

HISTORIC PROPERTY SURVEY

07-VEN-118

P.M. 0.5/2.2

VINEYARD AVENUE/ROUTE 126

SATICOY

VENTURA COUNTY

CALIFORNIA

07203 - 004060

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PROPOSED PROJECT

The proposed project is the replacement of the Route 118 Santa Clara River Bridge (Br 52-49) under the Federal Bridge Replacement Program. The replacement of the existing bridge will create the need to widen Route 118 between Vineyard Avenue (Route 232: PM 2.2) and the Santa Paula Freeway (Route 126: PM 0.5) to four lanes due to increased traffic through Saticoy.

Alternatives A-D utilize portions of the existing 60 to 80-foot right-of-way and involve the widening to four lanes. The vicinity map is shown in Figure 1. The project location map is shown in Figure 2. The proposed route alternatives and APEI are shown in Figure 3.

In areas where there will be no interference from industrial, commercial, or residential structures, the proposed improvements will encompass a 92 to 132-foot right-of-way. A new bridge will also be constructed across the Santa Clara River.

Proposed alternatives A-D involve differences in alignment and right-of-way acquisition. A north-east by-pass alternative was surveyed but is no longer being considered. A description of the remaining alternatives follows:

ALTERNATIVE A

Portions of this proposed alignment run along existing Alelia

Avenue. The west end begins on Wells Road and terminates on existing Route 118 at Vineyard Avenue.

ALTERNATIVE B

The alignment of existing Route 118 (Los Angeles Avenue) and the Santa Clara River Bridge will be utilized extensively. The limits of this proposal are Wells Road on the west side and Vineyard Avenue on the east.

ALTERNATIVE C

This proposal utilizes portions of existing Wells Road. The east side of the alignment is bounded by Vineyard Avenue.

ALTERNATIVE D

This alternative utilizes portions of existing Wells Road and Lirio Avenue. The east side of the project would terminate on existing Vineyard Avenue.

AREA OF POTENTIAL ENVIRONMENTAL IMPACT (APEI)

THE APEI-Indirect was established by the Federal Highway Administration. It includes the area of direct impact and the first tier of buildings adjacent thereto. It consists of four linear areas which meet on Wells Road at the west end and

Vineyard Avenue on the east end of the project (see Figure 3).

RESUME OF THE SURVEY

This survey was prepared by Lois M. Webb, Robert J. Wlodarski, John F. Romani, and George A. Casen, Environmental Planners in the Environmental Planning Branch of the California Department of Transportation, District 7. It was completed in August, 1985. The survey consisted of archival research and field work. The National Register of Historic Places (to date), California Historical Landmarks (1982 revised), California Inventory of Historic Resources (1976), minutes and agendas of the State Historic Resources Commission (to date), County of Ventura Assessor's, Public Works, and Recorder's records, Ventura County Historical Society archives, Ventura County Cultural Heritage Commission (Judy Triem), and other local historical documentation have been consulted.

Diseno, Rancho Plat, Township-Range survey maps, early USGS topographic quadrangle maps, Sanborn maps, Saticoy town plat maps, local histories, respondent interviews, and field reviews were utilized for the survey of the built environment.

The archaeological field reconnaissance program consisted of an archival records search at the UCLA Archaeological Survey and Ventura County Archaeological Survey, and a survey of all open

space elements within the project APEI. The survey was conducted by John F. Romani and Robert J. Wlodarski, staff archaeologists.

Bridge (52-49) was evaluated by John W. Snyder, Chief Architectural Historian.

An evaluation of the Built Environment and historical background synthesis were conducted to include all structures within the limits of the APEI. The project area has been reviewed by Denise O'Connor, headquarters architectural historian.

RESULTS OF THE SURVEY

The architectural survey revealed two resources which may meet National Register Criteria (Attachment A). Requests for Determination of Eligibility are attached. These are the Saticoy Agricultural Warehouses along Alignment C and D and the Saticoy Bank building along Alignment B.

The Santa Clara River Bridge (52-49) does not appear to meet the National Register Criteria (Attachment B).

The results of the Archaeological Survey were negative (Attachment C).

RESPONSE TO AGENCY COMMENTS

The Resource Management Agency of the County of Ventura and the City of San Buenaventura responded to the Notice of Preparation for the EIS. These comments are shown in the correspondence.

A careful field reconnaissance of the area west of Alternative D showed that the Archaeological complex (Ca. Ven. 31, 32, 33 and 34) is beyond the APEI Direct.

CORRESPONDENCE

August 13, 1984

RECEIVED

AUG 17 1984

Environmental Planning Branch

Mr. Wayne Ballatine
CALTRANS District No. 7
Environmental Planning Branch
120 South Spring Street
Los Angeles, California 90012

Dear Mr. Ballatine:

This is in response to your letter dated July 30, 1984 requesting Resource Management Agency (Planning Division) comments on your Agency's Notice of Preparation of a Draft Environmental Impact Report/Environmental Impact Statement for the realignment of State Route 118 in Saticoy.

Accordingly, the Planning Division has reviewed the alternative alignments and probable environmental impacts associated with the proposed project. Staff requests the following information be incorporated in the Draft EIR:

GROWTH INDUCING IMPACTS

1. Potential conversion of agricultural lands to urban land use in the area east of the Franklin Barranca and south of the Santa Paula Freeway if the Northeast Bypass alternative, and its attendant interchange with State Route 126, is selected as the preferred alignment.
2. Potential conversion of agricultural lands/vacant properties to urban land uses in the area south of Rosal Lane and east of Los Angeles Avenue if alternative alignment "B" is selected as the preferred alignment (this assumes additional vehicle capacity with either a four lane or six lane configuration).
3. Potential conversion of agricultural and vacant lands to urban land uses in the areas east of Wells Road and south of State Route 126, and east of Saticoy Avenue and south of Telephone Road if alternative alignments "B" or "D" (respectively) are selected as the preferred alignments (again, this assumes additional vehicle capacity with either a four lane or six lane configuration).

AGRICULTURAL LANDS

The short-term and long-term impacts of a potential conversion of agricultural lands to more intensive land uses should be addressed in the Draft EIR. This discussion would be necessary in an evaluation of the Northeast Bypass alignment but would also be germane to alternative alignments "B" and "D".

MINERAL RESOURCES

1. The effect on present and future sand and gravel extraction operations that would be influenced by the construction of one or two new bridges across the Santa Clara River.
2. Impacts on potential sand and gravel extraction in the areas south of Rosal Lane, east of State Route 118 and the Franklin Barranca, and north of the Santa Clara River if the Northeast Bypass alignment is selected as the preferred alternative. This Agricultural/Open Space area has been identified by the State Department of Mines and Geology as being a valuable source of aggregate.

FLOODPLAIN CONSIDERATIONS

1. Document any changes to the Brown Barranca Floodplain that may result if alternative alignment "D" (Lirio Avenue) is selected as a preferred alignment.
2. The potential impacts on the Santa Clara River Flood Plain (if any) given the construction of one or two new bridges across the river.

NOISE HAZARDS

1. Projected noise levels in CNEL (or in equivalent measurement units) originating from a realigned and redesigned State Route 118 (Northeast Bypass, Los Angeles Avenue, Lirio Avenue, and the couplet alternatives).
2. Particular emphasis should be given to long-term noise impacts and short-term construction impacts on existing residential neighborhoods in Saticoy.

CIRCULATION IMPACTS

1. An origin/destination study of trips within the Saticoy townsite and surrounding area should be undertaken.
2. Projected traffic counts (year 1990 and 2000) for realigned segments of State Route 118 through Saticoy, and on other links of State Route 118 between Moorpark on the east and State Route 126 on the west, should be completed.
3. Document traffic flow changes based on the four alternative alignments that could influence existing commercial roadside establishments within the Saticoy townsite.

RELOCATION IMPACTS

1. An evaluation of residential, commercial and industrial relocation impacts and land purchase requirements that would result from each of the four alternative alignments.

2. Special emphasis should be given to evaluating the need for and providing affordable housing opportunities to low/moderate income households that would be displaced by any of the four alternative alignment scenarios.

CULTURAL/HISTORICAL IMPACTS

1. Inventory and provide a detailed methodology for preserving or protecting known and suspected archaeological/paleontological sites within the proposed routes of the four alternative alignments.
2. Inventory and establish appropriate mitigation measures for the possible relocation of buildings of historic merit that may be impacted by the four alternative alignments.

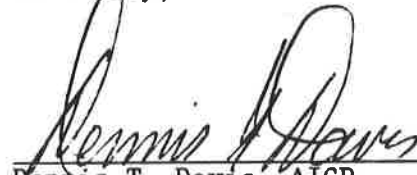
AIR QUALITY/WATER QUALITY IMPACTS

Impacts on air quality and water quality that would result from the construction of one of the four alternative alignments should be documented. Also projected energy consumption related to the construction of one of the alternative alignments should be discussed (gasoline consumption related to increased vehicle use, embodied energy in the form of paving materials/road construction, etc.).

As you are aware, County and City of Ventura Staff are in the process of updating the existing Community Plan for the Saticoy Townsite. An important factor influencing the completion of this new plan for the townsite is the State Route 118 realignment studies. For this reason, County staff will continue to work closely with CALTRANS staff during the documentation and evaluation phase of the State Route 118 project.

If you have any questions or require further clarification concerning this report, please contact Gene Kjellberg at (805) 654-2455.

Sincerely,



Dennis T. Davis, AICP
Manager, Planning Division

DTD:JK:dH63

cc: City of Ventura



City of San Buenaventura

MISSION SAN BUENAVENTURA - FOUNDED 1782

September 6, 1984

RECEIVED

SEP 10 1984

Environmental Planning Branch

Wayne Ballantine
California Department of Transportation
District 7
Environmental Planning Branch
120 Spring Street
Los Angeles, CA 90012

Dear Mr. Ballantine:

This letter is in response to your request for comments on the Notice of Preparation of the Draft Environmental Impact Report for the realignment of State Highway 118. Issues which the City staff feels should be addressed in the EIR include the following:

Archaeology

An archaeological complex (Ca-Ven-31, 32, 33, and 34) is located in the area west of the Saticoy townsite and could be affected by Alternative D. According to EIR-670 (City of Ventura), the site was a Chumash rancheria known as Sa'aqtik'oy.

Agricultural Conversion

Several alternative alignments cut through agricultural land which could reduce the agricultural viability of these lands. In particular, the Northeast Bypass traverses land identified by the City's Future Land Use Plan as "Agricultural Use (to be reconsidered in 1990)". This alternative also cuts through agricultural land, east of Franklin Barranca, which is under a Land Conservation Act contract and is part of the Santa Paula Greenbelt agreement.

Public Services

Traffic Signalization

The EIR or design aspects of the project should address the need for an interconnected traffic signal system on State Highway 118 between State Highway 126 and State Highway 232. This could involve construction of all signalized intersections in the project, including but not limited to Telephone Road, Nardo Street, North Bank Drive, and Darling Road. This may also include an interconnecting cable for the entire length of the system.

Connector Roads

The EIR or design aspects of the project should address the realignment and construction of the easterly end of Henderson Road to intersect with Darling Road, instead of Wells Road. The alignments discussed in the EIR should consider the City's Circulation Plan which proposes the extension of North Bank Drive south of the railroad right-of-way.

Major Roads

Consideration should be given to widening the bridge structure and ramp modifications at Wells Road and State Highway 126.

Noise and Air Quality Factors

Refer to letter from the County of Ventura.

Scenic Resources

State Highway 118 is designated in the City's Scenic Highways Element as an adopted City Scenic Drive and shown as an adopted County Scenic Highway. In addition, the intersection of Wells Road (Highway 118, and Highway 126) is a designated City Scenic Approach.

Parks and Recreation/Schools

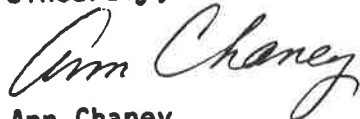
Alternatives B and D would be located adjacent to Saticoy Regional Park. Safe pedestrian and bicycle access across the highway from the Saticoy townsite to the park and Saticoy School (located at Jasmin Avenue and Darling Road) should be addressed in the EIR.

Land Use Implications

The City and County are in the process of preparing a land use plan for the Saticoy townsite area. Because of the land use implications, any one of these alternative alignments could have an effect on existing and future land uses. Therefore, the City and County would request that Caltrans evaluate the land use impacts of the alternative alignments on existing land uses in the EIR. The City will be glad to assist Caltrans on this matter.

If you have any questions with regard to these comments, please contact Ann Chaney, or Omen Ross at (805) 654-7800.

Sincerely,

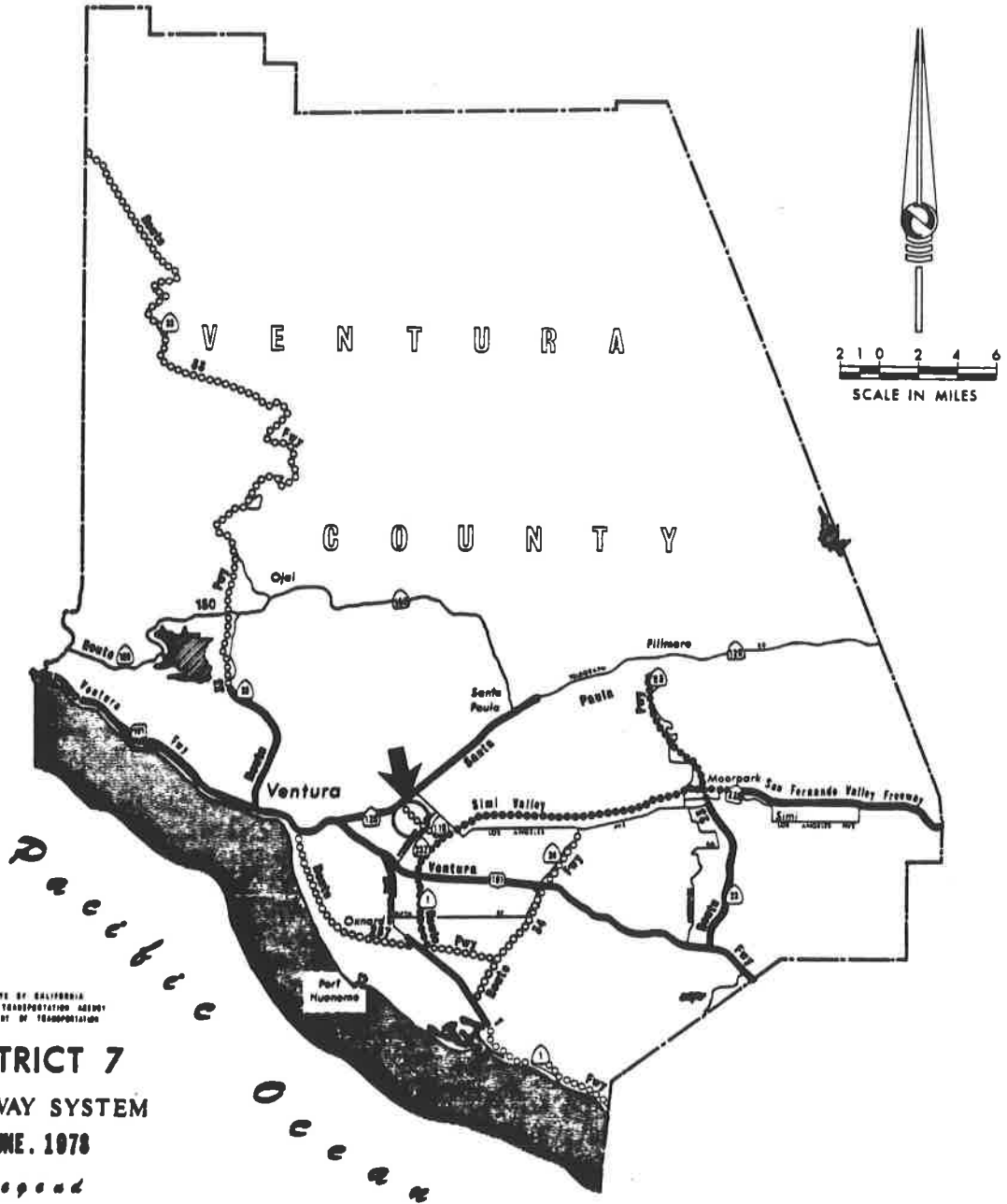


Ann Chaney
Senior Planner

AC/paw/2

cc: Omen Ross

VENTURA COUNTY



STATE OF CALIFORNIA
 HIGHWAYS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DISTRICT 7 HIGHWAY SYSTEM JUNE, 1978

Legend

LEGISLATIVE AND SIGN ROUTE NUMBERS		INTERSTATE ROUTE US SIGN ROUTE STATE SIGN ROUTE
PREWAYS		COMPLETED
		UNDER CONSTRUCTION
		SUBSIDIZED
EXPRESSWAY		ROUTE ADOPTED
		ROUTE UNDER STUDY
		ROUTE NOT ADOPTED

Special Location not Determined

FIGURE 1 Vicinity Map

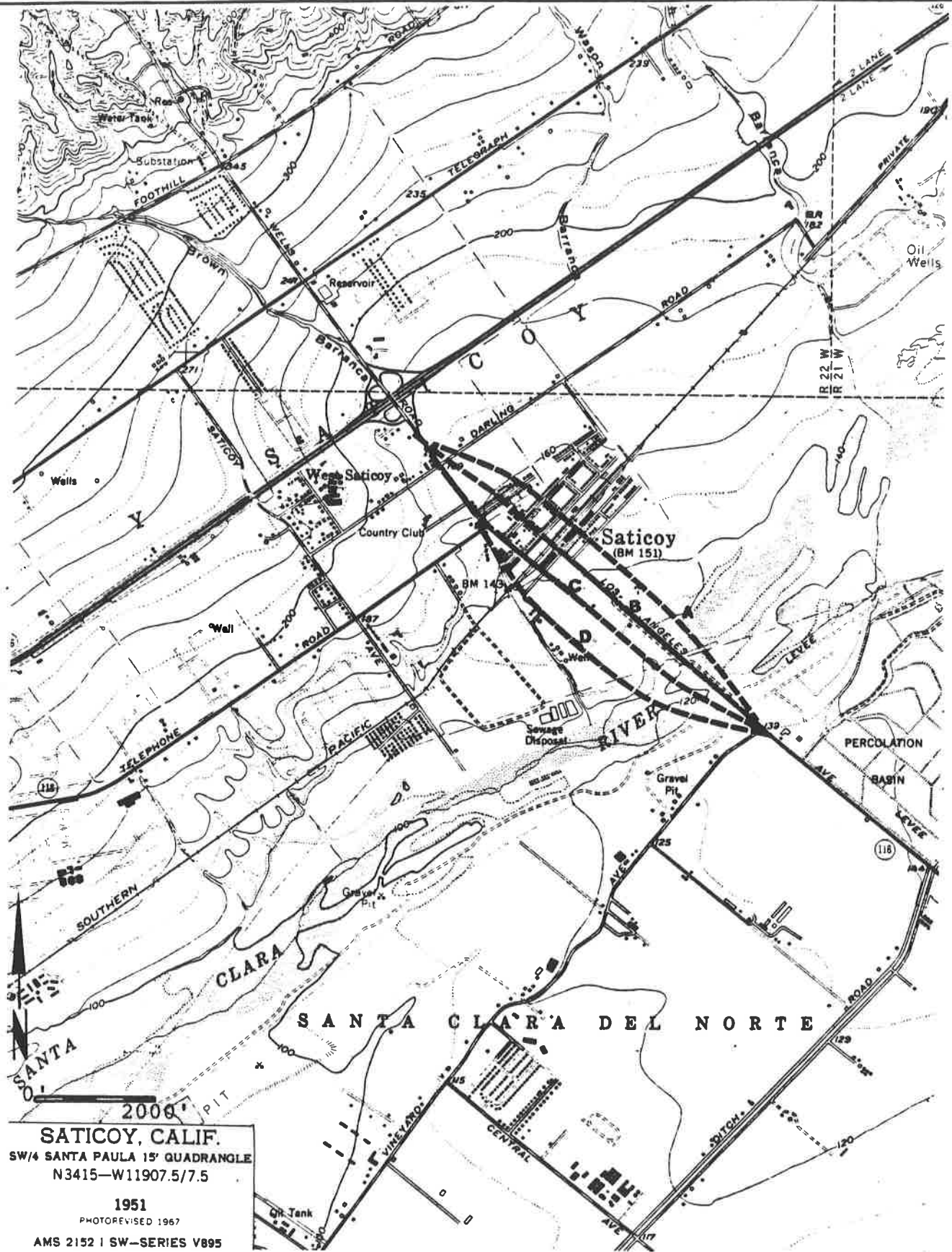


FIGURE 2
Project Location Map

don't copy

7/23

APPENDIX A

HISTORIC ARCHITECTURAL SURVEY REPORT

HISTORIC ARCHITECTURAL SURVEY REPORT

FOR

07-VEN-118

PM 0.5/2.2

07203 - 004060

PREPARED FOR:

WAYNE BALLANTINE, Chief
Environmental Planning Branch
District 7
Department of Transportation

PREPARED BY:

L.M. Webb / Robert J. Wlodarski / George A. Casen

L.M. WEBB/ROBERT J. WLODARSKI/GEORGE A. CASEN
Environmental Planners
District 7
Department of Transportation

APPROVED BY:

JOHN W. SNYDER
Chief Architectural Historian
Office of Environmental Analysis
Department of Transportation

INTRODUCTION

The APEI for this project is located in Saticoy, California. Vicinity and location maps are shown in Figures 1 and 2. A field survey was performed for the APEI. The results are presented in a format designed to address the individual structures along each proposed alignment within the APEI (Figure 3). Every structure within the APEI was field checked, photographed, and researched for information concerning the original date of construction and any subsequent remodeling at the Ventura County Assessor's office. Archival data at the Ventura County Historical Museum and local interviews provided supplemental substantive information. These results are presented in Figures 4 through 7 as photographs and other illustrative information. Figure 8 presents a graphic synthesis of the data base for ease in reference while Figure 9 shows the 1921 Sanborn map for Saticoy.

