

**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION AND LOCATION**

Ser. No. \_\_\_\_\_  
National Register status 7  
Local designation 144

1. Historic name Scarlett Ranch House

\*2. Common or current name Scarlett/McGrath House

\*3. Number & street 5011 West Gonzales Road Cross-corridor \_\_\_\_\_  
City Oxnard Vicinity only \_\_\_\_\_ Zip 93030 County Ventura

4. UTM zone \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

5. Quad map No. \_\_\_\_\_ Parcel No. 138-0-090-255 Other \_\_\_\_\_

**DESCRIPTION**

6. Property category Building If district, number of documented resources N/A

\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This 2 1/2-story Queen Anne residence with horizontal shiplap siding has a gabled roof with a mansard dormer and ornamental roof cresting along the roof line. The cross gables have decorative fishscale shingles, leaded glass windows with diamond and square-shaped panes surrounded by decorative window casing, and decorative verge boards. The overhanging eaves with boxed cornice and frieze are supported by decorative brackets, an Italianate influence. On each side, directly underneath each side-facing gable, are two-story double-hung cutaway bay windows with decorative frieze and decorative window casing. A one-story room was added to the house covering the first story portion of the east side-facing bay window. Located directly underneath the front-facing gable, on the slightly extended front portion of the house, there is a one-story cutaway bay window with the same detailing. There are two interior brick decorative chimneys found at the slope of the roof line adding to the interesting roof line.

The gabled entryway and one-story partial porch have decorative verge boards, an ornamental sunburst design, spindle and spool detailing, and decorative cutout stickwork. The porch and steps are supported by turned spindle columns and turned balustrades with newel posts. The front or main door, framed with decorative wood trim, features a patterned pane window, and ornamental decorative detailing.

Directly behind the house is a one-story residence, which was joined to the two-story Queen Anne building. This once L-shaped house, believed to have been built in 1875 and also with shiplap siding, has cross gables with returns and an exterior chimney, which was covered when a room was added. On the west side of the house are sash bay windows with decorative verge boards. The porch, originally a wraparound with the entry facing south, has been extended around the added room to the east side of the building, joining the front or south side to the Queen Anne. Porch detailing includes chamfered porch and balustrades.



8. Planning agency City Redevelopment Agency

9. Owner & address  
Charles McGrath  
5011 W. Gonzales Road  
Oxnard, CA 93030

10. Type of ownership Private

11. Present use Residential

12. Zoning Agricultural

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, 1415 L Street, Sacramento, CA 94296-0001

County of Ventura  
March 28, 2022  
Cultural Heritage Board Meeting  
Item 10a  
Exhibit 1 - DPR Form 523

\* Complete these items for historic preservation compliance project (see 36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1889A Original location same Date moved \_\_\_\_\_
- 15. Alterations & date Room added to east side of house in 1960s
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 002--Single Family Property; 33--Farm/Ranch

**SIGNIFICANCE AND EVALUATION**

- 18. Context for evaluation: Theme Farming industry Area Ventura County  
 Period 1874-1907 Property type Farm house Context formally developed? no

\*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This 19th century Queen Anne residence offers a vivid glimpse back to the 19th century. It was the family home of John Scarlett, a great pioneer, and one of the first settlers and prominent ranchers of the Santa Clara Valley.

Born June 18, 1825 in Ireland, John Scarlett was the son of farmers Richard Scarlett and Elizabeth Armstrong Scarlett. John's father died when he was a young boy, the second of four children and only son.

In 1852, at age 27, he came to America, arriving in Philadelphia, and sending for his mother as soon as he was able. In March 1857, John moved to San Francisco, securing work in the first sugarcane refinery in the state of California, The San Francisco Sugar Refinery. He moved, in 1861, to Alameda County, built a hotel, and went into business for himself. There he met Anna M. Lyster, the daughter of Lawrence and Sarah Moran Lyster, Irish immigrants, who settled in Alameda County.

(continued on attached page)

- 20. Sources  
 Los Angeles Times 5/6/91 "The McGraths Everywhere"; Star Free Press 4/16,23/67.  
 Vta.Co.Historical Soc.Qrtrly XXII,  
 4 Summer 1977. Interview:John Williams &  
 Beverly McGrath. CHB files.
- 21. Applicable National Register criteria N/A

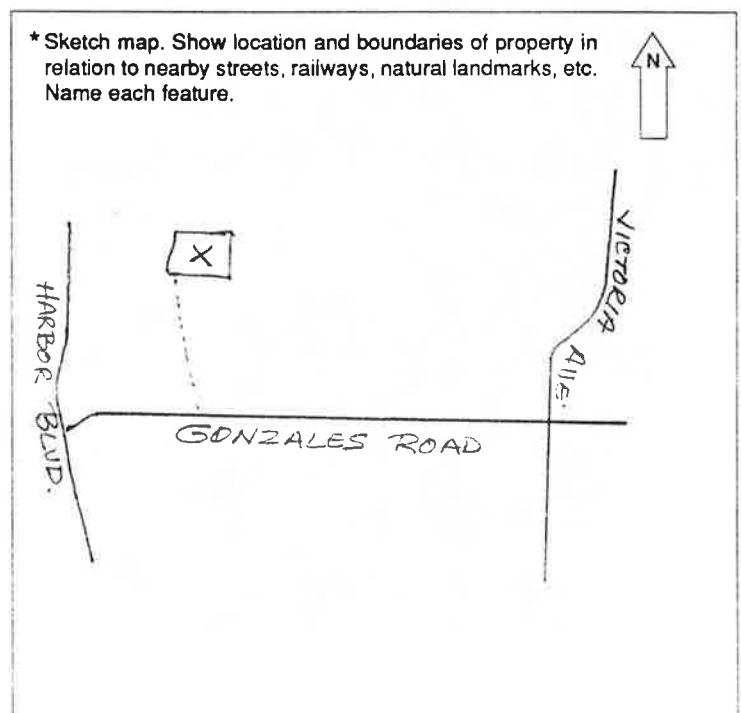
- 22. Other recognition N/A  
 State Landmark No. (if applicable) N/A

