

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Agnes Graham Ranch*

P1. Other Identifier:

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 Location:  Not for Publication  Unrestricted a. County *Ventura*  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

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

c. Address: *15321 Todd Lane* City *Santa Paula* Zip *93060*

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

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

Parcel No. *99-80-18*

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

*This is a one-story residence with a square plan and a medium-pitched, gabled and hip roof with boxed eaves covered with composition shingles. An inset porch with a wrought iron railing is centered on the front of the house. The house is covered with medium, horizontal shiplap siding and rests on a concrete perimeter foundation. A brick chimney is located on the east side of the house. The house has narrow, one-over-one, double-hung windows with plain wood casings. Shutters are located on the front windows. The house is in good condition.*

*The house faces the road and has a front lawn and wood fence and several large mature trees and shrubs surrounding the property. A dirt drive runs along the west side of the house and the two-car garage is located adjacent to the house and has a room addition on the rear. Further west is a large metal barn. The house is surrounded by avocado trees.*

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

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

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

P5b. Description of Photo: (View, date, accession #)  
*Residence, north elevation, 6/16/95, #1111*



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

*1900-E; M. Hudson*

P7. Owner and Address

*Thomas/Katherine Courtemarche  
15321 Todd Lane  
Santa Paula, CA 93060*

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

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

P9. Date Recorded: *11/17/95*

P10. Survey Type: (Describe)  
*Intensive*

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

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

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

County of Ventura  
January 23, 2023  
Cultural Heritage Board Meeting  
Item 7b  
Exhibit 4 – Historic Survey Evaluation

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Resource Name or #: (Assigned by recorder) *Agnes Graham Ranch*

B1. Historic Name: *Graham Ranch*

B2. Common Name: *none*

B3. Original Use: *ranch*

B4. Present Use: *ranch*

B5. Architectural Style: *Folk Victorian*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1900-E; shutters added, wrought iron railing on porch*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *metal barn, garage, avocado orchard*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Agriculture*

Area: *West Santa Clara Valley*

Period of Significance: *1860-1946*

Property Type: *ranch buildings*

Applicable Criteria: *A, C*

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

*This three acre ranch was originally part of a 100 acre parcel owned by Agnes Graham, who acquired the property about 1892. Mrs. Graham was the sister of Bertha Geisler. Mrs. Geisler and her husband Richard and their two children were natives of Breslau, Germany and spent two years in Pennsylvania before coming to Ventura County in 1892. The Grahams and Geislars apparently built three houses, several barns and apricot pitting sheds on the property between 1892 and 1900. The land was later divided into three parcels, when the Grahams and elder Geislars moved to the Los Angeles area. This parcel was owned by a Mary G. Theophilus in 1912 and has had several owners over the years including the Andrew Kirker family in the 1920s. It is significant because of the role the ranch played in the development of agriculture in the Santa Clara Valley. The surrounding ranches generally raised apricots through the 1920s, switched to walnuts and finally to citrus after the 1960s.*

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

*HP2 - Single Family Property*

*HP33 - Farm/ranch*

**B12. References:**

*Interview with Marjorie Hudson, 11/26/95; Interview with T. Courtemarche, 11/14/95*

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

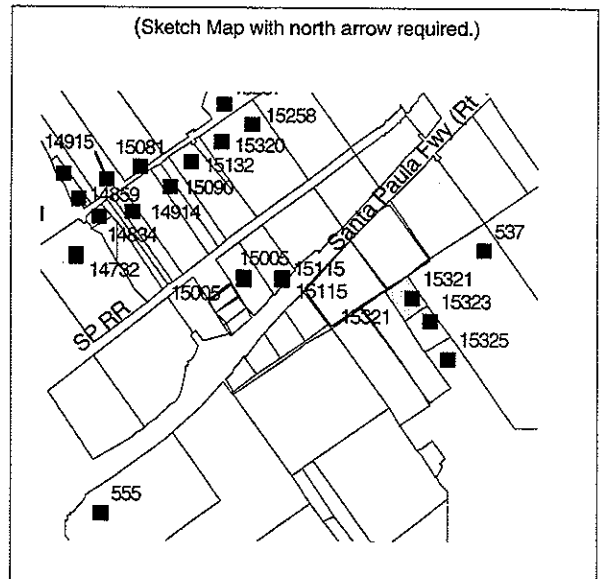
B13. Remarks:

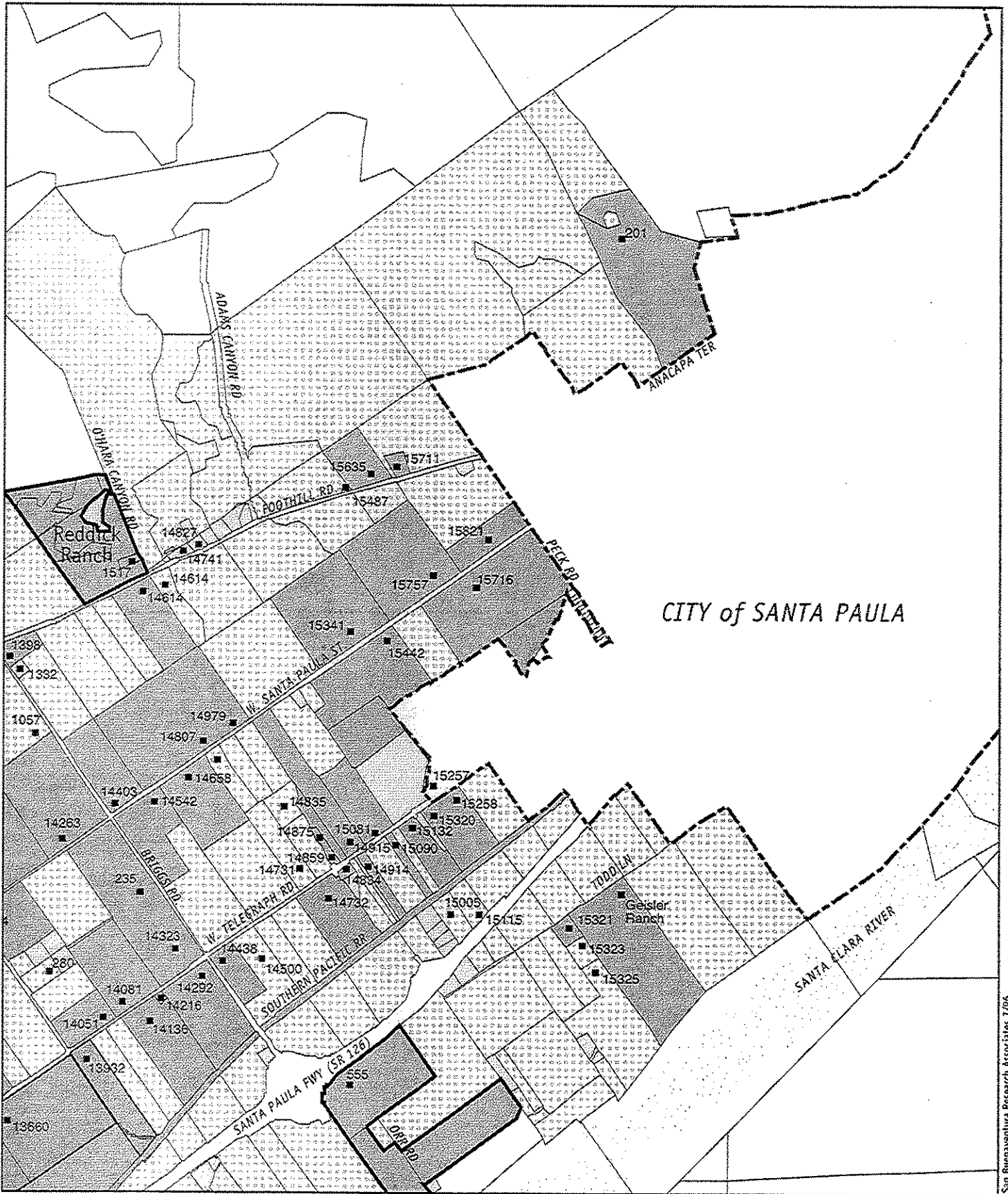
B14. Evaluator: *Judy Triem*

Date of Evaluation: *11/15/95*

(This space reserved for official comments.)

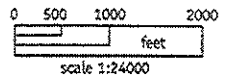
(Sketch Map with north arrow required.)





San Buenaventura Research Associates 7/95

- Contributing Agricultural Parcels, with contributing building(s)
- Contributing Agricultural Parcels, unimproved or with non-contributing buildings
- Non-contributing Parcels
- Not in Survey Area



**Santa Clara Valley  
of Ventura County**  
 HISTORIC RESOURCES SURVEY