HISTORICAL SUMMARY OF SATICOY

The town of Saticoy was originally comprised of two sections, West Saticoy, the Upper Town, and Saticoy or the Lower Town. The two areas were a mile apart, but were tied together by the post office, school and economic necessity.

In 1887 the Southern Pacific Railroad purchased the land on which the town of Saticoy now stands, and laid out the town site.

Shortly thereafter, construction began on the railroad depot and

the Southern Mill and Warehouse Company building where the beans in the local area were stored for later shipment. These and the Charles Hotel, Alexander's Meat Market, Duval's Dry Goods store, Crane's general merchandise store, several saloons, a blacksmith's shop, Congregational Church, and several residences comprised early Saticoy.

The original families listed in the local directory for the Saticoy Depot in 1890 included:

- | | |
|----------------------|--------------------------------------|
| 1. Mr. & Mrs. Kilson | 8. Forest Myers |
| 2. Moses Walls | 9. Bud Pratt |
| 3. Rev. & Mrs. Pratt | 10. Elmer Duval |
| 4. Rev. Bristol | 11. Melvin Duval |
| 5. Mr. Farwell | 12. Walter Pratt |
| 6. Gertrude Wright | 13. Arthur Snell |
| 7. A. Everett | 14. Rev. Snell |
| | 15. Mr. Waller (Mrs. Pratt's father) |

These early pioneers settled Saticoy and became the first property owners, shop keepers, investors and community leaders, forming the nucleus of the town. Many of the older residential structures still standing in Saticoy (most lying just outside of the APEI) were dwellings constructed and used by some of these early pioneers and therefore represent the remaining architectural elements which date to the founding of this town.

Saticoy became a major shipping point for many of the products of the rich valleys of the adjacent region. Grain, beans, beets, hay, fruit, walnuts, and apricots grown in the general area, or shipped from adjacent valleys, contributed to Saticoy's shipping status.

Saticoy's ability to store supplies and its central location, contributed greatly to its early recognition and development. Between upper and lower Saticoy, are the Saticoy Springs where water was piped to the town and utilized for irrigation purposes. The Saticoy Springs were originally the property of Rev. S.T. Wells, and the major route through the town was fittingly named after him (Wells Road).

The Saticoy Water Company was organized in 1897 and a number of wells were tapped to provide a steady water supply for local residential use and agricultural activities.

The growth and development of Saticoy in general, parallels that of Ventura County, characterizing the Expansionist-Agricultural Period in Southern California. From its inception in 1887, Saticoy prospered due to its agricultural heritage and its prime location along the Southern Pacific Railroad route. This trend for the growth and development of small towns along major railroad routes in counties such as Ventura (where agriculture played a major role), is characterized in Saticoy. Many of these towns still maintain their early agricultural image.

The structural growth evidenced in Saticoy is directly tied to its agricultural heritage where single-story, wood frame and brick structures constructed between 1887 and 1940 reflect a long tradition of residential dwellings designed to accommodate the pioneering families, the local work force and basic business oriented community services.

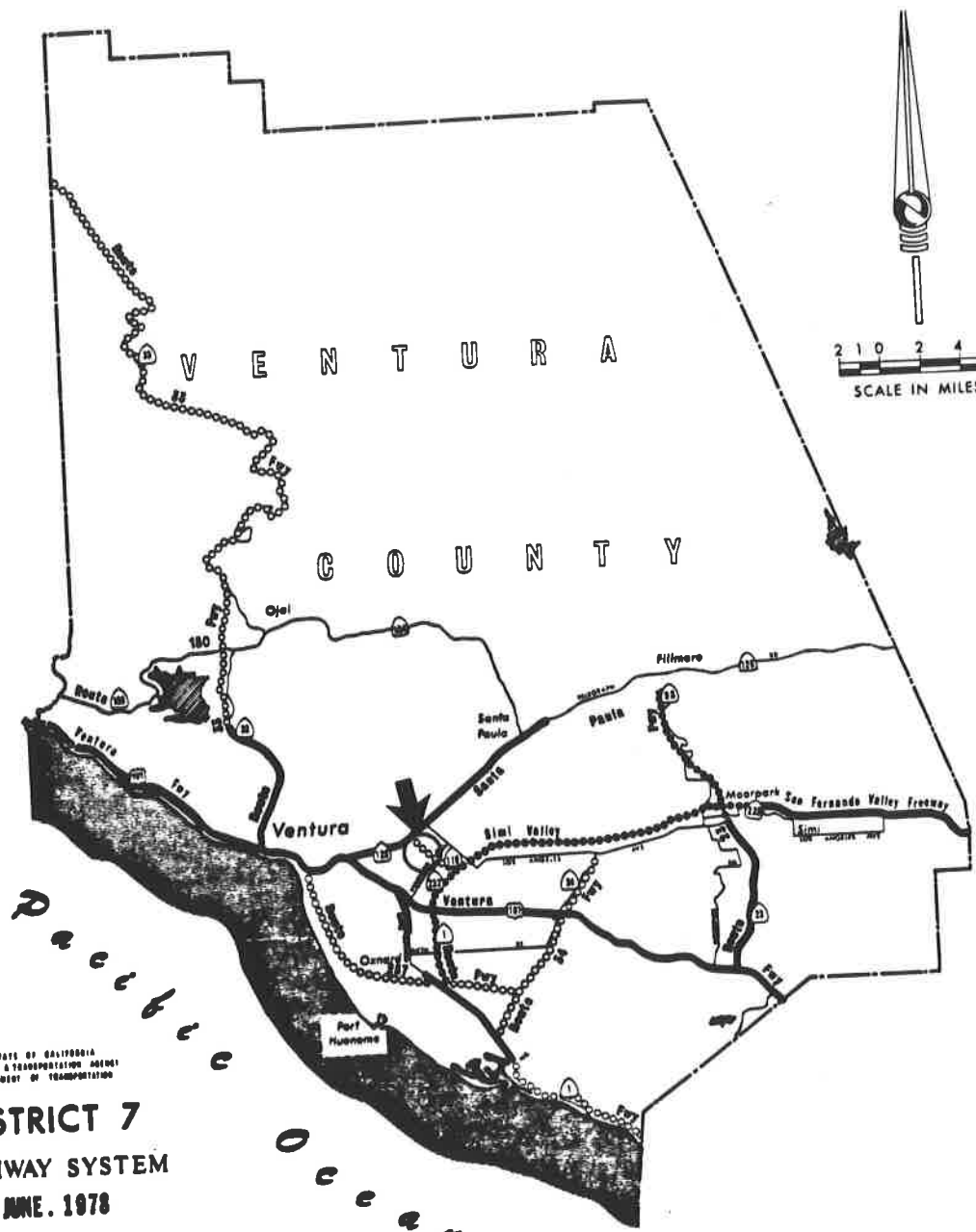
Of the structures which comprised early Saticoy, only a few remain intact without extensive alterations. The Saticoy Agricultural Warehouses and the TLC Shooters Supplies building (originally the Saticoy Bank building) represent the only remaining resources within the APEI which do not appear to have been extensively modified or altered beyond recognition. Other early buildings, primarily residential, along Nardo, Azahar, and Violeta streets and several commercial structures along Los Angeles Avenue, though dating from 1886-1930, have been altered to such an extent that much of their integrity of setting, workmanship, material, design, or feeling and association have been comprised. Many of the early structures have been relocated or demolished over the years.

The pre-1940 structures located along Aster Street, as well as other streets within the APEI, appear to have been moved in to accommodate a work force which came to Saticoy during the late 1920s-1930s. Early historic maps between 1900 and 1921 do not show Aster Street, a post-1920 addition to the community to accommodate an increased population.

The fact that several pre-1920 structures exist along Aster Street within the APEI suggests that they are buildings which were moved into the area at later date.

The Ventura County Historical Society has no opinion on the significance of structures within Saticoy. Pertinent information obtained during this study was utilized to evaluate the individual structures, specifically addressing architectural qualities relevant to National Register criteria for eligibility. This survey attempted to find the homes of the town's founders, searched beyond the APEI for potential districts, and evaluated all buildings in the APEI vis-a-vis their architectural integrity and representation of the history of the town.

VENTURA COUNTY

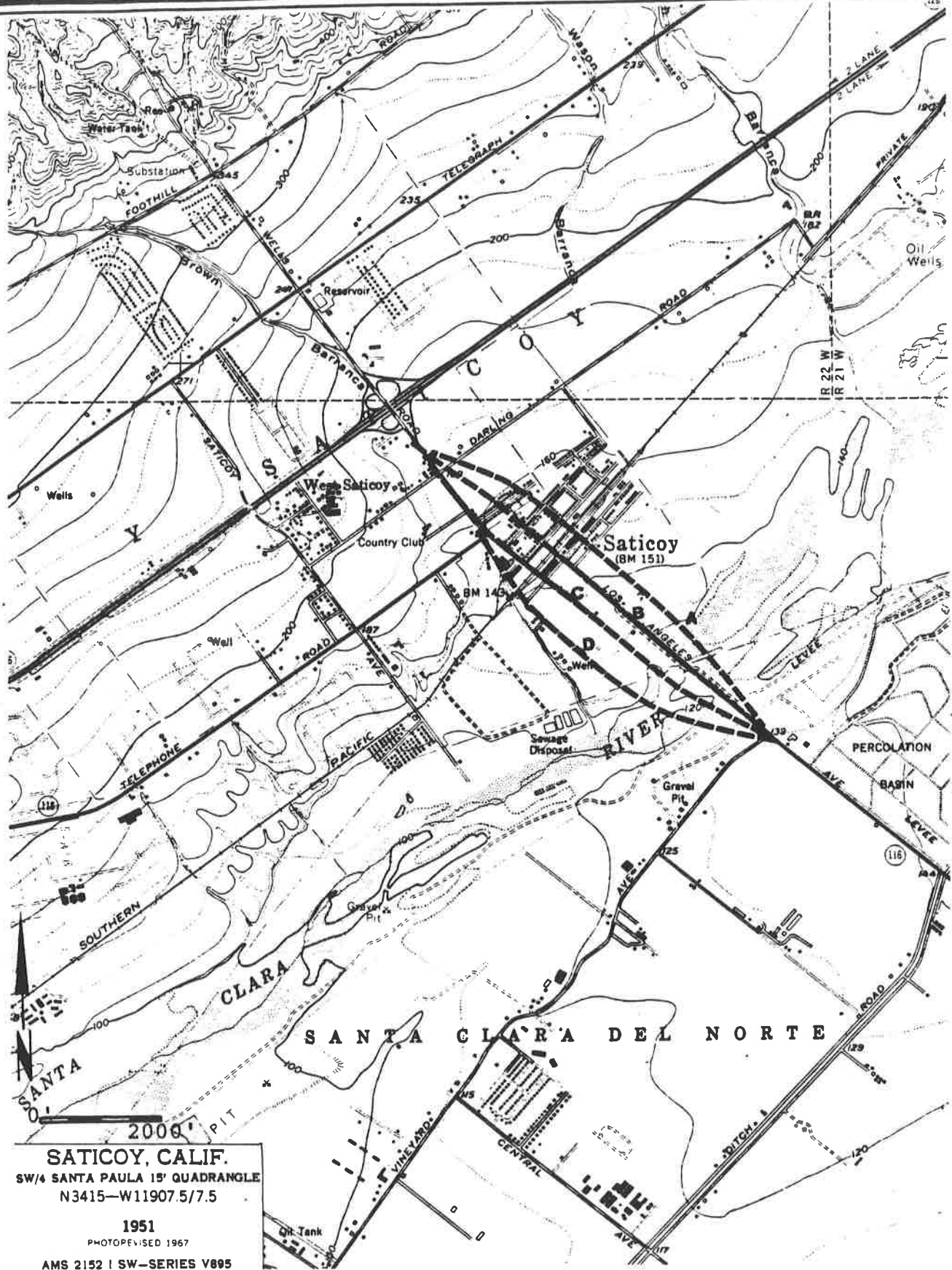


STATE OF CALIFORNIA
 OFFICE OF TRANSPORTATION AGENCIES
 DEPARTMENT OF TRANSPORTATION
DISTRICT 7
HIGHWAY SYSTEM
JUNE, 1978

Legend

- | | |
|------------------------------------|---|
| LEGISLATIVE AND SIGN ROUTE NUMBERS | <ul style="list-style-type: none"> ⊖ INTERSTATE ROUTE ⊕ U.S. SIGN ROUTE ⊗ STATE SIGN ROUTE |
| PREWAYS | <ul style="list-style-type: none"> ▬ COMPLETED ▬ UNDER CONSTRUCTION ▬ BUDGETED ▬ ROUTES ADOPTED ▬ ROUTES UNDER STUDY ▬ ROUTES NOT ADOPTED |
| EXPRESSWAY | ▬ |
| CONVENTIONAL HIGHWAY | ▬ |
- East Location
West Location

FIGURE 1
Vicinity Map



2000' PIT
SATICOY, CALIF.
 SW/4 SANTA PAULA 15' QUADRANGLE
 N3415-W11907.5/7.5
 1951
 PHOTO REVISSED 1967
 AMS 2152 I SW-SERIES V895

FIGURE 2
Project Location Map

Anti-Stamps

Fig 3

ANALYSIS

ALIGNMENT A

The survey for Alignment A began near Vineyard Avenue on the east, traveled west through open fields, connecting with Alelia Street, then continued west until connecting with Wells Road just beyond Darling Road to the east of the Santa Paula Freeway and Henderson Road (Figure 3).

The eastern portion of the Alignment from Vineyard Avenue to Rosal Avenue is the Santa Clara River floodplain and open fields used for agricultural purposes. From Rosal Avenue to Aster Street along the north and south sides of Alelia Avenue seven pre-1940 structures and 16-post-1940 structures are present. On the western portion of the alignment from Aster Avenue to Darling Road, the area consists of agricultural lands and open space.

The area from Rosal Avenue to Azahar, along Alelia and Los Angeles Avenues, constitutes the earliest developmental unit in Saticoy. Here, the Southern Pacific Railroad constructed its depot. The early hotels, commercial buildings and residences grew in response to this new mode of transportation.

Pre-1940 Structures in the APBI

<u>Address</u>	<u>Street side</u>	<u>Original date of construction</u>	<u>Figure</u>
1456 Alelia Avenue	N	1890	4-1
1442 Alelia Avenue	N	1900	4-2
11208 Nardo Street	N	1896	4-3
11209 Violeta Street	N	1900	4-4
11178 Aster Street	S	1930	4-5
11193 Violeta Street	S	1932	4-6
1243 Alelia Avenue	S	1938	4-7

1. Figure 4-1: Cottage at 1456 Alelia Avenue

A one story cottage in a vernacular style with a hip roof, constructed around 1890. Extensive alterations include: asbestos shingle siding, a porch and entryway addition on the facade, and some of the original windows replaced by newer aluminum ones.

2. Figure 4-2: Cottage at 1442 Alelia Avenue

A square-shaped one story cottage in a vernacular style built around 1900 with a gable roof and clapboard siding. Alterations include : a rear room addition, right front

3. Figure 4-3: House at 11208 Nardo Street

A one story, L-shaped structure built around 1888, constructed in a Victorian box style with a gable roof, inside chimney, and lathe post and scroll work on the porch, with a south addition constructed in 1890. Alterations include: additional and modified windows, an attic vent and a re-shingled roof. This was the Wright house, that of a pioneering family of lower Saticoy.

Analysis of Wright House

Figure A shows the Wright House as built (1888). Figure B shows the Wright House as built after addition (1890). (Note that the window in the addition is of different dimension than that in the original building.)

Figure 4-3 shows the Wright House as it is today. The original windows have been removed and new decorative windows have replaced them. A plate glass sliding window has been placed behind the porch.

While the addition compromised the rustic simplicity of the original Victorian cottage, the recent window changes have totally destroyed integrity of this house.

4. Figure 4-4: Cottage at 11209 Violeta Street

A square shape, building in a vernacular style built around 1900 and re-stuccoed around 1957. It exhibits a hip roof. Alterations include: a stuccoed exterior, and a front concrete porch addition.

5. Figure 4-5: Cottage at 11178 Aster Street

A rectangular shaped, one story cottage in a vernacular style built around 1930 with horizontal and vertical wood framing, a gable roof, and no chimney. Alterations include: a rear addition to the house in the same wood frame construction.

6. Figure 4-6: Cottage at 11193 Violeta Street

A rectangular shaped, one story in a vernacular style-built around 1932 with a gable roof, and picket fence surrounding the property. Alterations include: stuccoed exterior over the original wood siding, room additions and window modifications.

7. Figure 4-7: Cottage at 1243 Alelia Avenue

A rectangular shaped one story in a vernacular style, built in 1938 with a gable roof, small box shaped front porch, outside chimney of brick, and plain rectangular wood frame windows. It is constructed with horizontal and vertical wood

A square shape, building in a vernacular style built around 1900 and re-stuccoed around 1957. It exhibits a hip roof. Alterations include: a stuccoed exterior, and a front concrete porch addition.

5. Figure 4-5: Cottage at 11178 Aster Street

A rectangular shaped, one story cottage in a vernacular style built around 1930 with horizontal and vertical wood framing, a gable roof, and no chimney. Alterations include: a rear addition to the house in the same wood frame construction.

6. Figure 4-6: Cottage at 11193 Violeta Street

A rectangular shaped, one story in a vernacular style-built around 1932 with a gable roof, and picket fence surrounding the property. Alterations include: stuccoed exterior over the original wood siding, room additions and window modifications.

7. Figure 4-7: Cottage at 1243 Alelia Avenue

A rectangular shaped one story in a vernacular style, built in 1938 with a gable roof, small box shaped front porch, outside chimney of brick, and plain rectangular wood frame windows. It is constructed with horizontal and vertical wood siding. Modifications and alterations to the exterior of the

structure appear to be minimal and include: occasional new wood siding slats, and some window modifications.

Post-1940 Structures in the APEI

Fifteen post-1940 structures exist within this APEI and include a number of residential and commercial buildings which were constructed primarily from 1950-1965. Typical examples of these structures are illustrated in Figures 4-8 through 4-10.