- 23. Evaluator Cultural Heritage Board  
 Date of evaluation \_\_\_\_\_

- 24. Survey type Single Resource

- 25. Survey name N/A

- \*26. Year form prepared 1991  
 By (name) Katherine E. Garner  
 Organization Cultural Heritage Board  
 Address 800 South Victoria Avenue  
 City & Zip Ventura, CA 93009  
 Phone (805) 654-3967



The property was purchased in 1932 by the Dominick McGrath Estate Company. McGrath was a pioneer, rancher, sheepman, and landowner. He, like John Scarlett, was also one of the first settlers and citizens of the Santa Clara Valley. Arriving in Ventura County from Ireland in February 1874, he purchased 1,337 acres just west of the Scarlett Ranch. Dominick, one of the first in the area to grow lima beans, the mainstay of agriculture on the Oxnard plain, and his neighbors, which included John Scarlett, planned and built the old Colonia School on Gonzales Road, which was destroyed by fire. Before his death on December 23, 1908, the Dominick McGrath Estate Company was formed. His four sons, James Hubert (Hugo), Joseph Dominick, Thomas Francis (Frank), and Robert Henry, took over the Estate. Their holdings at one time exceeded 5,000 acres of the County's prime farmland, including all the beachfront property from Ventura to Port Hueneme, the area that is now known as the Channel Islands Harbor, and the Mandalay Beach Resort area.

On June 17, 1948, the Estate was divided among the four McGrath sons and their families. Robert got the Scarlett ranch house, which he and his family lived in at the time. Robert and his wife Margaret (Laubacher) McGrath were the first McGraths to live in the Scarlett house, moving in soon after the McGrath Estate purchased the property. Their daughter Estelle (born in the Scarlett house) and her husband, Hank Maulhardt, moved into the property around 1960 and lived there for many years after her parents.

Today, Robert's grandson, Superior Court Judge Charles R. McGrath, and his family, live on the 225 acre Scarlett Ranch. Charles, appointed in 1974 by Governor Ronald Reagan to a Ventura County Municipal Court judgeship, was elected to the Superior Court in 1979.

As one of the oldest and most influential families in the County, the McGrath family, like the Scarlett family, played an active and important role in the development of the County. The Scarlett/McGrath house stands today as a reminder of Ventura County's great pioneers who had a vision and the strength to see it through.

## 19. SIGNIFICANCE (continued)

The couple were married on September 22, 1864. John Scarlett's mother died four months later. He became a naturalized citizen of the United States on August 3, 1866. Moving to Fresno County in 1871, John went into the sheep and wool-growing business, and was successful with at one time a flock of 5,000 sheep.

In 1874, John Scarlett came to Ventura County, and for \$14,000 U.S. gold, he bought from William I. Rice an interest in the El Rio de Santa Clara o La Colonia land grant given to Rafael Gonzales by Governor Juan B. Alvarado on May 22, 1837, 690 acres of some of the best land situated south of the Santa Clara River.

In 1875, John Scarlett moved to Ventura County, bringing with him 2,700 sheep, three herders, and a cook. He moved his family into the one-story house he built on the property, while building the two-story house. All but the eldest of John and Anna's children were born on the property: Elizabeth Scarlett Williams (June 10, 1875-November 29, 1950); John Lyster Scarlett (December 5, 1877-September 21, 1907); Sarah (Sally) Moran Scarlett (November 15, 1879-November 16, 1899); and Anna Mercedes Scarlett Rundle (1882-February 8, 1952).

The Scarlett Ranch was one of the finest on the Oxnard Plain and ranked as one of the most valuable in the valley. His nearest neighbors were Dominick McGrath and James Leonard. A general farmer, John raised horses, cattle, and hogs. At first, his principal crops were barley and corn; later he specialized in lima beans and sugar beets. John lived with his family in the Scarlett house and farmed the land until his death at age 76 on February 14, 1902. He was an earnest member of the Episcopal church, loved fine horses and greyhounds, and was known to be one of the kindest and gentlest men in the valley, who drew friends from all walks of life. He represented the finest type of western pioneer, who aided in laying the foundation that helped build the presently prosperous Santa Clara Valley.

Soon after her husband's death, Anna moved from the Scarlett property to a home built for her in Oxnard, recently moved to Heritage Square. The responsibility of the large Scarlett estate fell on the shoulders of John Scarlett, Jr., who married Miss Evelyn Kennedy of Berkeley, California in June 1902. They had three children, John Richard Scarlett, Evelyn Mary Scarlett, and Richard Kennedy Scarlett. On September 21, 1907, John, Jr. died at home at age 29 of pneumonia. He was considered one of the most promising young residents of the valley.

Anna leased the house and continued to operate the ranch with the help of the family after her son's death. She died July 2, 1917, ten years after her only son. The Scarlett property was then divided.

Elizabeth (Scarlett) Williams, the oldest daughter, received the property (about 480 acres) which included the Scarlett house. She was very successful managing the property, living at the Scarlett house with her family, raising beans and alfalfa, and tending milk cows. The family eventually lost the ranch to the bank between 1931 and 1932.