

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Faulkner, George Washington, House
other names/site number Faulkner House, Faulkner Farm

2. Location

street & number 14292 West Telegraph Road
city, town Santa Paula
state California code CA county Ventura code 111 zip code 93060

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, Number of Resources within Property. Includes checkboxes for private/public ownership and building/district/site/structure/object categories.

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Kellyn Quattrin, California State Historic Preservation Officer, Date: 3/20/91

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: Date: State or Federal agency and bureau:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:). Entered in the National Register. Signature of the Keeper: Date of Action: 4/25/91

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling
AGRICULTURE: agricultural field
agricultural outbuilding

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling
AGRICULTURE: agricultural field
agricultural outbuilding

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation sandstone

walls wood/tin

roof asphalt

other wooden porch

Describe present and historic physical appearance.

The large two and a half story Queen Anne style residence dominates the rural landscape with its three story octagonal tower and irregular roofline with projecting gables and graceful curved porch. The house is covered with medium clapboard on the first floor and narrow clapboard on the upper stories separated by a shingled frieze. A few sections contain pressed metal, and local sandstone is used for the raised foundation and stair railings. Located on 27 acres, the house is surrounded by two barns, a playhouse, mature ornamental trees, and three fields containing pumpkins, Christmas trees and lemon trees. The house was designed by local architect/builders Franklin P. Ward and Herman Anlauf. The house has maintained its historic appearance with only minor changes over the years seen in the removal of porch spindles and iron cresting.

The Faulkner Farm lies in an agricultural belt in the Santa Clara Valley between Ventura on the west and Santa Paula on the east. It is primarily a citrus and avocado growing area whose large farms average in size from 20 to 150 acres. Many of the pre-1900 houses are set back among the orchards and surrounded by large ornamental trees. The orchards are bisected by two main east-west roads -- Foothill Road and Telegraph Road and bounded by the foothills of Sulphur Mountain on the north and the Santa Clara River on the south.

The house is two and a half stories tall with a three story tower and a full half basement on a raised stone foundation. The steep pitched irregular shaped roof has a combination of intersecting hip and gable rooflines. The prominent front hipped gable has two smaller gables separated by a shed roof over the second story balcony. Within the gables are various decorative shingles and applied floral and sunburst designs in wood and plaster. The roof cornice contains dentil moulding and an elaborate tin frieze with a floral motif. Separating the first and second story is a band of multi-patterned shingles.

A prominent three story tower is located at the northeast corner of the house and is capped by an elaborate finial. The tower is divided into three parts that contain double hung windows. The second and third floor are separated by decorative shingle patterns and a floral designed tin frieze.

The porch extends across the entire front of the house and wraps around the east side. Graceful circular fluted columns with Ionic capitals support the porch roof. Each column is separated with a curved wood frieze that at one time contained spindle and spool details similar to the porch railing. There is an additional small porch on the west side that repeats the details of the front porch.

The majority of windows are rectangular double hung wood windows with shelf mouldings. There are a few small round arched windows and one very large horseshoe shaped arched

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window on the east side. It is divided into four parts, three of which contain stained and leaded glass panels. Below this window is a slanted bay window at the base of which are raised panels and decorative sawn detail. Adjacent to this window is a three part window with the upper three panels of stained and leaded glass. On the west side of the house is a two story slanted bay window and several small stained and leaded glass windows. The double front doors have beveled glass windows set in copper in the upper half of the doors.

The siding on the first floor is medium wide clapboard with beveled tongue and groove edges. The second floor is covered with narrow clapboards with a few areas containing sections of decorative pressed metal. The raised foundation is of local sandstone. The stone is used for low porch railings and has had flowers cast into it on the corners.

The interior of the house continues the ornateness of the Queen Anne style found on the exterior. Throughout the residence, the height of Victorian decoration is evident using all the themes popular during the 1890s: floral and abstract designs in the stained glass windows, plaster relief of young women's heads, swag garlands on ceiling medallions, floral and classical designs on fireplaces, stenciled ceilings, and elaborately embossed lincrusta wall covering with designs using young women and floral motifs.

The large entrance hall reflects the height of Victorian splendor seen in the heavily carved stair railing, the large number of stained and leaded glass windows, the plaster relief of young girls' heads and the heavily embossed lincrusta wall covering, the vestibule floor of inlaid woods, and the ceiling medallions. At the top of the staircase is a large landing, and one of the unusual windows features a painted stag.