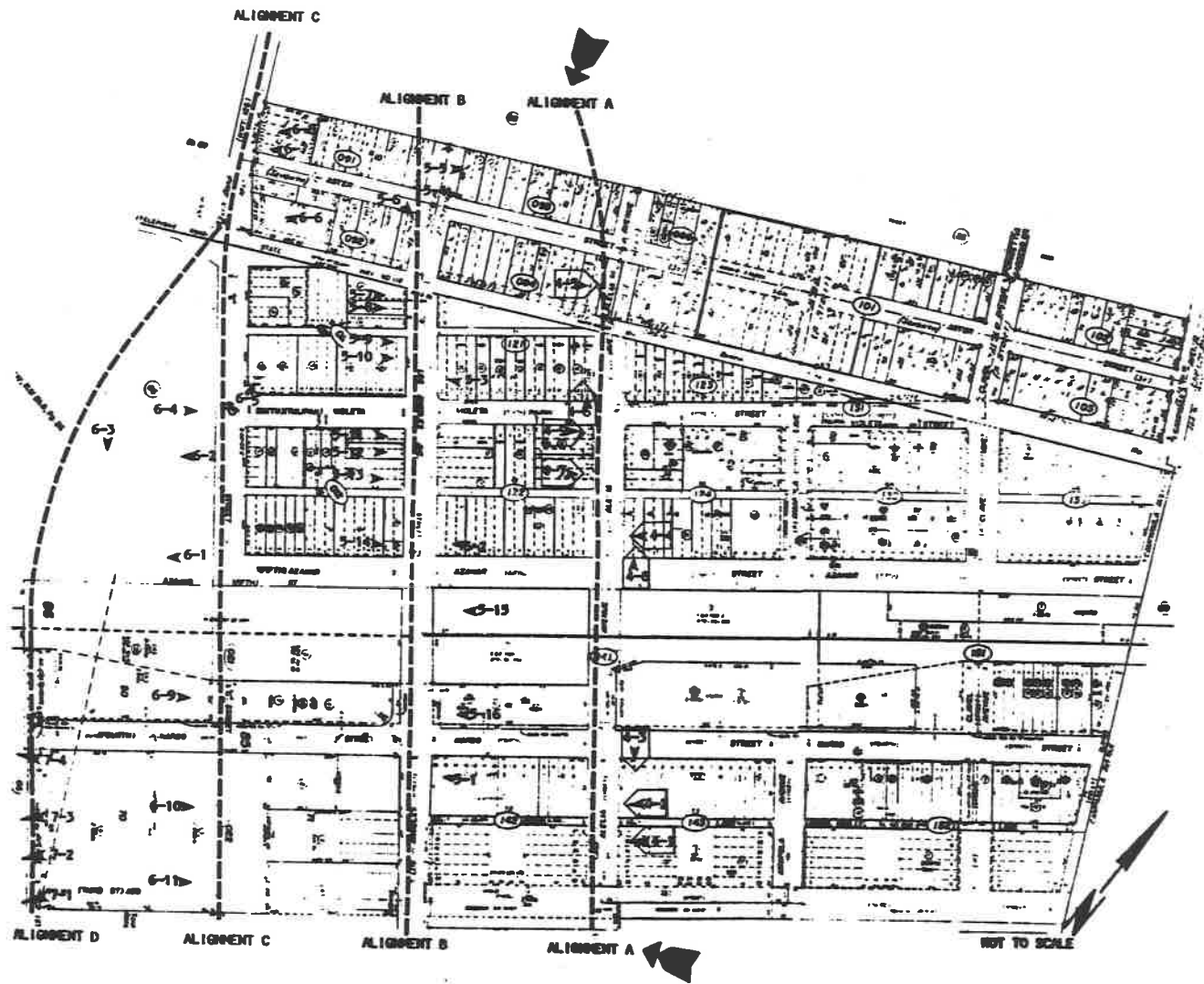


PHOTO GUIDE TO STRUCTURES LOCATED ALONG ALIGNMENT A

FIGURE

4

California Department of Transportation
Architectural Inventory/Evaluation Form

07-Ven-118: PM 0.5/2.2-Saticoy

<input type="checkbox"/> LISTED	<input type="checkbox"/> DETERMINED ELIGIBLE
<input type="checkbox"/> APPEARS ELIGIBLE	<input checked="" type="checkbox"/> APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: Houses located along Alelia Avenue
2. Historic name: _____
3. Street or rural address: Alignment A-see attached list
City Saticoy Zip 93004 County Ventura
4. Parcel number: See attached map
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

There are 23 buildings along Alelia Avenue. Seven of these were built between 1890 and 1938. These are cottage-size homes. The other sixteen buildings are mixed residential and commercial.

See attached information for specific details regarding the older buildings and the typical newer ones.

Attach Photo(s) Here

SEE ATTACHED PHOTOGRAPHS

8. Construction date: 1890-
Estimated _____ Factual 1938
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1984

Jan. 1983

13. Condition: Excellent ___ Good X Fair X Deteriorated ___ No longer in existence ___
14. Alterations: See attached sheet
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project X Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: None

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Though some of the earlier houses (1456 Alelia Avenue and 11208 Nardo Street) are associated with the early development of the town of Saticoy, extensive modifications have destroyed the sense of time and place that they once conveyed. In addition, it is felt that these structures do not possess integrity of design, materials, or workmanship to warrant further consideration.

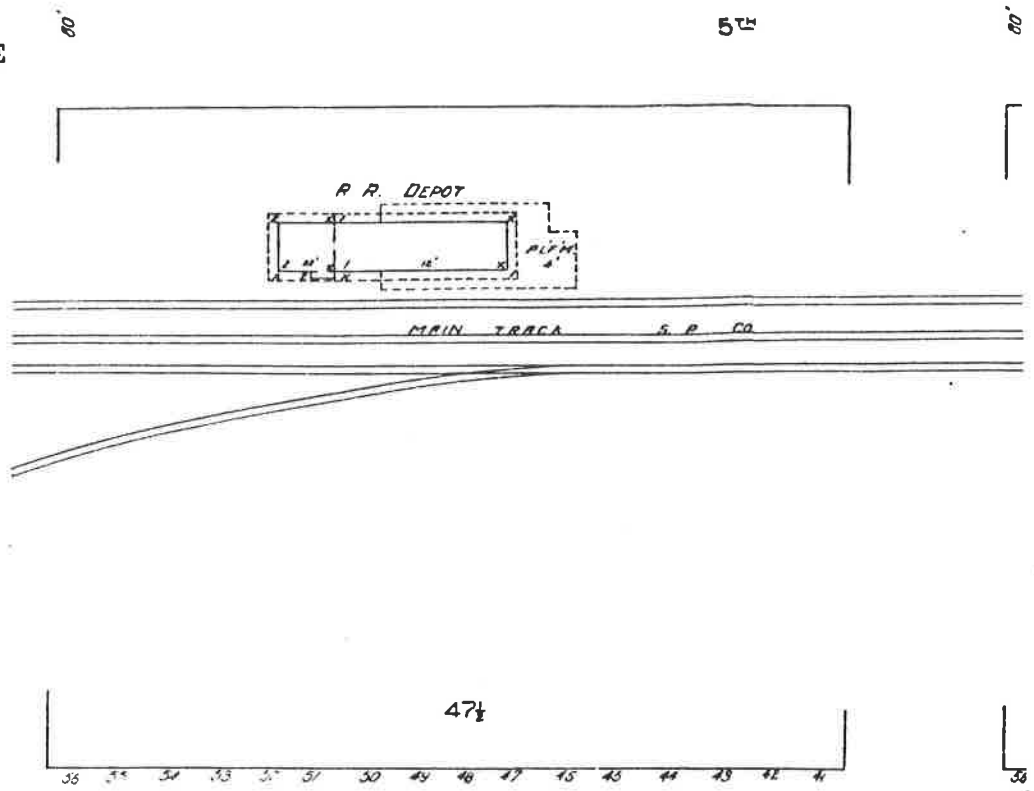
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture ___ Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates). Field survey from June-August of 1984. Early play survey maps, City directories, 1921 Sanborn Fire Insurance map and local histories.
22. Date form prepared 7-17-1984
 By (name) Robert J. Wlodarski
 Organization EPB-Caltrans
 Address: 120 S. Spring Street
 City Los Angeles Zip 90012
 Phone: 213-620-4642

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

"See Attachments"

NOT TO SCALE



(ALELIA)

FIGURE 4-3

FIGURE 4-2

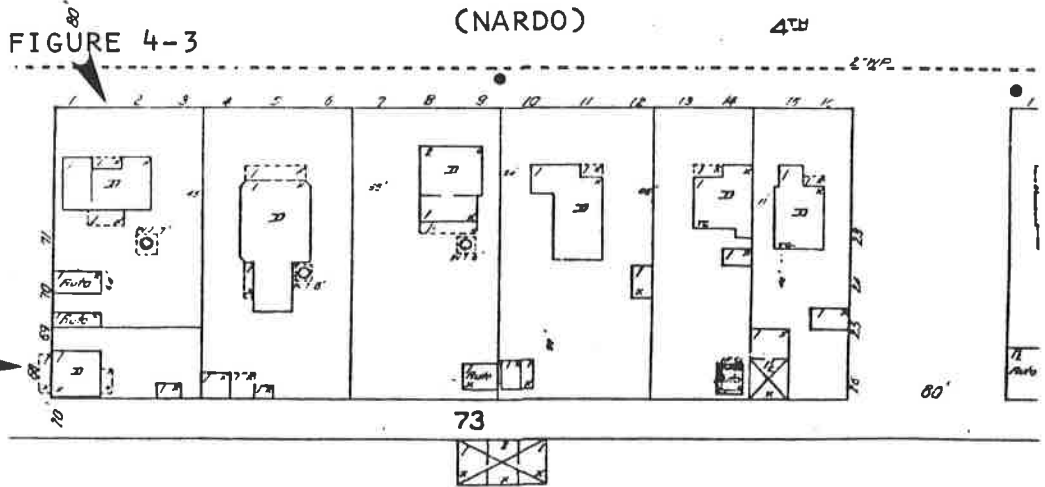
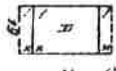


FIGURE 4-1



STRUCTURES ALONG NARDO, ALELIA AND ROSAL

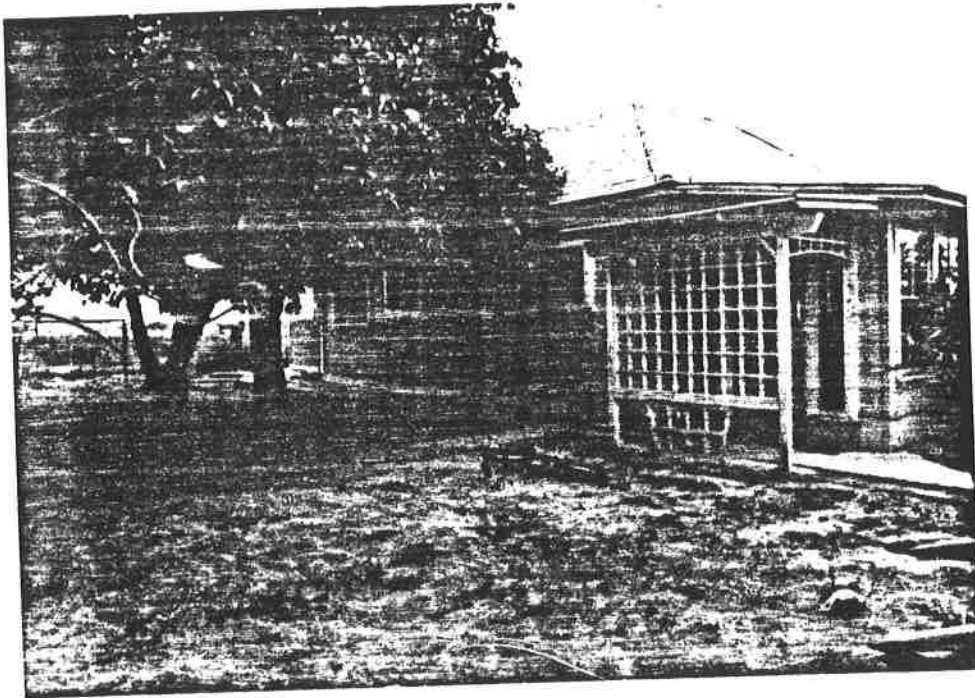


FIGURE 4-1
1456 ALELIA AVENUE (CIRCA 1890)

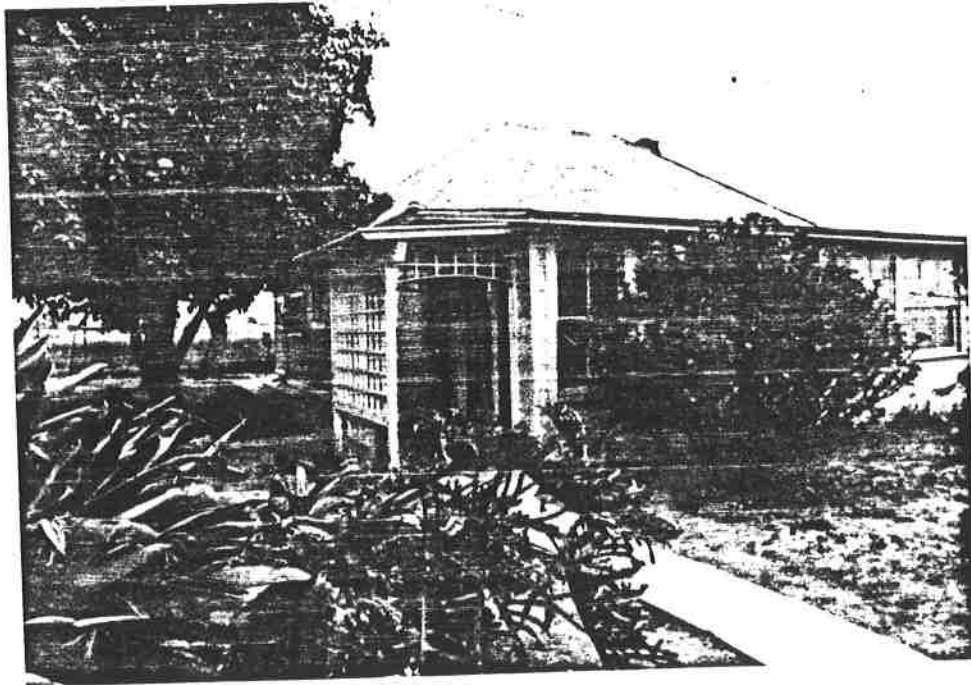


FIGURE 4-1
1456 ALELIA AVENUE (CIRCA 1890)

