. Barn (Map Ref. 12), southern and eastern elevations. [10 May 2007]



Photo 19. Pump House (Map Ref. 13), southern and western elevations. [10 May 2007]



Photo 20. Equipment building, garage, vehicle canopy (Map Ref. 14), western and southern elevations. [10 May 2007]



Photo 21. Residence (18108 Loop Lane, Map Ref. 15), southern and eastern elevations. [10 May 2007]



Photo 22. Reservoir and Pump House (Map Ref. 16), southern elevation. [10 May 2007]



Photo 23. Padre Lane, palm-lined drive (Map Ref. 17), facing south. [25 October 2007]



Photo 24. Stone-lined irrigation ditch (Map Ref. 18), facing south. [10 May 2007]



Photo 25. Eucalyptus windrows (Map Ref. 19), facing southeast. [25 October 2007]



Photo 26. Orchards, wind machine (Map Ref. 20), facing north. [25 October 2007]



Photo 27. Stone-lined drainage ditch, windrows (Map Ref. 21), facing north. [25 October 2007]



Photo 28. Concrete irrigation structures (Map Ref. 22). [25 October 2007]



Photo 29. Packinghouse (18245 E. Telegraph Rd., Map Ref. 23), eastern and northern elevations. [10 May 2007]