Several different woods have been used throughout the house and include mahogany in the living room, oak in the dining room, birch in the entry hall and stairway, teak in the parlor, and curly redwood in the master bedroom (now the office.) The wainscotting in the halls is of fir, and sugar pine is used in the kitchen.

There are three ornate fireplaces in the living room, dining room and office. They are heavily carved with mirrors and decorative tiles. The carving is said to have been done by Herman Anlauf, one of the architect/builders. The dining room fireplace is built of oak. The most unusual of the fireplaces is built of curly redwood in the present office.

The house contains several distinctive built-in features. In the living room is a built-in roll top desk and bookshelves. Upstairs in the hall/library are a large number of built-in bookcases. The upstairs sink fixture in the hallway remains intact. There is an unusual original speaker system in the downstairs hall that contains a speaking tube between the upstairs and downstairs halls with bells to the upstairs rooms.

The house has maintained a very high degree of integrity. On the exterior are a few minor changes. The front balcony has had the curved frieze and spindles removed, and the spindles have also been removed from the front porch frieze. These were both done

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about 1925. The iron cresting on the roof was also removed about 1925 and is stored in the basement. Minor changes have occurred on the interior. The doorway was enlarged between two small upstairs bedrooms. In the kitchen additional cupboards and counter space were added. Both changes were done within the past ten years.

Additional resources on the property include two barns, a playhouse, an outhouse, and a cistern. The large barn was built in 1886. It has a tall section in the middle with a gable roof flanked by two lower sections with shed roofs. A cupola rests in the center of the gable peak. The barn has several small wood frame windows with multi-panes and a large sliding door on a track. A large beam, once used for hay, extends from under the front gable. Below the beam is a segmented arched opening for the hay. The siding is board and batten.

The smaller barn was built to emulate the large barn. It was built in 1982 by a movie production company to use for a commercial. Surrounding the barns are pipe corrals and metal fabric fences and fields where pumpkins, Monterey Pines and lemons are grown.

Surrounding the house are wood fences, gardens, a large front and side lawn and mature ornamental trees and shrubs. The small playhouse was built in the mid 1940s and has a low hip roof with exposed rafters and small porch. Windows are double hung with wood mouldings and siding is clapboard.

The raised circular cistern was there when Faulkner first purchased the property in 1879. It is built of brick and has been covered with concrete.

The main house, original barn, and outhouse count as three contributing buildings. The new barn and playhouse count as two non-contributing buildings. The cistern counts as a non-contributing structure because it has been altered.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Agriculture

Period of Significance

1886-1935

Significant Dates

1894

Cultural Affiliation

N/A

Significant Person

Faulkner, George Washington

Architect/Builder

Anlauf, Herman
Ward, Franklin P.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Faulkner House is significant as the most outstanding example of Queen Anne architecture in the Santa Clara Valley between Santa Paula and Ventura. It is important as well for the outstanding craftsmanship and design by two of Ventura County's most significant architect/builders, Herman Anlauf and Franklin P. Ward. The property is also important for its association with pioneer farmer George Washington Faulkner and the contributions he made to the successful development of agriculture in Ventura County.

The Santa Clara Valley has historically served as an agricultural region since the establishment of the San Buenaventura Mission in 1782. Grain was raised by the Mission fathers in the Santa Paula and Piru areas and fruit trees were planted at the San Buenaventura Mission. In 1843 the land on which the Faulkner Farm stands was part of a 7,743 acre Rancho Santa Paula y Saticoy granted to Manuel Jimeno Casarin who did nothing to improve it. Purchased by the More Brothers in the 1850s, sheep and cattle grazed on the 7,743 acre rancho. In 1861 the rancho was sold to George G. Briggs who was the first to develop orchards in the valley with the idea of transporting the fruit by ship to San Francisco. In 1867 Briggs began to subdivide the rancho and the first farmers, many from the East Coast and the Midwest, came to the Santa Clara Valley to try their luck at farming.

George Washington Faulkner, a native of Ohio, brought his farming skills with him when he settled in Ventura County in January, 1876. He was born in Shelby, Richland County, Ohio on August 16, 1846 and came on the Emigrant train to California for the healthful climate and excellent growing conditions. He and his wife Roda settled first on a 70 acre ranch near the present town of El Rio and had their first child there. In 1879 Faulkner purchased 150 acres where the present farm is located. The land was purchased from the E. Larson family and contained several buildings including a small house. None of these buildings except the outhouse and cistern remain. A new barn was built in 1886 and a large new house in 1894. The three children raised on the farm were Stella, Alpha and Seymour. The 150 acres was divided among the three children about 1910, and the descendants of the family continue to live on all three portions of the original ranch. The present Faulkner Farm that contains the family house built in 1894 and the barn built in 1886 is located on the

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27 acres. Faulkner lived in the house until his death in 1935.