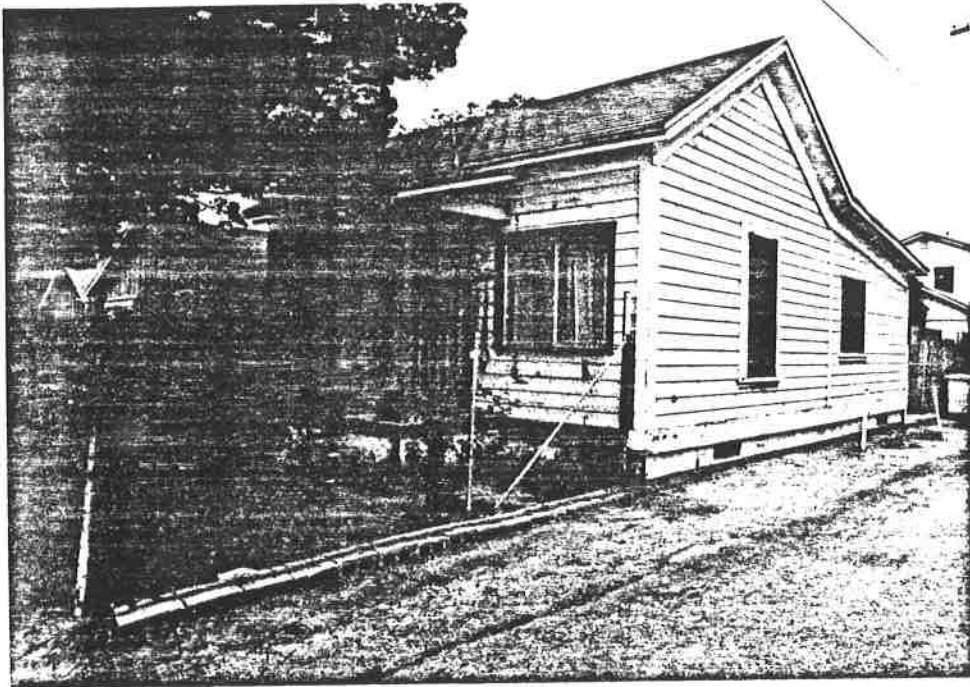


FIGURE 4-2

1442 ALELIA AVENUE (CIRCA 1900)

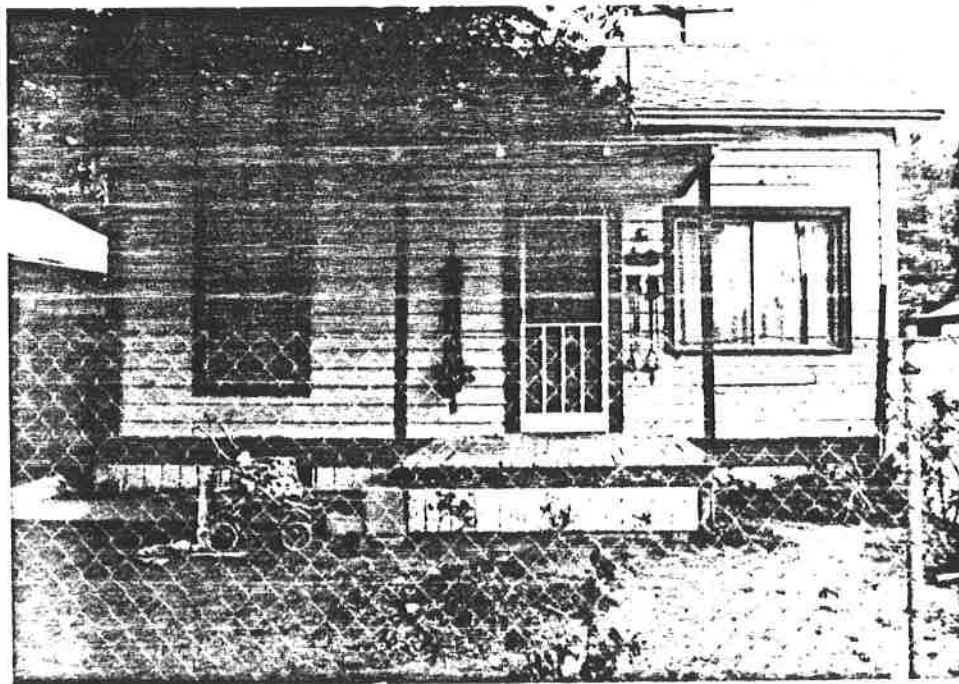


FIGURE 4-2

1442 ALELIA AVENUE (CIRCA 1900)



FIGURE 4-3

11208 NARDO STREET (CIRCA 1896)

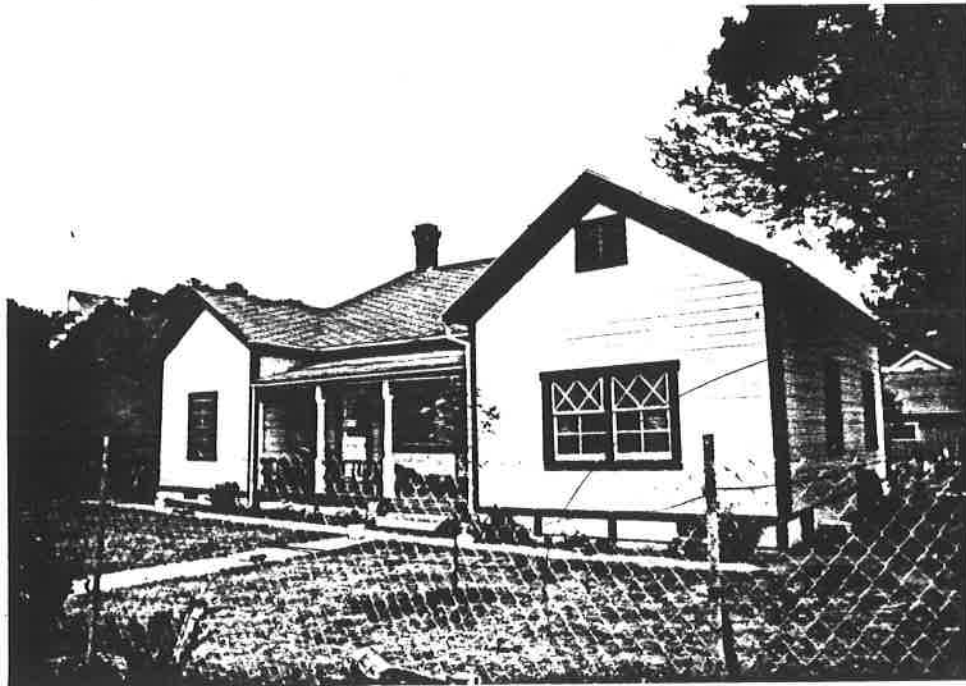


FIGURE 4-3

11208 NARDO STREET (CIRCA 1896)

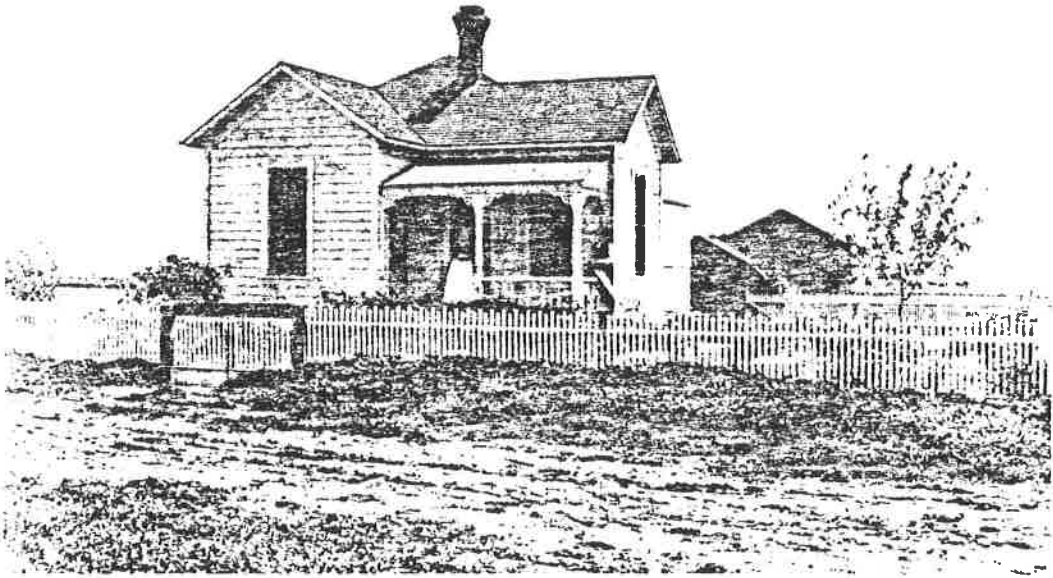


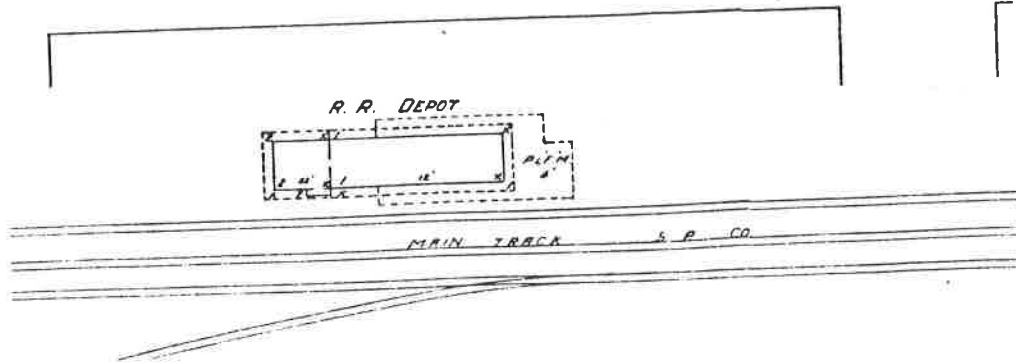
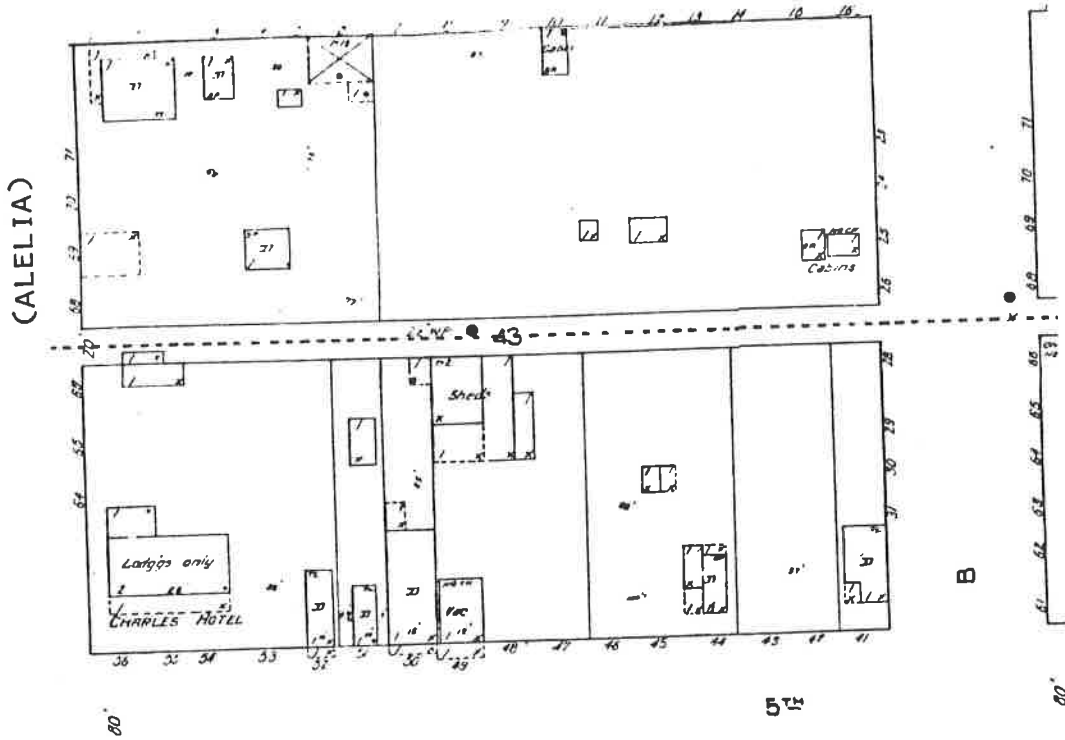
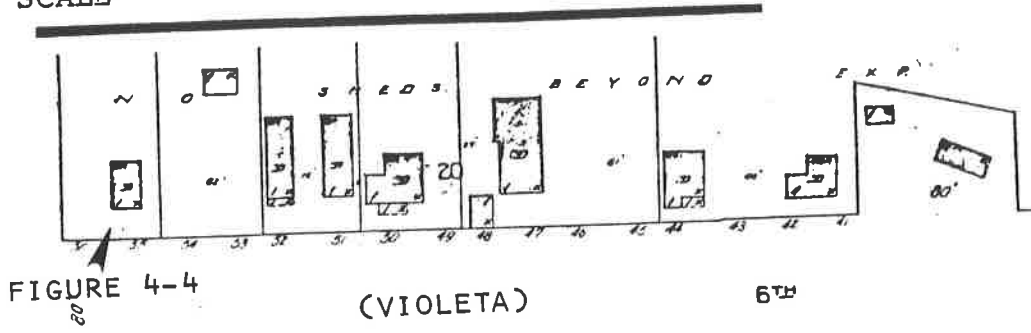
FIGURE A



FIGURE B



NOT TO SCALE



STRUCTURE ON VIOLETA AND ALELIA

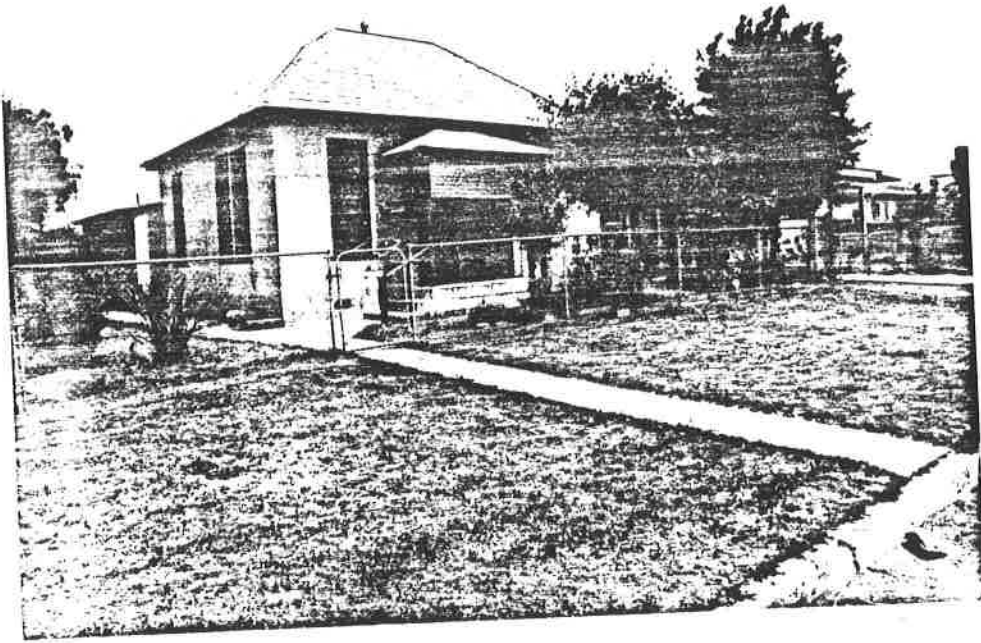


FIGURE 4-4
11209 VIOLETA STREET (CIRCA 1900-REMODELED 1957)

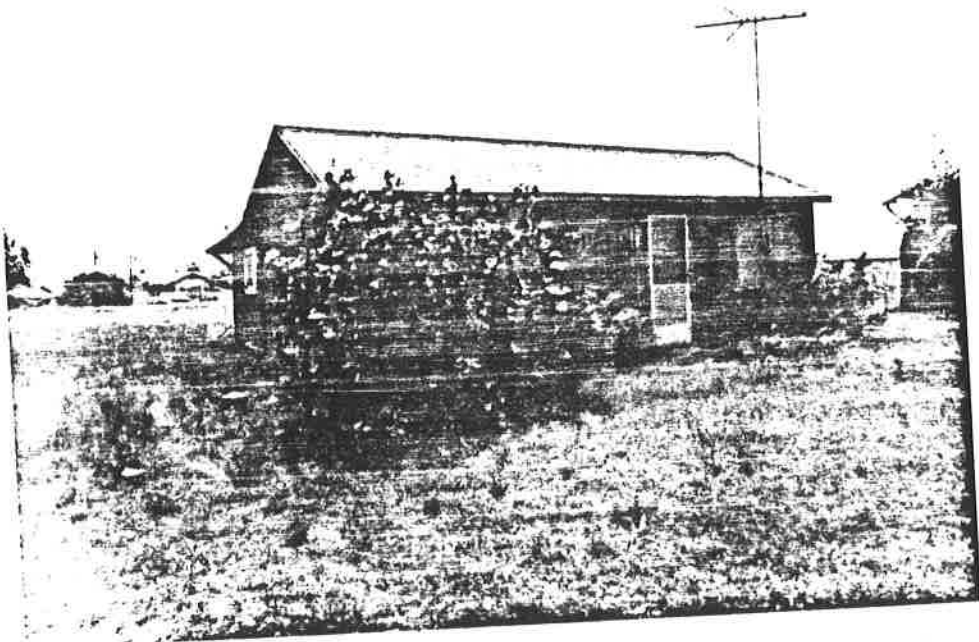


FIGURE 4-5
11178 ASTER STREET (CIRCA 1930)

NOT TO SCALE

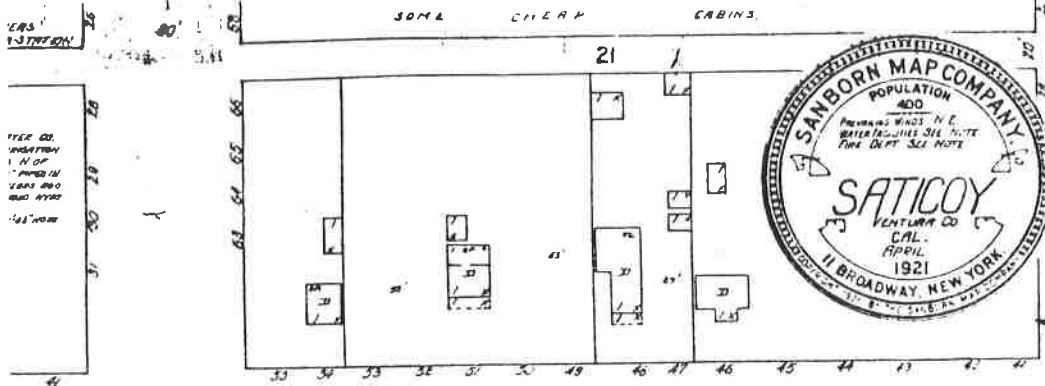


FIGURE 4-6

(VIOLETA)

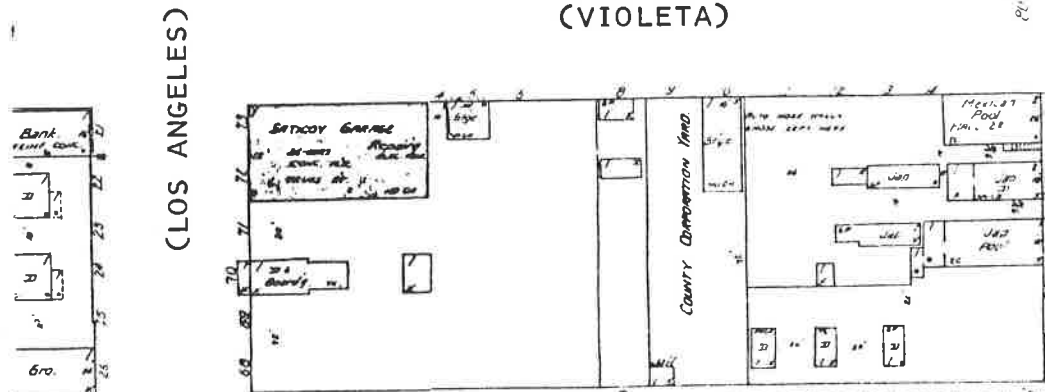
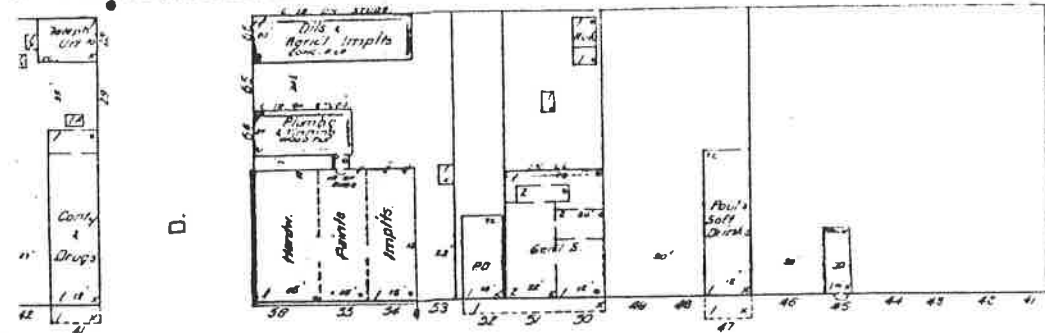
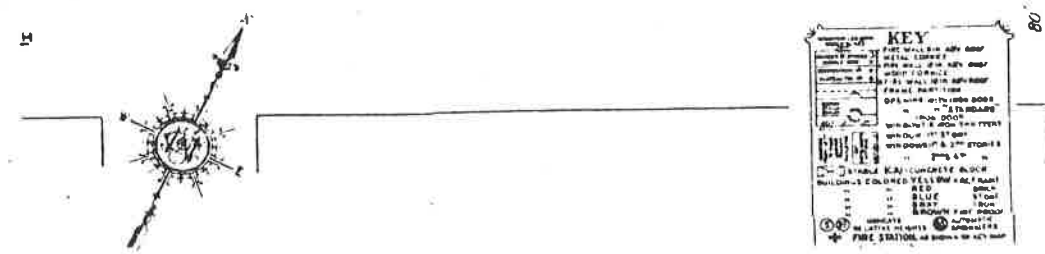


FIGURE 4-7

(LOS ANGELES)



(ALELIA)



STRUCTURES ALONG ALELIA

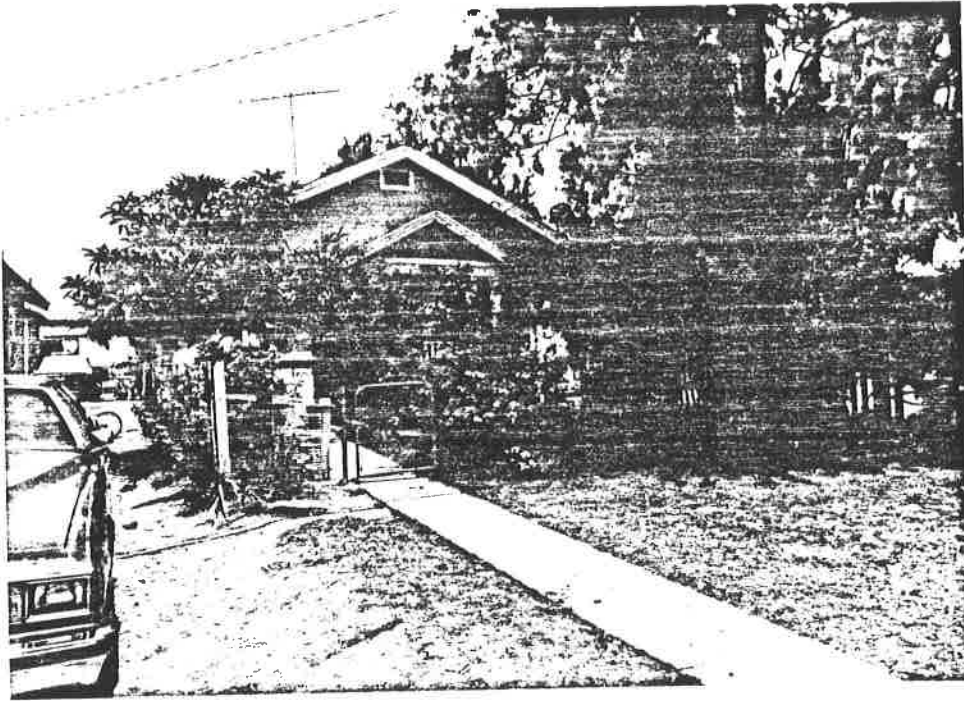


FIGURE 4-6

11193 VIOLETA STREET (CIRCA 1932)

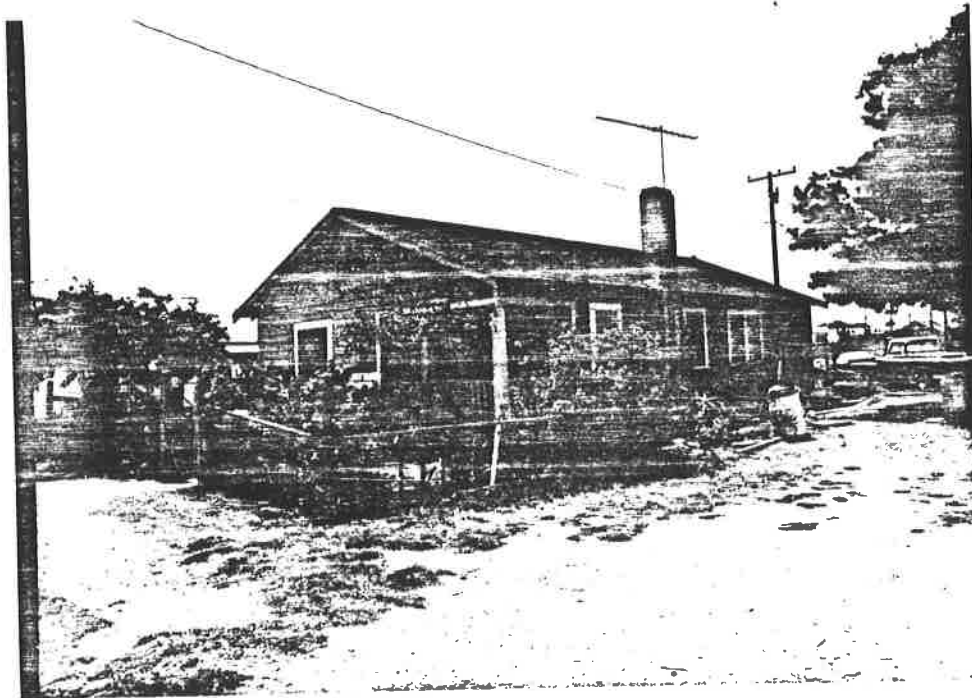


FIGURE 4-7

1243 ALELIA AVENUE (CIRCA 1938)



FIGURE 4-8

LATE 1940 STRUCTURES NEAR ALELIA AND AZAHAR STREETS



FIGURE 4-9

BRICK BUILDING FROM 1950S NEAR VIOLETA AND ALELIA



FIGURE 4-10

1950S STRUCTURES REMODELED IN THE 1970S

(ALELIA AND AZAHAR)

Alignment B

The survey for Alignment B began near Vineyard Avenue on the east, proceeded west along existing Los Angeles Avenue, passing through agricultural land on the western portion, and terminated on the west near Darling Road.

The eastern portion of the alignment, beginning just west of the Santa Clara River floodplain to Rosal Avenue, consists entirely of commercial structures dating to the 1950s-1960s. Between Rosal Avenue and Aster Street, the alignment is dominated by a mixture of residential and commercial structures dating from the 1890s-1960s.

Los Angeles Avenue has been the major transportation route through Saticoy since the 1890s. The majority of early residential and commercial structures built during this time, fronted on Los Angeles Avenue or could be found in close proximity to it on the north side of the street.

Pre-1940 Structures in the APEI

<u>Address</u>	<u>Street side</u>	<u>Original date of construction</u>	<u>Figure</u>
11108 Nardo Street	N	1938	5-1
1292 Los Angeles Avenue	N	1909	5-2
11107 Violeta Avenue	N	1896	5-3
11103 Aster Street (front)	N	1926	5-4
11103 Aster Street (rear)	N	1920	5-5
11079 Aster Street	S	1940	5-6
1141 Los Angeles Avenue	S	1915	5-7
1151 Los Angeles Avenue	S	1922	5-8
1179 Los Angeles Avenue	S	1920	5-9
1181-1183 Los Angeles Avenue	S	1920	5-10
<i>Kobe's Trading Post</i> 1203 Los Angeles Avenue	S	1911	5-11
1219 Los Angeles Avenue	S	1936	5-12
1243 Los Angeles Avenue	S	1890	5-13

8. Figure 5-1: Cottage at 1118 Nardo Street

A rectangular shaped cottage in vernacular style built around 1938 with a gable roof, double hung sash windows board and batten siding, on a raised concrete foundation. Alterations include : room additions on the east and window shutters. The porch also appears to be an addition.

9. Figure 5-2: Commercial structure at 1292 Los Angeles Avenue

A rectangular shaped brick structure (the Saticoy Hardware store) which dates to around 1909, it represents one of the earliest commercial buildings in Saticoy. Based on early photographs, the Hardware store (once known as the John Madison Co. Hardware store) had extensive fenestration which has since been modified. The exterior has been stuccoed. The original brick facade may be intact under the new stucco exterior.

10. Figure 5-3: Commercial structure at 11107 Violeta Street

This is a rectangular shaped brick commercial building known as the Brigham Mfg. Co. Inc. The business has existed since 1896 and therefore represents one of the earliest in Saticoy. However, research indicates that the structure is either not in its original location having been moved from another part of town after 1921, or is a relocated business in new a building with later modifications. The original fenestration has been altered and the exterior has been stuccoed. Additions have been made on the western portion of the building.

11. Figure 5-4: Cottage at 11103 Aster Street

A rectangular shaped wooden cottage in a vernacular style, built around 1926 with a hip roof and front porch. The structure was remodeled around 1952 and alterations include a stuccoed exterior, a room addition on the north and altered fenestration.

12. Figure 5-5: Cottage at 11103 Aster Street (rear structure)

A rectangular shaped cottage in a vernacular style, built around 1920 with a gable roof and board and battern siding. Research indicates that this structure may have been moved to this location from another area. In a poor state of repair, alterations include: modified fenestration and door changes.

13. Figure 5-6: Cottage at 11079 Aster Street

A rectangular shaped cottage in a vernacular style built around 1940 with a gable roof and horizontal wood siding. In a good state of repair, structural alterations include: front porch, southern room additions and modified fenestration.

17. Figure 5-10: Cottages at 1181-1183 Los Angeles Avenue

A single story, rectangular shaped duplex in a vernacular style consisting of two adjoining residences built around 1920. A flat roof with a stepped uneven parapet, adjoining porches, horizontal wood siding and limited fenestration characterize this building. Alterations include: front porch and rear room additions. It is in a poor state of repair. This building appears to have been moved to this location.

18. Figure 5-11 Commercial structure at 1203 Los Angeles Avenue

One of the earlier commercial buildings comprising early Saticoy. Originally the first commercial bank in Saticoy, it is a rectangular shaped, concrete building in a Neo-classical style with pilasters, entablature, a triangular pediment above the remodeled door, large curved platform, with a linear, symmetrical arrangement of windows. It was built in 1911. Based on its potential significance utilizing National Register criteria a request for Determination of Eligibility has been prepared (Attachment A).

19. Figure 5-12: House at 1219 Los Angeles Avenue

A rectangular shaped one story house with a gable roof and horizontal wood siding built in 1936.

14. Figure 5-7: Cottage at 1141 Los Angeles Avenue

A rectangular shaped cottage in a vernacular style built around 1915 with a gable roof, front porch, horizontal wood siding and raised concrete foundation. Alterations include: re-modeled fenestration and room additions on the south. This building appears to have been moved to his location.

15. Figure 5-8: Cottage at 1151 Los Angeles Avenue

A rectangular shaped cottage in a vernacular style built around 1922 with a gable roof, front porch and horizontal wood siding. Alterations include: a southern room addition, and modified fenestration. This building appears to have been moved to this location.

16. Figure 5-9: Cottage at 1179 Los Angeles Avenue

A single story, rectangular shaped cottage in a vernacular style built around 1920 with a gable roof, horizontal wood siding, and a front porch, placed on a raised concrete foundation. Alterations include: room additions on the south and the porch addition. This building appears to have been moved to this location.

20. Figure 5-13: Commerical building at 1243 Los Angeles Avenue

One of the earliest commercial buildings in Saticoy. Built in 1893 as the Saticoy Harness Shop, the original building was rectangular in shape, constructed of vertical and horizontal wood siding, with a parapet over the main entrance, a raised wooden front porch, two wooden front doors and double hung sash windows. The existing building has a stuccoed false front with six wooden doors, a gable roof, stepped concrete porch, horizontal wood siding and rear room additions.

Post-1940 Structures in the APEI

A number of commercial and residential structures dating from 1940 to the 1970s exist along the Alignment B alternative. Several of these typical structures are illustrated in Figures 5-14 through 5-21.

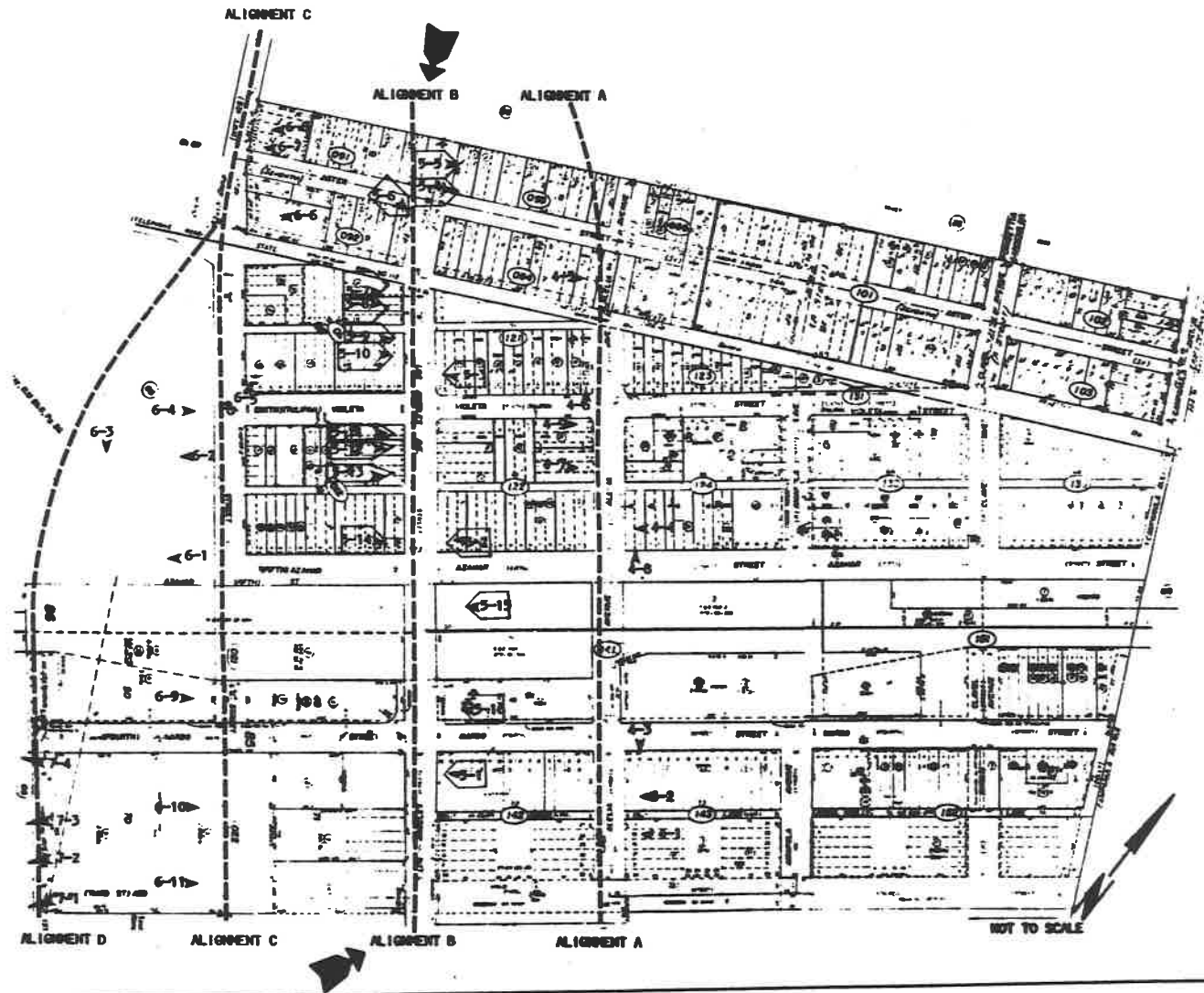


PHOTO GUIDE TO STRUCTURES LOCATED ALONG ALIGNMENT B

FIGURE

5

California Department of Transportation
Architectural Inventory/Evaluation Form

07-Ven-118: PM 0.5/2.2 Saticoy
 LISTED DETERMINED ELIGIBLE
 APPEARS ELIGIBLE APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: Houses located along Los Angeles Avenue
2. Historic name: _____
3. Street or rural address: Alignment B-see attached list
City Saticoy Zip 93004 County Ventura
4. Parcel number: see attached map
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Vernacular
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

There are thirteen pre-1940 buildings located along Los Angeles Avenue (1893-1940). Nine of these represent small single story homes in a rectangular plan designed for residential use. There is an abundance of post-1940 residential use buildings along the Los Angeles Street alignment.

See attached information for specific details regarding the older buildings and the typical newer ones.

Attach Photo(s) Here

See attached photographs

8. Construction date: 1915-
Estimated _____ Factual 1940
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1984

13. Condition: Excellent ___ Good X Fair X Deteriorated ___ No longer in existence ___
14. Alterations: see attached list
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project X Other: _____
17. Is the structure: On its original site? X Moved? X Unknown? _____
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Some of the early houses fronting Los Angeles Avenue, the original thoroughfare from Ventura to Los Angeles, are associated with the early growth and development of Saticoy.

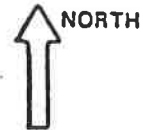
Extensive modifications to the buildings have destroyed the sense of time and place they once conveyed. None of the structures possess integrity of design, materials or workmanship to warrant further consideration.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture ___ Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). Field survey from June-August of 1984, early plat survey maps, city directories, 1921 Sanborn fire insurance map, and local histories.

22. Date form prepared 7-17-1984
 By (name) Robert J. Wlodarski
 Organization EPB-Caltrans
 Address: 120 South Springs Street
 City Los Angeles Zip 90012
 Phone: 213-620-4642

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



see attachments

California Department of Transportation
Architectural Inventory/Evaluation Form

07-Ven-118: PM 0.5/2.2 Saticoy

 LISTED DETERMINED ELIGIBLE
 APPEARS ELIGIBLE X APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: Commercial structures along Los Angeles Avenue
2. Historic name: _____
3. Street or rural address: Alignment B-see attached list
City Saticoy Zip 93004 County Ventura
4. Parcel number: see attached map
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

There are four pre-1940 buildings (1893-1912) which lie along Los Angeles Avenue. They represent the earliest commercial structures in Saticoy and contributed greatly to Saticoy's economic and industrial growth (John Madison Hardware store, Brigham Manufacturing Company, Saticoy Bank building, and Saticoy Harness shop). Only one structure appears eligible (the Saticoy Bank building) and will be dealt with under a separate form. There is an abundance of post-1940 structures along this alignment, which are constructed in a typical manner showing little innovation or distinctive quality.

See attached information for specific details regarding the older buildings and the typical newer ones.

Attach Photo(s) Here

see attached photographs

8. Construction date: 1893-
Estimated _____ Factual 1912
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1984

Jan. 1983

13. Condition: Excellent ___ Good Fair Deteriorated ___ No longer in existence ___
14. Alterations: see attached list
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown? _____
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The four pre-1940 commercial buildings along Los Angeles Avenue (Alignment B) represent some of the earliest commercial structures still existing in Saticoy. They contributed significantly to Saticoy's early growth and expansion, providing the local residents and businesses with supplies and capital for economic expansion.

Extensive modifications to three of the buildings (The Saticoy Bank building-1203 Los Angeles Avenue built in 1912 appears to be eligible and will be addressed in a separate evaluation form) have destroyed the sense of time and location that they once conveyed. Also, they do not possess integrity of design, materials, workmanship or association necessary to warrant further consideration.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture ___ Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

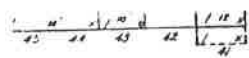
21. Sources (List books, documents, surveys, personal interviews and their dates). Field survey from June-August of 1984, early plat survey maps, city directories, 1921 Sanborn fire insurance map, and local histories

22. Date form prepared 7-17-1984
 By (name) Robert J. Wlodarski
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 Address: 120 South Spring Street
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 Phone: 213-620-4642

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

see attachments

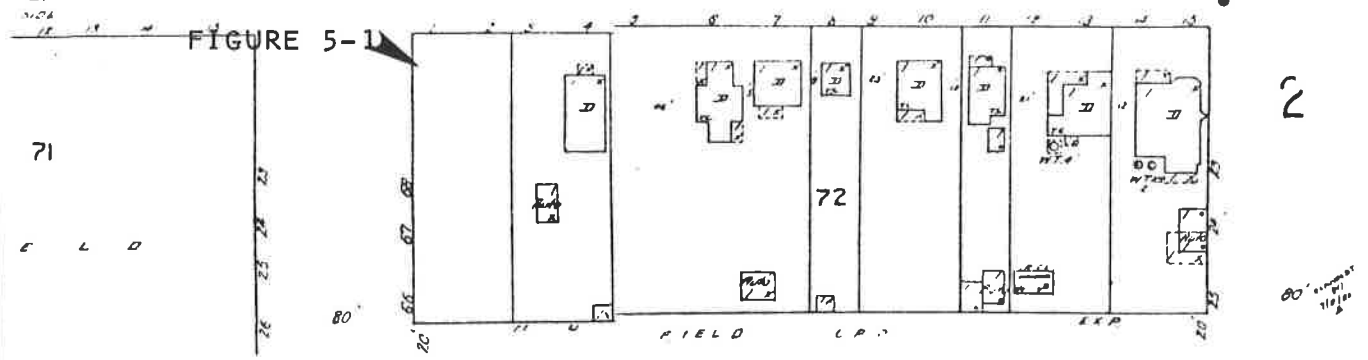
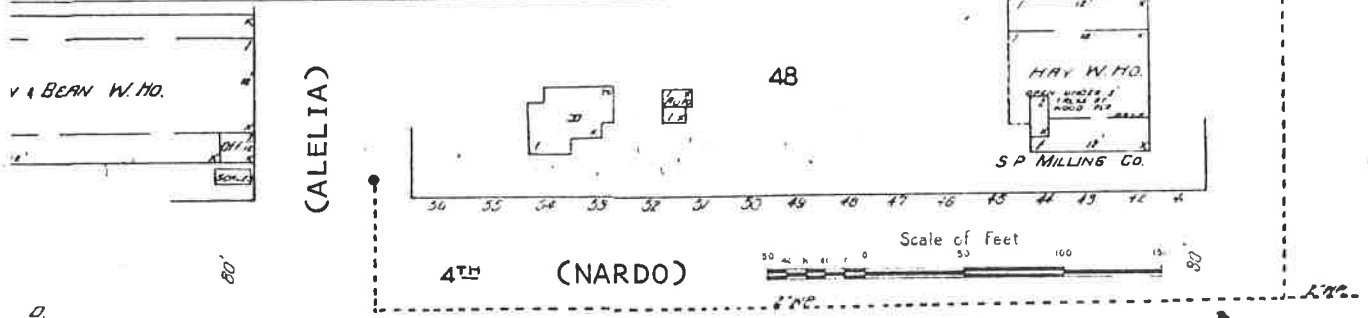


5TH



KEY	
	FIRE WALL WITH ASH ROOF
	FIRE WALL WITH CORRUGATED METAL ROOF
	FIRE WALL WITH ASPHALT ROOF
	FIRE WALL WITH CONCRETE ROOF
	FIRE WALL WITH STONE ROOF
	FIRE WALL WITH BRICK ROOF
	FIRE WALL WITH TILE ROOF
	FIRE WALL WITH SLATE ROOF
	FIRE WALL WITH SHINGLE ROOF
	FIRE WALL WITH COPPER ROOF
	FIRE WALL WITH LEAD ROOF
	FIRE WALL WITH ZINC ROOF
	FIRE WALL WITH IRON ROOF
	FIRE WALL WITH STEEL ROOF
	FIRE WALL WITH ALUMINUM ROOF
	FIRE WALL WITH FIBERGLASS ROOF
	FIRE WALL WITH PLASTIC ROOF
	FIRE WALL WITH RUBBER ROOF
	FIRE WALL WITH PAPER ROOF
	FIRE WALL WITH FABRIC ROOF
	FIRE WALL WITH METAL ROOF
	FIRE WALL WITH WOOD ROOF
	FIRE WALL WITH STONE ROOF
	FIRE WALL WITH BRICK ROOF
	FIRE WALL WITH TILE ROOF
	FIRE WALL WITH SLATE ROOF
	FIRE WALL WITH SHINGLE ROOF
	FIRE WALL WITH COPPER ROOF
	FIRE WALL WITH LEAD ROOF
	FIRE WALL WITH ZINC ROOF
	FIRE WALL WITH IRON ROOF
	FIRE WALL WITH STEEL ROOF
	FIRE WALL WITH ALUMINUM ROOF
	FIRE WALL WITH FIBERGLASS ROOF
	FIRE WALL WITH PLASTIC ROOF
	FIRE WALL WITH RUBBER ROOF
	FIRE WALL WITH PAPER ROOF
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	FIRE WALL WITH WOOD ROOF
	FIRE WALL WITH STONE ROOF </tr

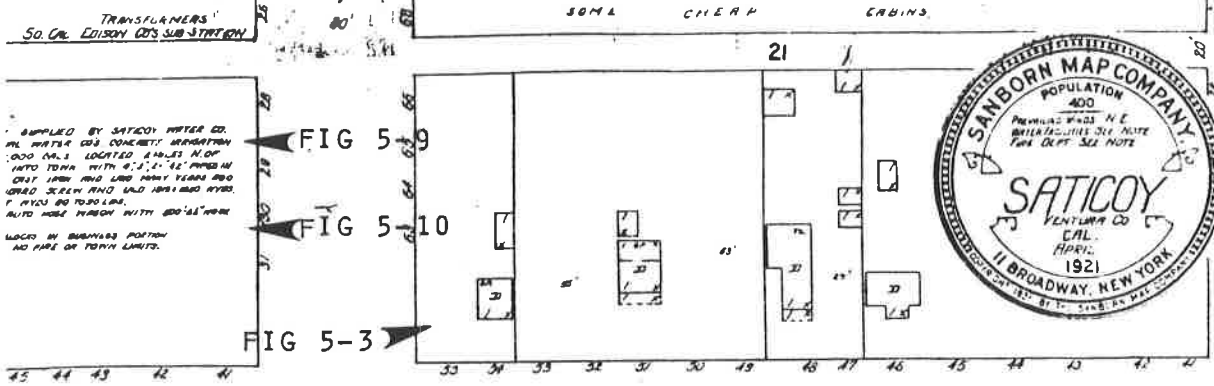
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STRUCTURE ON NARDO AND ALELIA