Faulkner attained significance for the role he played in the development of agriculture in Ventura County between 1880 and 1935. His willingness to experiment with crops in the early 1880s led him to be among the first to raise apricots in the Santa Clara Valley, and the distinction of being first to raise soft shelled walnuts in the valley. In 1901 Faulkner and Jefferson Crane invented a time saving machine for the washing, treating and drying of walnuts. This machine was in continuous use by the Santa Paula Walnut Association in their Railroad Avenue warehouse until the house was discontinued in the 1930s. He also pioneered in the raising of lima beans in the 1880s and invented a planter that was used by family members until the 1930s.

In addition to Faulkner's role in crop pioneering, he also helped promote the growth of the valley through his participation in several organizations including the following: original Board of Directors of the People's Lumber Company in 1890; helped organize the Santa Paula Cooperative Company store in 1897 and served as president; served as director of Santa Paula Fruit Packing Company; helped organize and served as president of the Saticoy Walnut Grower's Association; helped form the Ventura County Mutual Fire Insurance Company in 1898; and served on the board of directors as secretary of the Farmer's Canal and Irrigating Company, now known as the Farmer's Irrigation Company.

A good example of Faulkner's dedication to the spirit of cooperative marketing among farmers was his donation of land in 1901 for the establishment of the Santa Paula Walnut Association's warehouse for the curing and packing of walnuts. Faulkner was instrumental in helping form the association in 1901. The walnut warehouse operation moved to Railroad Avenue in downtown Santa Paula by 1915, and the Brigg's Road warehouse at Haines spur was eventually demolished.

Contributions in the area of religion were also made by George W. Faulkner and his wife Roda. Faulkner was instrumental in establishing the first Methodist church in Santa Paula in 1882-83. A staunch Methodist, Faulkner taught Sunday School classes for many years, sang in the choir and was chairman of the board of trustees for fifty-three years. In appreciation for his contributions, the church named Faulkner Hall after him. His strong religious beliefs led him to hold services in the apricot pitting shed during fruit season in the 1890s for the workers camping at the ranch.

Roda Seymour Faulkner, daughter of a Methodist minister, was also active as a member of the Foreign Mission Society of the Methodist Church, the W.C.T.U. and the D.A.R. She graduated from Baldwin Wallace College in Ohio with a degree in pharmacy.

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Active as well in the area of education, Mr. Faulkner served on the high school board. He helped his friend, Dr. George Bovard, raise funds to found the University of Southern California, a Methodist institution. Seymour Faulkner attended U.S.C. for one year and Alpha Faulkner graduated from U.S.C.

Although Faulkner was associated with other properties -- the Walnut Packing house, the Methodist Church and the Cooperative Company store -- none of these original buildings exist today. Faulkner is identified primarily with his own ranch property and large house he built.

The Faulkner house is also significant as the most outstanding example of a Queen Anne style farm house in the Santa Paula area and one of the three most outstanding Queen Anne residences in Ventura County. The other two being the Camarillo house in Camarillo designed by Ward and Anlauf and the Piru Mansion in Piru, attributed to architects Henry and Joseph Cather Newsom.

The distinctive features that make the house a significant example of Queen Anne architecture are its large irregular size, its three story octagonal tower, the wrap around porch, the many stained glass windows and the profusion of decorative wood and pressed tin details with both classical and floral motifs. The house has maintained its integrity over the years.

The Queen Anne style was the most popular style to build in during the 1890s in Ventura County and several houses were built in the Santa Clara Valley. The majority were built in Santa Paula and a few were built on outlying ranches. Today there are about six remaining Queen Anne style residences in Santa Paula and about three in the adjacent farm lands. The Faulkner House is the largest and most elaborately designed house, both inside and out, in the Santa Paula area.

Franklin P. Ward and Herman Anlauf are important architects in Ventura County having designed together several significant buildings including several schools and residences for prosperous ranchers and businessmen. Only a few of these buildings remain and include the Center Street School in Somis and the Camarillo house in addition to their own residences in Santa Paula and Ventura. Their partnership began about 1894 but was shortlived as Ward appears to have moved out of the area after 1900 and Anlauf began working outside Ventura County after 1900. As partners, they appear to have built primarily in the Queen Anne style. Individually, Anlauf built in the Colonial Revival style, and Ward used the Carpenter Gothic style as well as the Eastlake style.