FIGURE 5-7

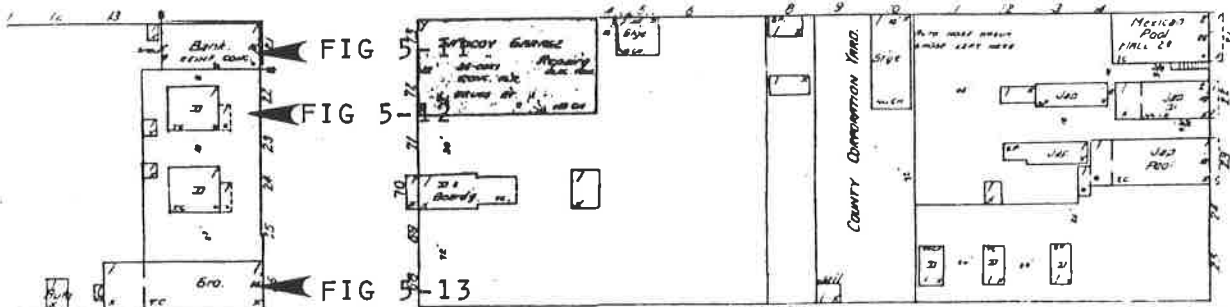
FIGURE 5-8



6TH

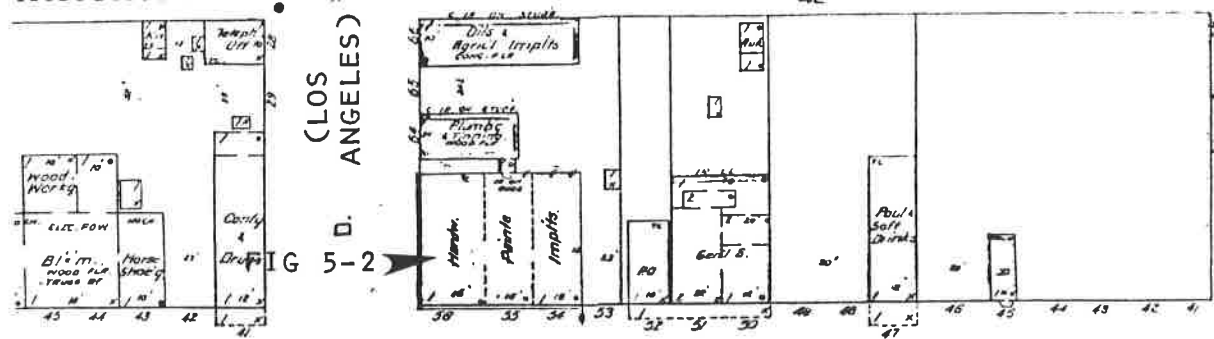
(VIOLETA)

CALELIA



(LOS ANGELES)

(AZAHAR)



5TH



NOT TO SCALE

KEY	
[Symbol]	FIRE WALL - 2 1/2" ASP. ROOF
[Symbol]	WALL CONCRETE
[Symbol]	FIRE WALL - 4" ASP. ROOF
[Symbol]	WOOD CORNICE
[Symbol]	FIRE WALL - 4" ASP. ROOF
[Symbol]	FRAME PARTITION
[Symbol]	SPRINKLER WITH SIGN
[Symbol]	WOOD ROOF
[Symbol]	WOOD ROOF - 2" ASP. ROOF
[Symbol]	WOOD ROOF - 4" ASP. ROOF
[Symbol]	WOOD ROOF - 6" ASP. ROOF
[Symbol]	WOOD ROOF - 8" ASP. ROOF
[Symbol]	WOOD ROOF - 10" ASP. ROOF
[Symbol]	WOOD ROOF - 12" ASP. ROOF
[Symbol]	WOOD ROOF - 14" ASP. ROOF
[Symbol]	WOOD ROOF - 16" ASP. ROOF
[Symbol]	WOOD ROOF - 18" ASP. ROOF
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[Symbol]	WOOD ROOF - 98" ASP. ROOF
[Symbol]	WOOD ROOF - 100" ASP. ROOF

STRUCTURES ALONG LOS ANGELES AVENUE

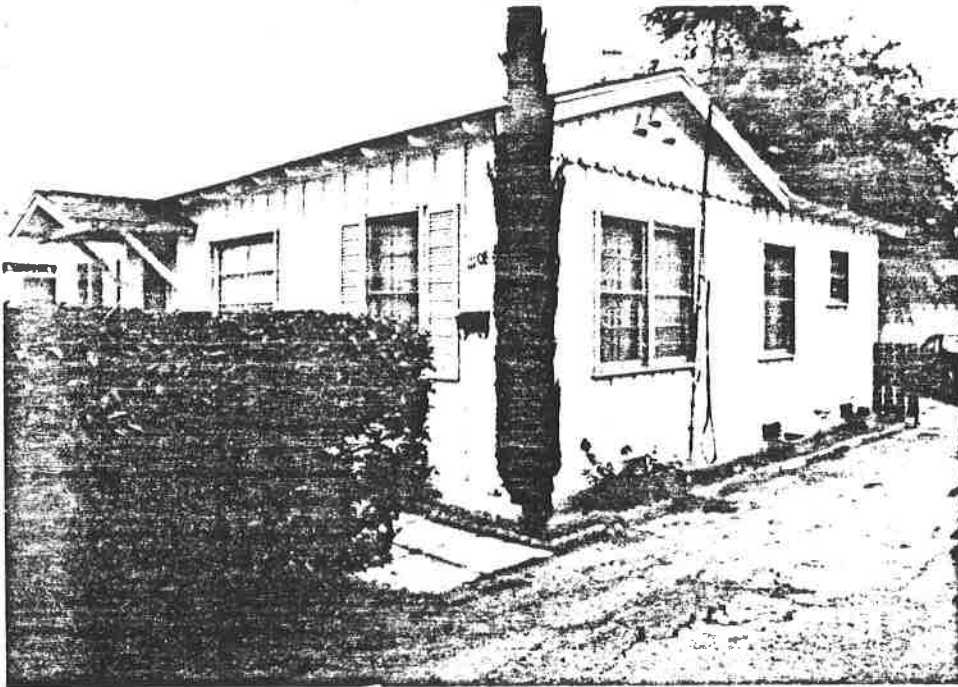


FIGURE 5-1

11108 NARDO STREET (CIRCA 1938)



FIGURE 5-2

1292 LOS ANGELES AVENUE (CIRCA 1909)



FIGURE 5-3

11107 VIOLETA STREET (CIRCA 1896-MOVED)



FIGURE 5-3

11107 VIOLETA STREET (CIRCA 1896-MOVED)

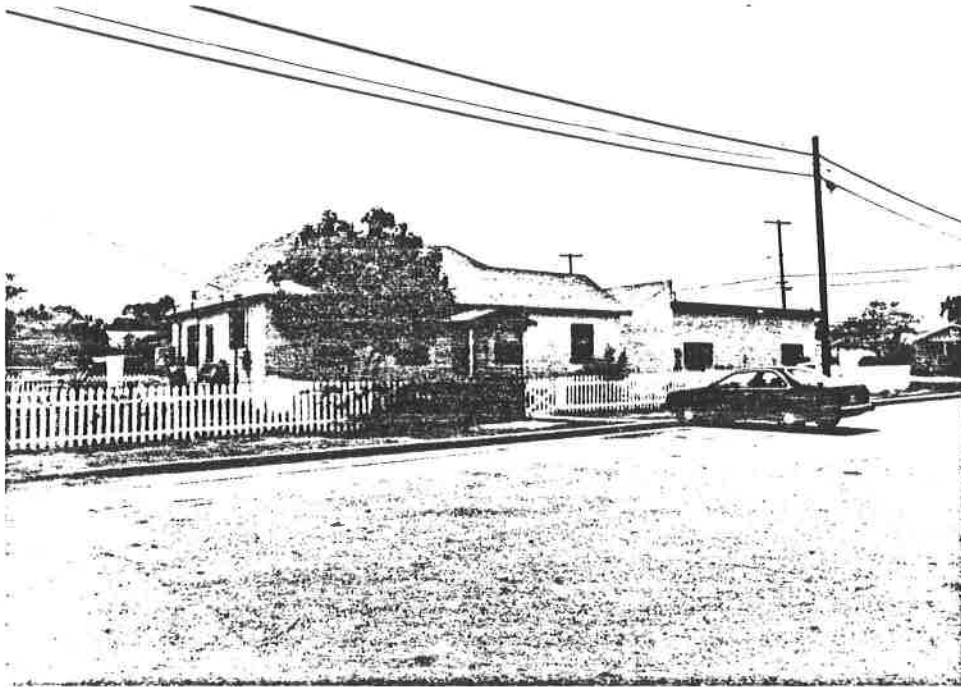


FIGURE 5-4

11103 ASTER STREET (CIRCA 1926-REMODELED 1952)



FIGURE 5-5

11103 ASTER STREET REAR (CIRCA 1920)

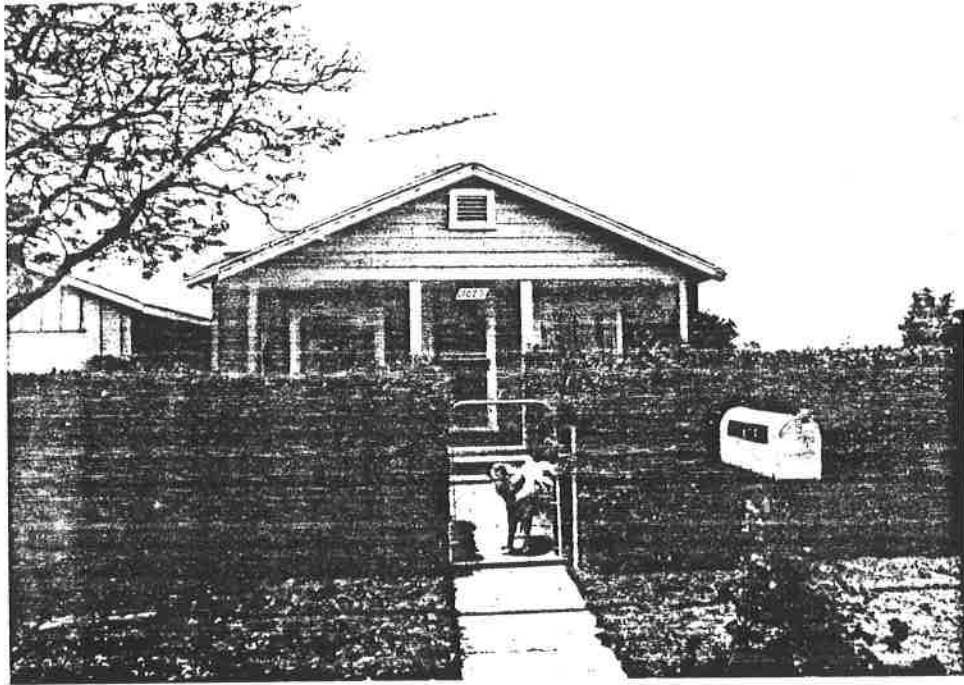


FIGURE 5-6

11079 ASTER STREET (CIRCA 1940)

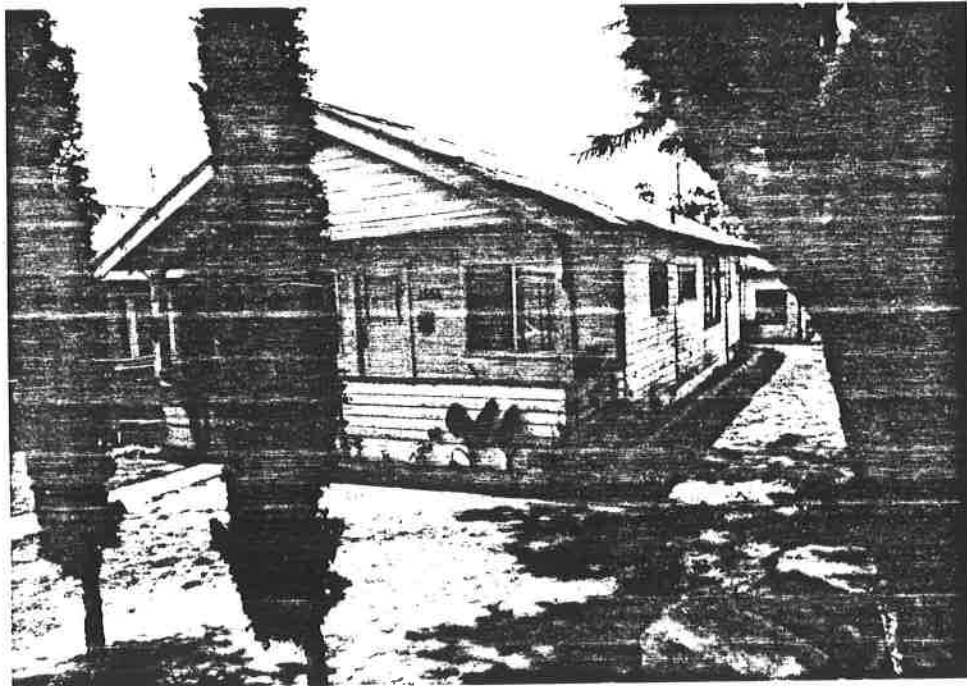


FIGURE 5-7

1141 LOS ANGELES AVENUE (CIRCA 1915)

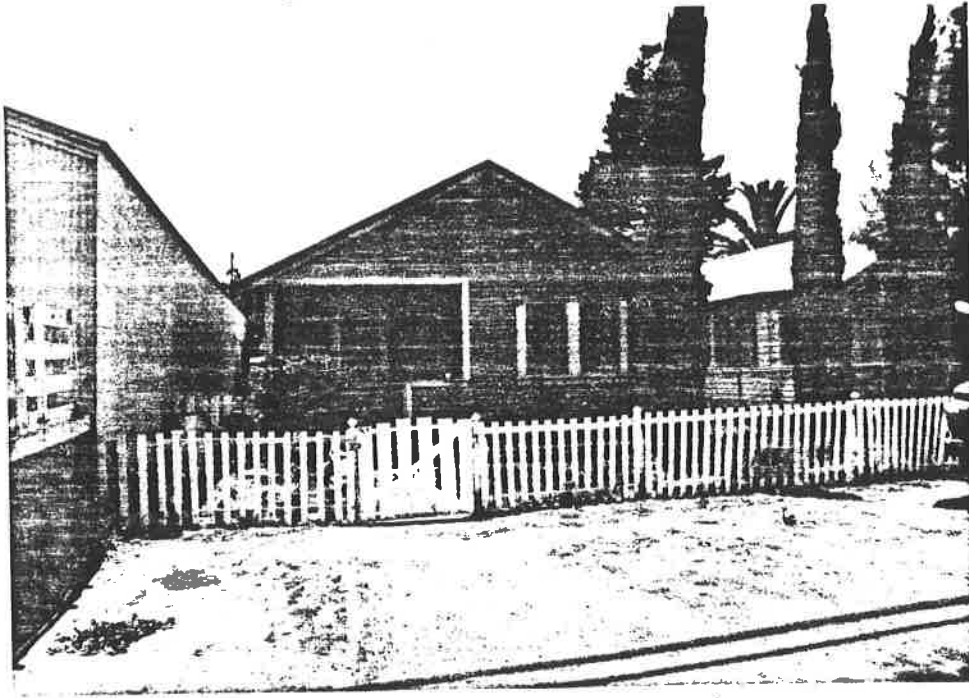


FIGURE 5-8

1151 LOS ANGELES AVENUE (CIRCA 1922)

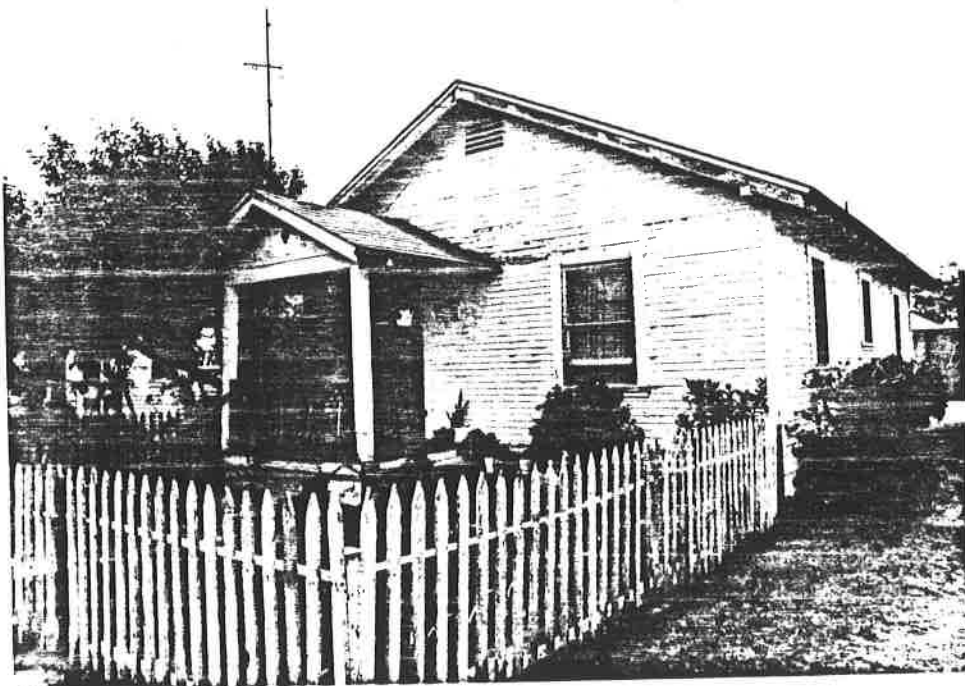


FIGURE 5-9

1179 LOS ANGELES AVENUE (CIRCA 1920)



FIGURE 5-10

1181-1183 LOS ANGELES AVENUE (CIRCA 1920)



FIGURE 5-11

1203 LOS ANGELES AVENUE (CIRCA 1911)



FIGURE 5-11

1203 LOS ANGELES AVENUE (CIRCA 1911)

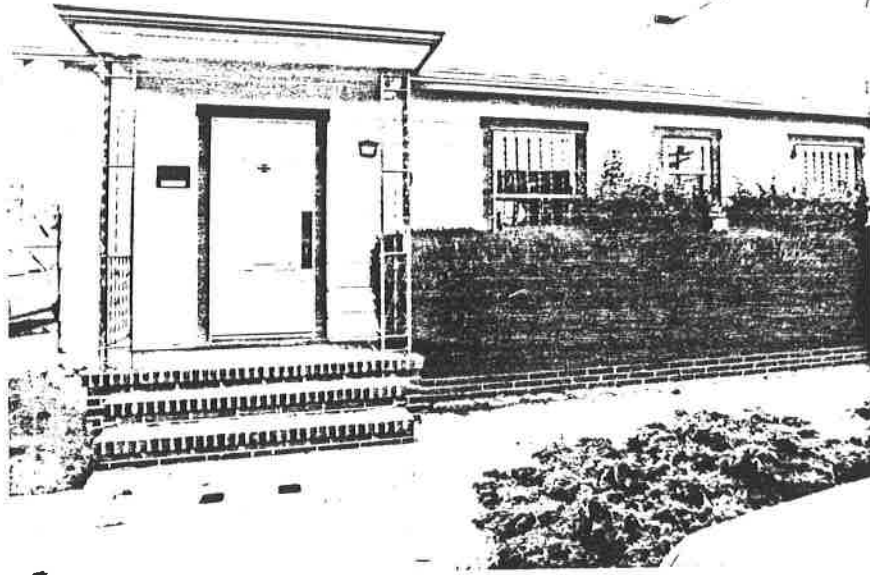


FIGURE 5-12

1219 LOS ANGELES AVENUE (CIRCA 1936)

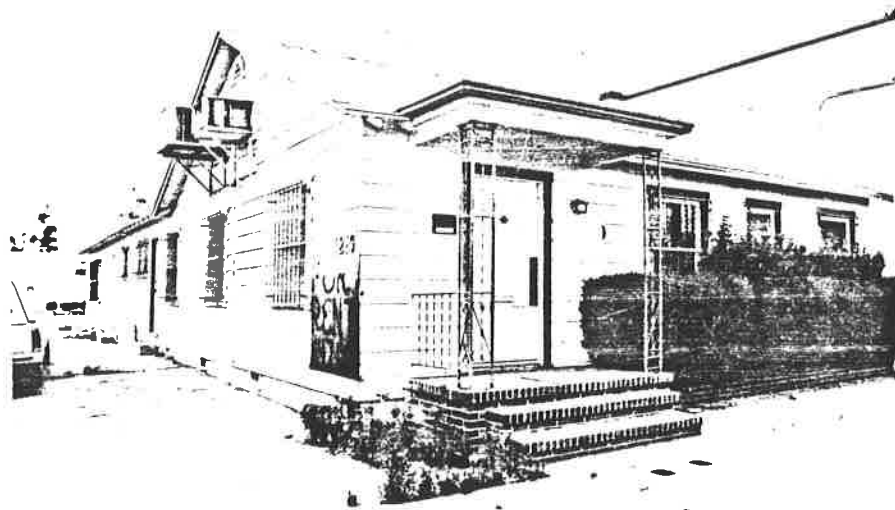


FIGURE 5-12

1219 LOS ANGELES AVENUE (CIRCA 1936)



FIGURE 5-13

1243 LOS ANGELES AVENUE (CIRCA 1890)



FIGURE 5-13

1243 LOS ANGELES AVENUE (CIRCA 1890)



FIGURE 5-14

1297 LOS ANGELES AVENUE (CIRCA 1950)



FIGURE 5-15

1322 LOS ANGELES AVENUE (CIRCA 1950)



FIGURE 5-16

FREIGHT GROWERS SUPPLY CO.-LOS ANGELES AVENUE (CIRCA 1950)

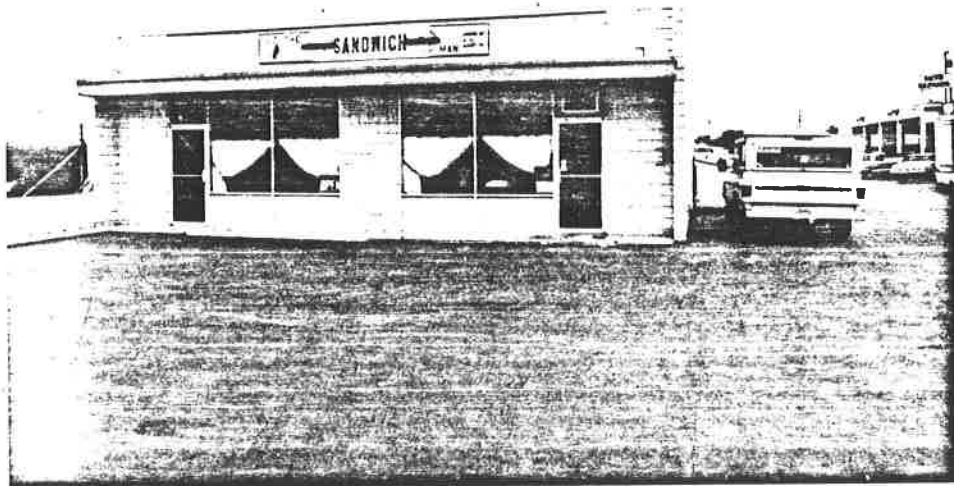


FIGURE 5-17

1571 LOS ANGELES AVENUE (CIRCA 1960)



FIGURE 5-18

1449 LOS ANGELES AVENUE (CIRCA 1950)



FIGURE 5-19

1555-1561 LOS ANGELES AVENUE (CIRCA 1950)



FIGURE 5-20

1591-1593 LOS ANGELES AVENUE (CIRCA 1975)

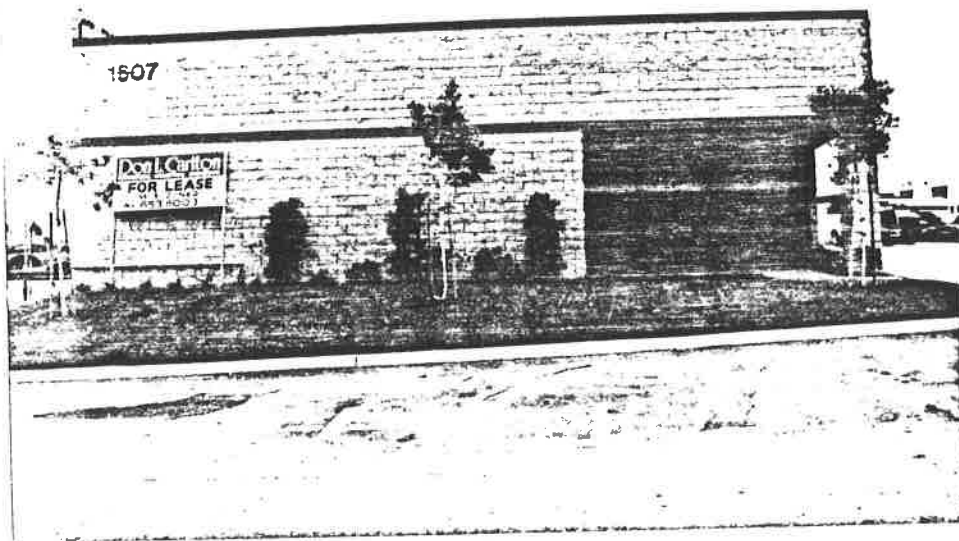


FIGURE 5-21

1607 LOS ANGELES AVENUE (CIRCA 1975)

ALIGNMENT C

The survey for Alignment C began near Vineyard Avenue on the east, traveled west over the Santa Clara River floodplain, through a dense commercial-industrial area to Nardo Avenue, connecting with Wells Road west of Nardo Avenue and traveled along Wells Road to Henderson Road on the west. There is no east-west road east of Nardo Avenue in the area of the proposed Alignment C.

The eastern portion of the alignment, beginning just west of the Santa Clara River, is dominated by structures in commercial and industrial use. Residential structures, few in proportion to the commercial ones, are found from east of Telephone Road to Henderson Road. This alignment has primarily supported industrial and commercial enterprises since the 1890s.

Pre-1940 Structures in the APEI

Alignment C contains pre-1940 structures which are discussed and illustrated as follows:

<u>Address</u>	<u>Street Side</u>	<u>Date</u>	<u>Figure</u>
10995 Azahar Street	S	1917	6-1
1255 Wells Road	S	1917	6-2
1237 Wells Road	S	1929	6-2
1235 Wells Road	S	1929	6-3
1201 Wells Road	S	1917	6-4
Violeta Street & Wells Road	N	1940	6-5
1040 Wells Road	N	1929	6-6
1088 Wells Road	N	1938	6-7

21. Figure 6-1: Commercial structure at 10995 Azahar Street

A large, rectangular shaped warehouse building (Dix-See Sales) with a gable roof, exterior platform, and horizontal wood siding built around 1917 as the Saticoy Warehouse Company Bean Warehouse. This warehouse and another which was soon to follow to the west was capable of storing large amounts of surplus foods to be shipped at a later date. The building is currently in use and is in a good state of repair. Based on its potential significance using National Register Criteria, a Request for Determination of Eligibility has been prepared (Attachment B).

22. Figure 6-2: Commercial structure at 1235-1237 Wells Road

A single story, L-shaped, wood framed building built between 1929-1938. The date range of nine years reflects the additions that were made over the years which give the building its present shape. In a good state of repair, this structural unit reflects intent to conform to the commercial use of the area where the original warehouses still exist to the south and east. This temporary building is similar to many of the period.

23. Figure 6-3: Commercial structure at 1255 Wells Road

A large, rectangular structure with a gable roof, horizontal wood siding, platform, and various vents, doors and fenestration, this structure represents one of the earlier buildings constructed in Saticoy, being built around 1917. This was the original Saticoy Walnut Growers Association Warehouse which complimented the Bean warehouse directly to the east across the Southern Pacific Railroad tracks. According to background research, the building was the town ornament, constructed to store large quantities of produce. The building was fitted with all the necessary appliances to handle the walnuts grown by members of the Walnut Growers Association. Here, the walnuts were bleached, graded and prepared for marketing. The Walnut Growers' Association was comprised of the prominent walnut growers in and around

Saticoy. Based on its potential significance using the National Register Criteria, a Request for Determination of Eligibility has been prepared (Attachment B).

24. Figure 6-4: Commercial structure at 1201 Wells Road

A single story rectangular shaped structure in a vernacular style with a gable roof and horizontal wood siding built in 1917. Alterations include: modified fenestration and modified door. A very unimposing structure in a fair state of repair.

25. Figure 6-5: Church at the northwest corner of Azahar Street and Wells Road

A rectangular shaped building in a vernacular style with a gable roof, cupola, simple fenestration, built around 1940. This structure was moved to this location where the original community church once stood. It was originally a hardware store, and a dairy before being converted into a church. Additions and modifications since 1946, including the steeple and a lean to porch, have significantly compromised its integrity.

26. Figure 6-6: House at 1040 Wells Road

A one story, L-shaped building in a Spanish style built in 1929 with a flat tile roof, stuccoed exterior, and outside chimney. Remodeled in 1947, the modifications and alterations over the years have significantly compromised its integrity.

27. Figure 6-7: Cottage at 1088 Wells Road

A one story, rectangular structure in a vernacular style with vertical wood siding and porch on a raised concrete foundation, built around 1938. Alterations include: a front and rear porch and modifications to some of the windows.

Post-1940 Structures

Since the alignment passes through a heavy commercial-industrial area, the majority of the structures along this alignment are typical commercial structures which reflect 1945-1970 construction dates. Figures 6-8 through 6-11 illustrate selected post-1940 structures found along this alignment. Wells Road does not continue east of Nardo Street as an existing paved thoroughfare.

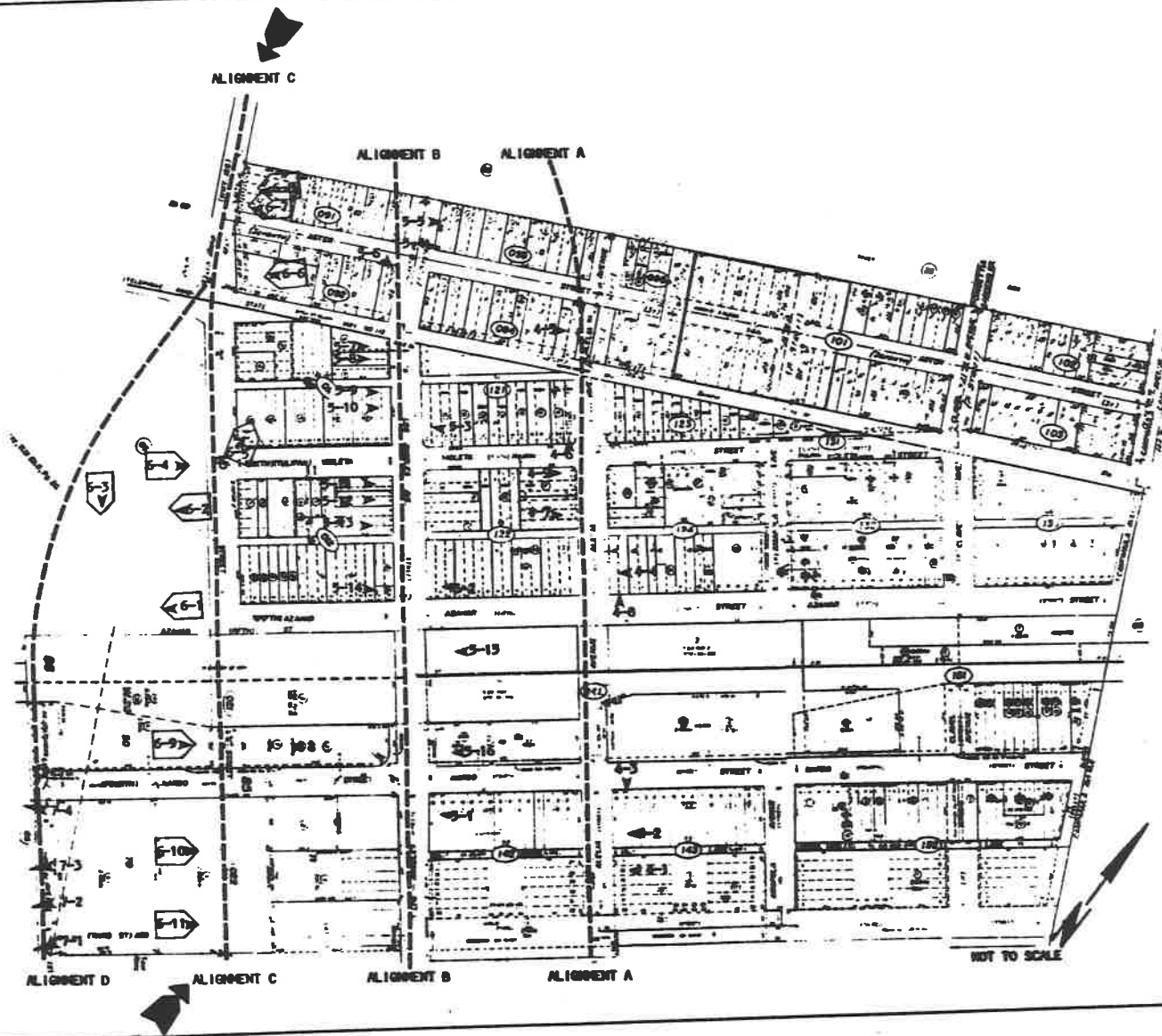


PHOTO GUIDE TO STRUCTURES LOCATED ALONG ALIGNMENT C

FIGURE

6

CALIFORNIA DEPARTMENT OF TRANSPORTATION

ARCHITECTURAL INVENTORY/EVALUATION FORM

07-Ven118: PM 0.5/2.2 Saticoy

LISTED DETERMINED ELIGIBLE
APPEARS ELIGIBLE APPEARS INELIGIBLE

IDENTIFICATION

- 1. Common name: Houses and cottages along Wells Road
- 2. Historic name: _____
- 3. Street or rural address: Alignment C-see attached list
City Saticoy Zip 93004 County Ventura
- 4. Parcel number: see attached list
- 5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
- 6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Vernacular

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Seven pre-1940 structures representing residential and commercial construction (warehouses, church, house and a cottage) comprise this alignment.

A variety of architectural styles are present, with the structures ranging from good to deteriorated condition.

The only residential structures along this alignment which pre-date 1940 consist of a house and cottage dating from 1929-1938. There are a number of post-1940 residential structures represented along this alignment.

See attached information for specific details regarding the older buildings and typical newer ones.

Attach Photo(s) Here

see attachments

- 8. Construction date: 1929-
Estimated _____ Factual 1938
- 9. Architect unknown
- 10. Builder unknown
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
July, 1984

13. Condition: Excellent ___ Good Fair Deteriorated No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings Densely built-up ___
Residential Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Two residential buildings lie along this alignment. They are representative of other pre-1940 residential buildings which occur in Saticoy and are associated with the early growth and later expansion of the town.

Extensive modifications to the buildings have destroyed the sense of time and place that they once conveyed. Also, none of the structures possess integrity of design, materials, or workmanship to warrant further consideration.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture _____ Arts & Leisure _____
 Economic/Industrial ___ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates). Field survey June-August of 1984, early plat survey maps, city directories, 1921 Sanborn fire insurance map, local historical maps and histories.

22. Date form prepared 7-17-84
 By (name) Robert J. Wlodarski
 Organization EPB -Caltrans
 Address: 120 South Spring Street
 City Los Angeles Zip 90012
 Phone: 213-620-4642

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

see attachments

ARCHITECTURAL INVENTORY/EVALUATION FORM

07-Ven-118: PM 0.5/2.2 Saticoy

 LISTED DETERMINED ELIGIBLE
 APPEARS ELIGIBLE X APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: Commercial structures
2. Historic name: _____
3. Street or rural address: Alignment C-see attached list
 City Saticoy Zip 93004 County Ventura
4. Parcel number: see attached list
5. Present Owner: _____ Address: _____
 City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

There are five pre-1940 buildings (1917-1940) which lie along the Wells Road alignment. They represent some of the earliest commercial structures in Saticoy as well as being representations of the later expansion of Saticoy involving commerce and industry.

Two structures in particular (The Saticoy Bean Warehouse and the Saticoy Walnut Growers Association Warehouse) appear eligible under National Register criteria and will be addressed under separate forms.

There are many post-1940 industrial (commercial buildings along this alignment which are constructed in a typical manner showing little innovation in architectural design, or distinctive quality.

Attach Photo(s) Here

see attached photographs

8. Construction date: 1917-
 Estimated _____ Factual 1940
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
 Frontage _____ Depth _____
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1984

13. Condition: Excellent ___ Good Fair Deteriorated ___ No longer in existence ___
14. Alterations: see attached list
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial Commercial ___ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown? _____
18. Related features: loading docks, S.P.R.R. spur, granary storage bins

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The five pre-1940 commercial buildings along Wells Road (Alignment C) represent an important element in the early growth and development of Saticoy and its ultimate expansion. They contributed significantly to Saticoy's expansion and regional recognition as an important agricultural center.

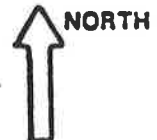
Extensive modifications to three of the buildings, have destroyed the sense of time and location that they once conveyed. Also, they do not possess integrity of design, materials, workmanship, or association necessary to warrant further consideration. The Walnut Growers Association Warehouse, and the Saticoy Bean Warehouse do appear eligible for further consideration and are discussed on separate forms.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture _____ Arts & Leisure _____
Economic/Industrial ___ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates). Field survey June-August of 1984, early plat survey maps, city directories, 1921 Sanborn fire ins. map, and early historical maps and local historical accounts.

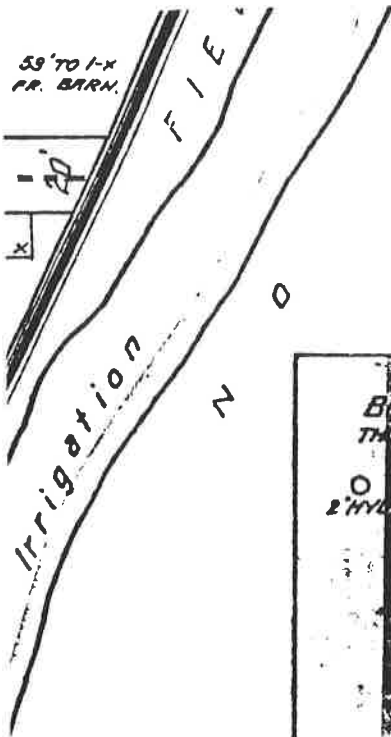
22. Date form prepared 7/17/84
By (name) Robert J. Wlodarski
Organization EPB-Caltrans
Address: 120 South Spring St.
City Los Angeles Zip 90012
Phone: 213-620-4642

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

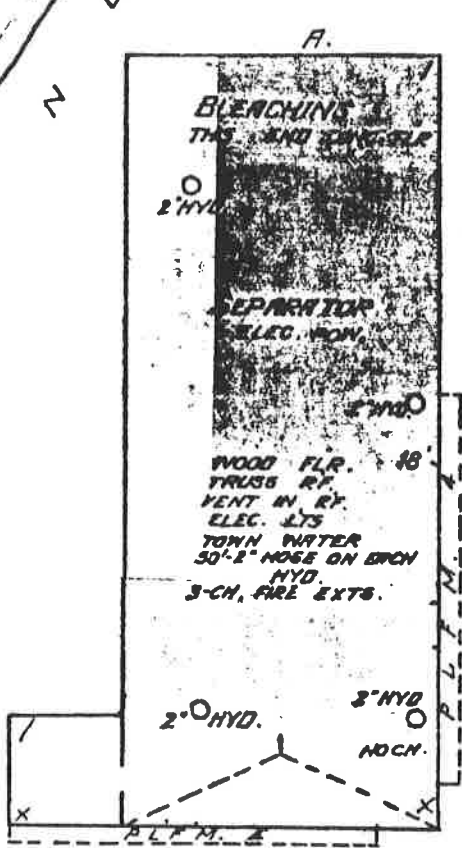


see attached sheets

59' TO 1-X
P.R. BARN.



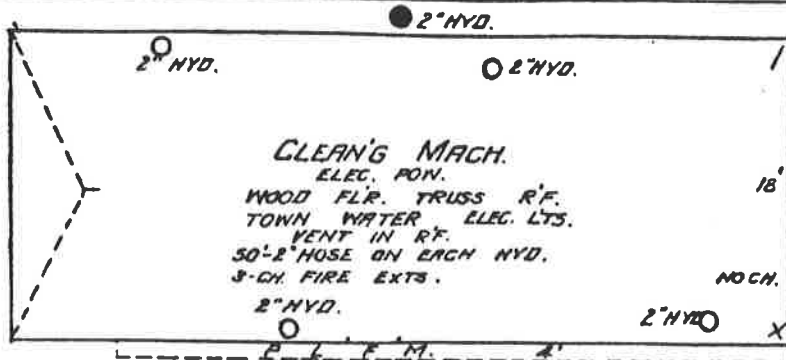
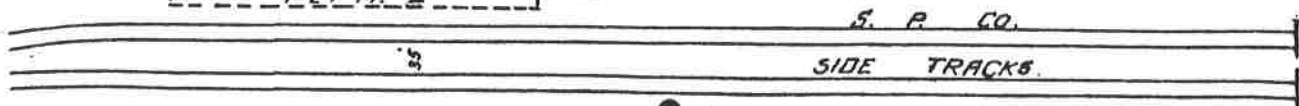
NOT TO SCALE



SATICOY WALNUT GROWERS ASS'N.

100

FIGURE 6-3



SATICOY W. HO. CO'S.
BEAN W. HO.