A native of New Jersey, Franklin Ward (b. 4/30/53) was educated in New York and New Jersey working in the carriage making trade before moving to Chicago where he worked for Allen and Bartlett as a carpenter and architect. Ward came to Ventura in 1886 and worked with S.L. Shaw as an architect and builder. The two men designed and built the Anacapa Hotel and the Methodist Episcopal Church South, the last of which remains today. Ward designed his own house at Poli and Catalina Streets in Ventura.

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Herman Anlauf, born in Sachsen, Germany on January 16, 1853, immigrated to Oregon with his family as a child. He moved to Ventura County in 1891 and settled in Santa Paula where he built a house for his family and opened his office in his home opposite the Mill Park in Santa Paula. This house still stands today as does another "twin house" on Virginia Terrace Street in Santa Paula.

9. Major Bibliographical References

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

Outland, Charles, ed. Ho for California, The Faulkner Letters, 1875-1876. Arthur H. Clark Co., Glendale, 1964.

Thompson, Thomas and West, Albert. History of Santa Barbara and Ventura Counties. Oakland, Ca.: Thompson & West, 1883.

Ventura County Assessor's Rolls, 1876-1878.

Interview with Loren Ayers, grandson of G.W. Faulkner, 9/28/89.

Ventura Free Press, various years from Charles Outland's Index to Santa Paula and Agriculture, located at Ventura County Historical Museum Library.

Ventura County Historical Society Quarterlies, Vol. 2/1; Vol. 11/3; 1957 and 1966.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 27.22 acres

UTM References

A

1	1	3	0	6	3	2	0	3	8	0	0	3	0	0
Zone		Easting				Northing								

C

1	1	3	0	6	3	8	0	3	7	9	9	8	2	0
Zone		Easting				Northing								

B

1	1	3	0	6	5	5	0	3	7	9	9	9	7	0
Zone		Easting				Northing								

D

1	1	3	0	6	1	2	0	3	8	0	0	1	6	0
Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description

The nominated property is a rectangular shaped lot bounded by Telegraph Rd. on the north; Briggs Rd. on the east; the Southern Pacific Railroad right of way on the south; and the Ayers Ranch Company, Inc. on the west. The Assessor's Parcel Map shows the property as Parcel 1 and the number is 96-02-09.

See continuation sheet

Boundary Justification

The boundary includes the farm house, outbuildings and fields that have historically been a part of the Faulkner farm. The parcels of the original 150 acre farm on the west have been excluded because they were subdivided for use by the descendants and residential buildings were constructed after 1900.

See continuation sheet

11. Form Prepared By

name/title Judy Triem/Historical Consultant

organization N/A

street & number 627 E. Pleasant Street

city or town Santa Paula

date October 13, 1989 (rev. 9/27/90)

telephone (805) 525-1909

state CA

zip code 93060

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Photo Log

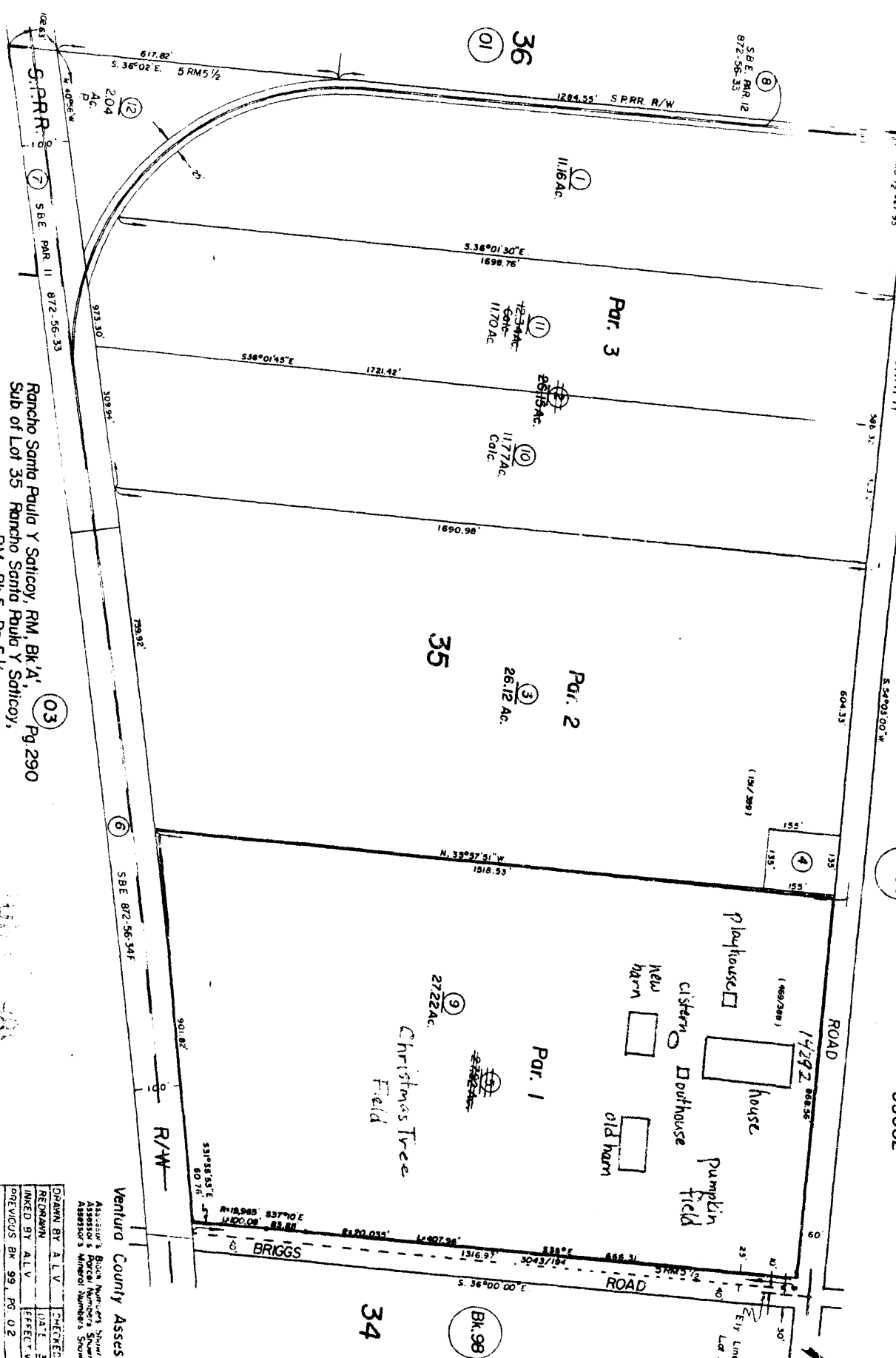
For all photos the following information is the same:

1. Property name: Faulkner House and Farm
2. Property location: Santa Paula, California
3. Photographer: Judy Triem
4. Date of photographs: September, 1989
5. Negative location: 627 E. Pleasant Street, Santa Paula, CA 93060

Twenty-two photos. Following are views, numbered.

1. Faulkner House and barn from entrance driveway, facing southwest
2. Faulkner House, northeast corner, facing southwest
3. Faulkner House, facade, facing south
4. Faulkner House, east side, facing west
5. Faulkner House, west side, facing east
6. Faulkner House, detail of east side, facing west
7. Faulkner House, rear of house and cistern, facing north
8. Original barn, facade, facing south
9. New barn, front and side elevation, facing southwest
10. New barn, cistern and outhouse, facing west
11. Playhouse, facing west
12. Entrance hall with view to second floor, facing west
13. Dining Room fireplace, facing north
14. Detail of dining room fireplace and lincrusta wallpaper, facing north
15. Master bedroom fireplace and door showing curly redwood, facing south
16. Detail of plaster head in living room, facing north
17. Ceiling detail in upstairs front bedroom showing medallion
18. Upstairs hall showing stag window, facing north
19. Upstairs showing horseshoe window, facing east
20. Upstairs hall showing original sink, facing north
21. Old photograph of facade of house after first built
22. Aerial photo of property from slide

CUMMINGS ROAD
TELEGRAPH
RANCHO SANTA PAULA Y SATICOY
PORTION LOT 35
BK.90
Tax Rate Area
55002
96-02



NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY

Rancho Santa Paula y Saticoy, RM, Bk 'A', Pg. 290
Sub of Lot 35 Rancho Santa Paula y Saticoy, RM, Bk S, Pg. 5 1/2

Ventura County Assessor's Map

DRAWN BY	A.L.V.	CHECKED	T.F.V.
RECORDED	DATE	3-16-66	
LINKED BY	ALL V.	EFFECTIVE	VEZ-68
PREVIOUS BR	99	PG	02

Computed by Ventura County Assessor's Office