FIGURE 6-1

AGRICULTURAL WAREHOUSES WEST OF WELLS ROAD

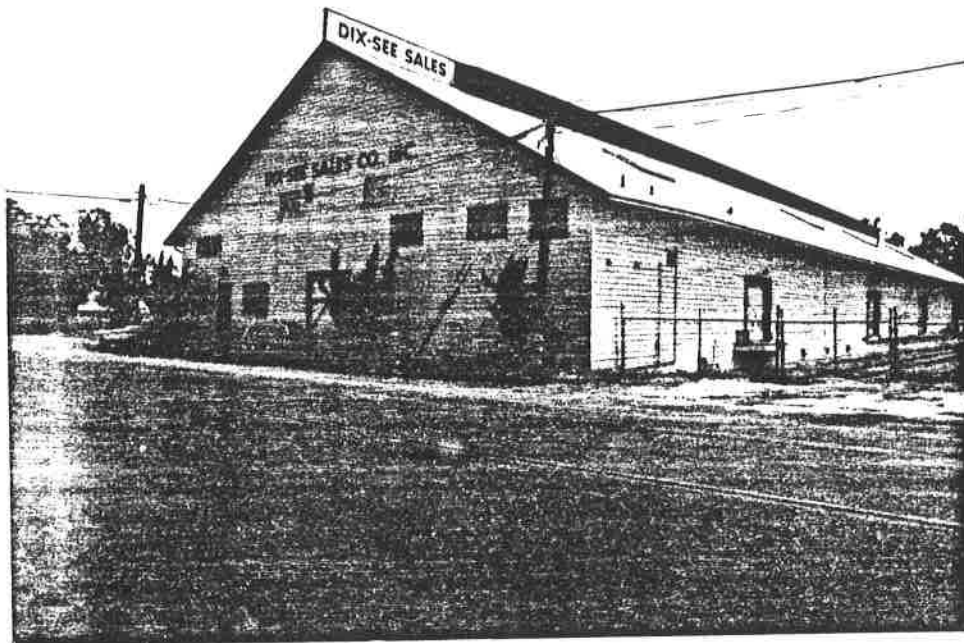


FIGURE 6-1

10995 AZAHAR STREET (CIRCA 1917)



FIGURE 6-1

10995 AZAHAR STREET (CIRCA 1917)

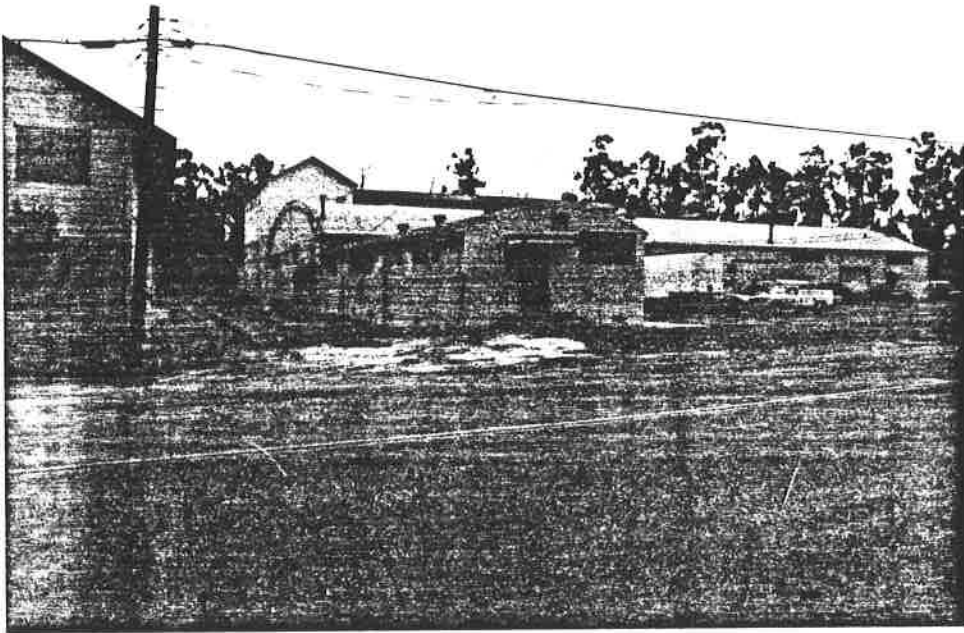


FIGURE 6-2

1235-1237 WELLS ROAD (1929-1938)

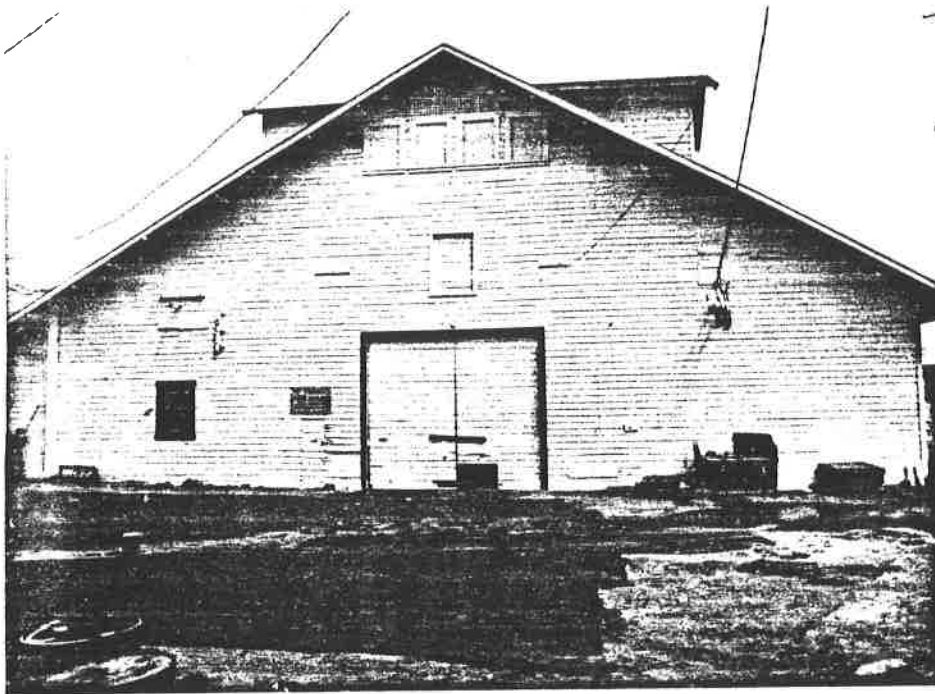


FIGURE 6-3

1255 WELLS ROAD (CIRCA 1917)

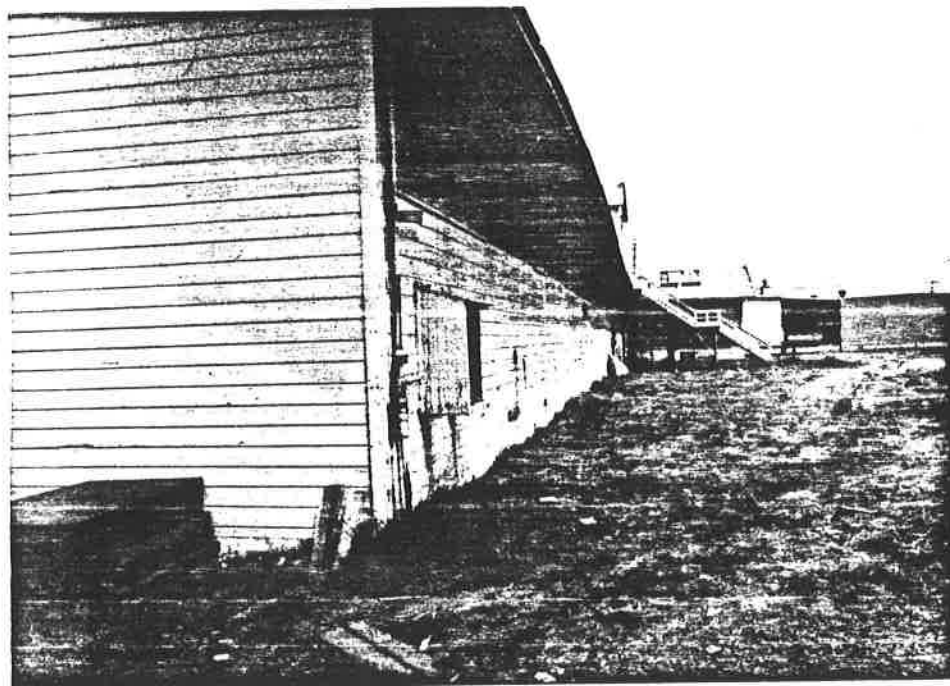


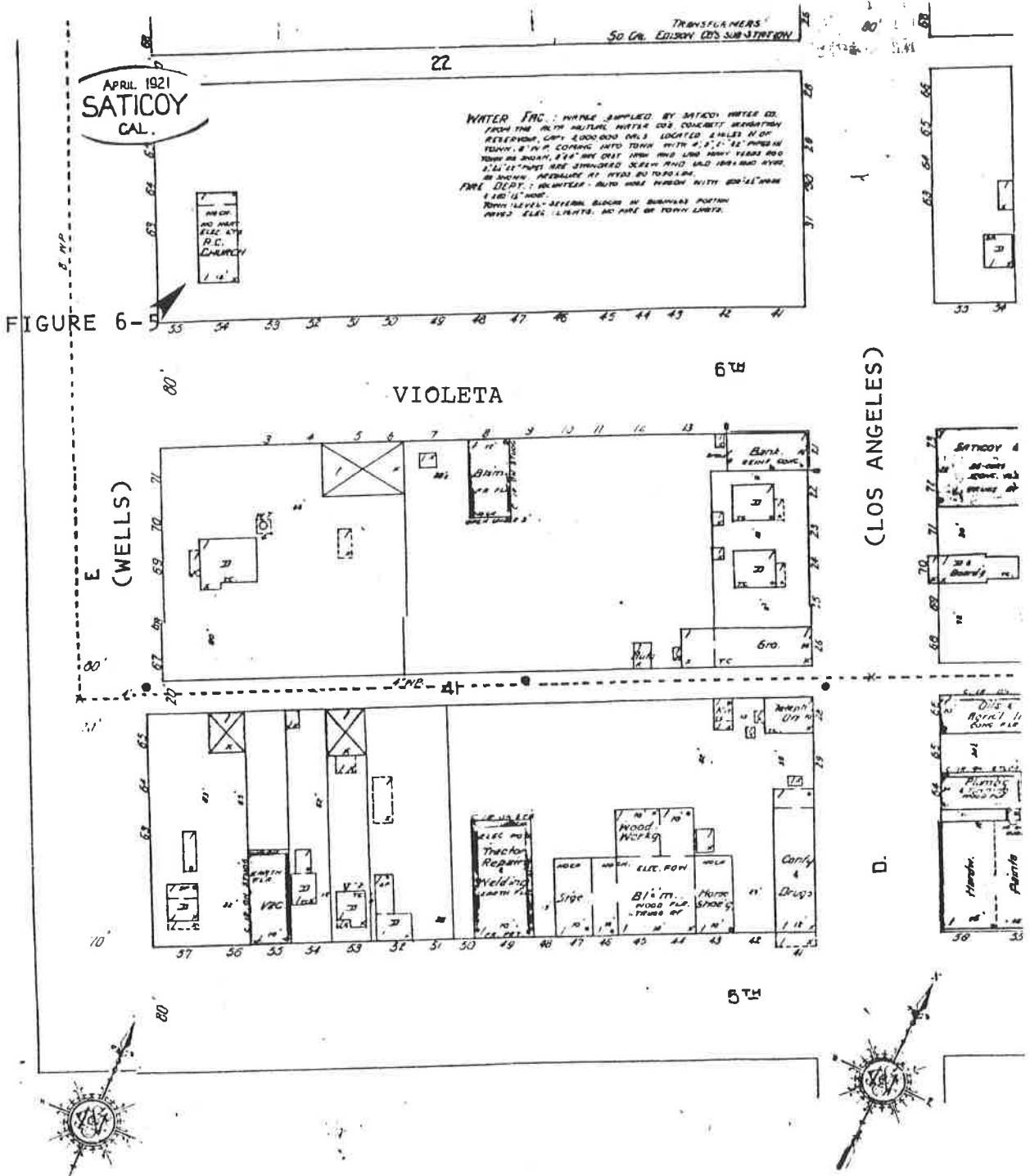
FIGURE 6-3

1255 WELLS ROAD (CIRCA 1917)



FIGURE 6-4

1201 WELLS ROAD (CIRCA 1917)



STRUCTURE ON AZAHAR AND WELLS



FIGURE 6-5
CORNER OF VIOLETA AND
WELLS ROAD (CIRCA
1940)



FIGURE 6-5
CORNER OF VIOLETA AND WELLS ROAD (CIRCA 1940)

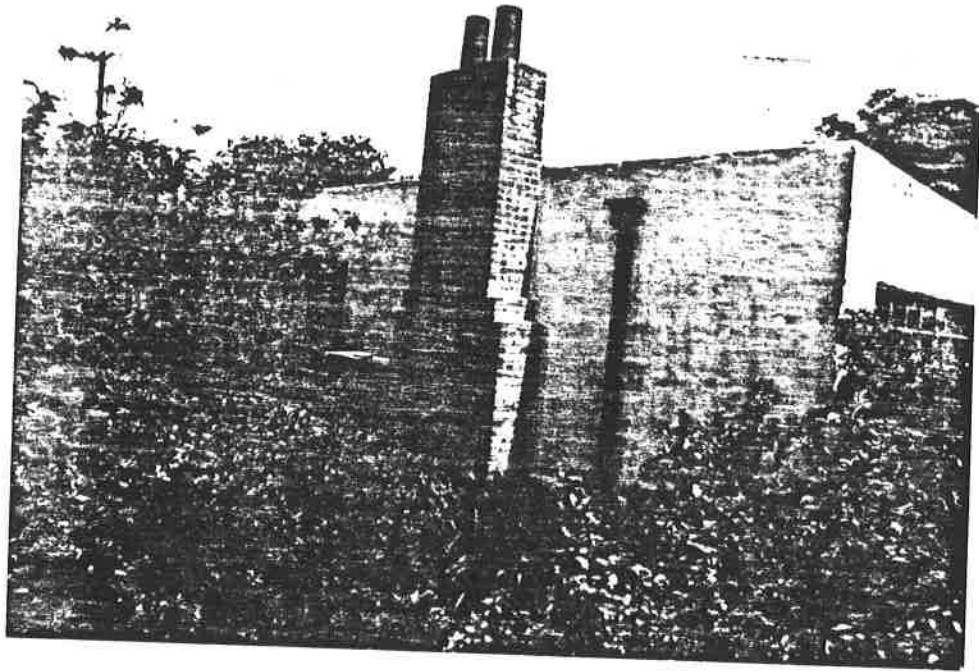


FIGURE 6-6
1040 WELLS ROAD (CIRCA 1929-REMODELED 1947)

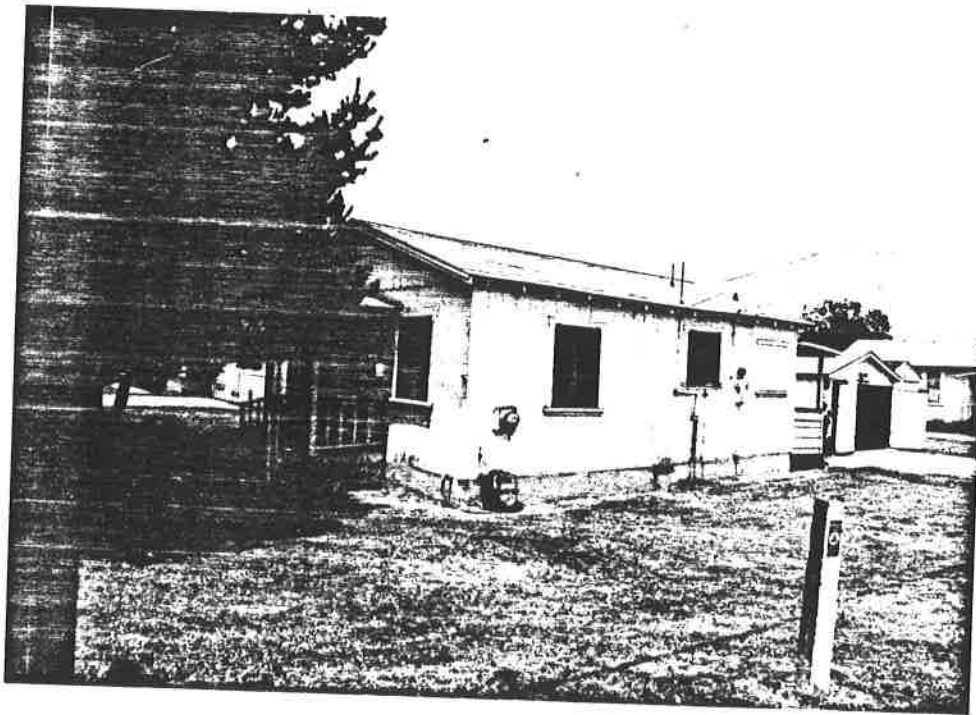


FIGURE 6-7
1088 WELLS ROAD (CIRCA 1938)

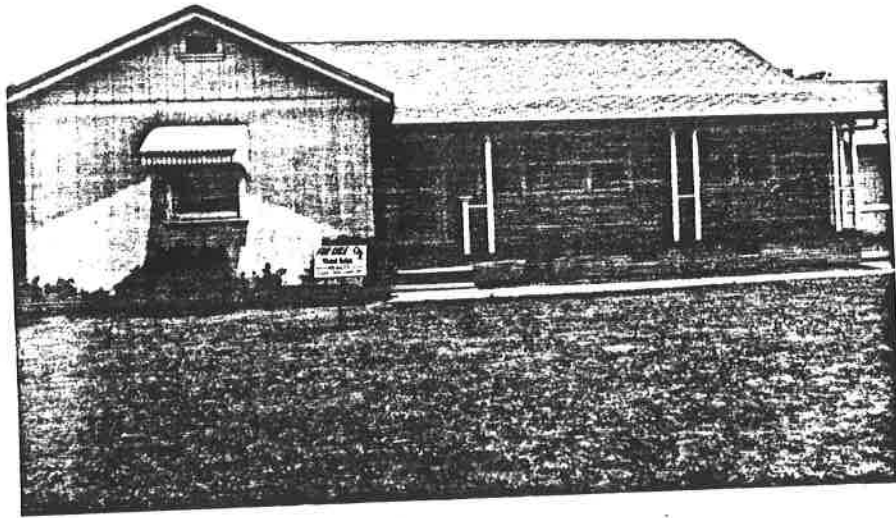


FIGURE 6-8
1062 WELLS ROAD (CIRCA 1941)



FIGURE 6-9
10999 NARDO STREET (CIRCA 1950)



FIGURE 6-10

10975 JACINTO STREET (CIRCA 1975)



FIGURE 6-11

1686 LIRIO AVENUE (CIRCA 1960)

ALIGNMENT D

The survey of Alignment D began near Vineyard Avenue to the east, traveled west over the Santa Clara River floodplain, through a dense commercial-industrial area along Lirio Avenue, and connected with Wells Road near Telephone Road on the west.

The eastern portion of the alignment, beginning just west of the Santa Clara River, is dominated by commercial-industrial structures, much the same as those illustrated and discussed along Alignment C to the north. The western portion of this alignment, beginning just west of Nardo Avenue, parallels Brown's Barranca and connects with the existing Wells Road near Telephone Road. In this area, only sparse commercial development exists in comparison to the eastern portion of this alignment.

Pre-1940 Structures in the APEI

Five pre-1940 structures exist along this alignment, two having been previously discussed and illustrated under Alignment C heading. These structures include the Dix-See Sales building (10995 Azahar Street) and the old Saticoy Walnut Growers Association building (1235 Wells Road). Three buildings lie adjacent to Brown's Barranca. They are as follows:

<u>Address</u>	<u>Original date of construction</u>	<u>Figure</u>
10988 Telephone Road	1927	7-1
10986 Telephone Road	1927	7-2
10986 Telephone Road (garage)	1927	7-3

28. Figure 7-1: House at 10988 Telephone Road

A one story square vernacular cottage with horizontal wood siding, built in 1927

29. Figure 7-2: House at 10986 Telephone Road

A single story rectangular cottage with horizontal wood siding. The alterations include a new door and a six pane window on the facade.

30. Figure 7-3: Garage at 10986 Telephone Road

A one story two-car garage and storage shed with vertical board and batten siding.

Post-1940 Structures in the APEI

Several post-1940 commercial-industrial buildings lie along this alignment, the majority of them straddling Lirio Avenue east of

Nardo Street. Figures 7-4 through 7-7 illustrate the newer commercial-industrial buildings along Alignment D. Figure 7-8 illustrates a 1944 Quonset hut adjacent to Brown's Barranca.

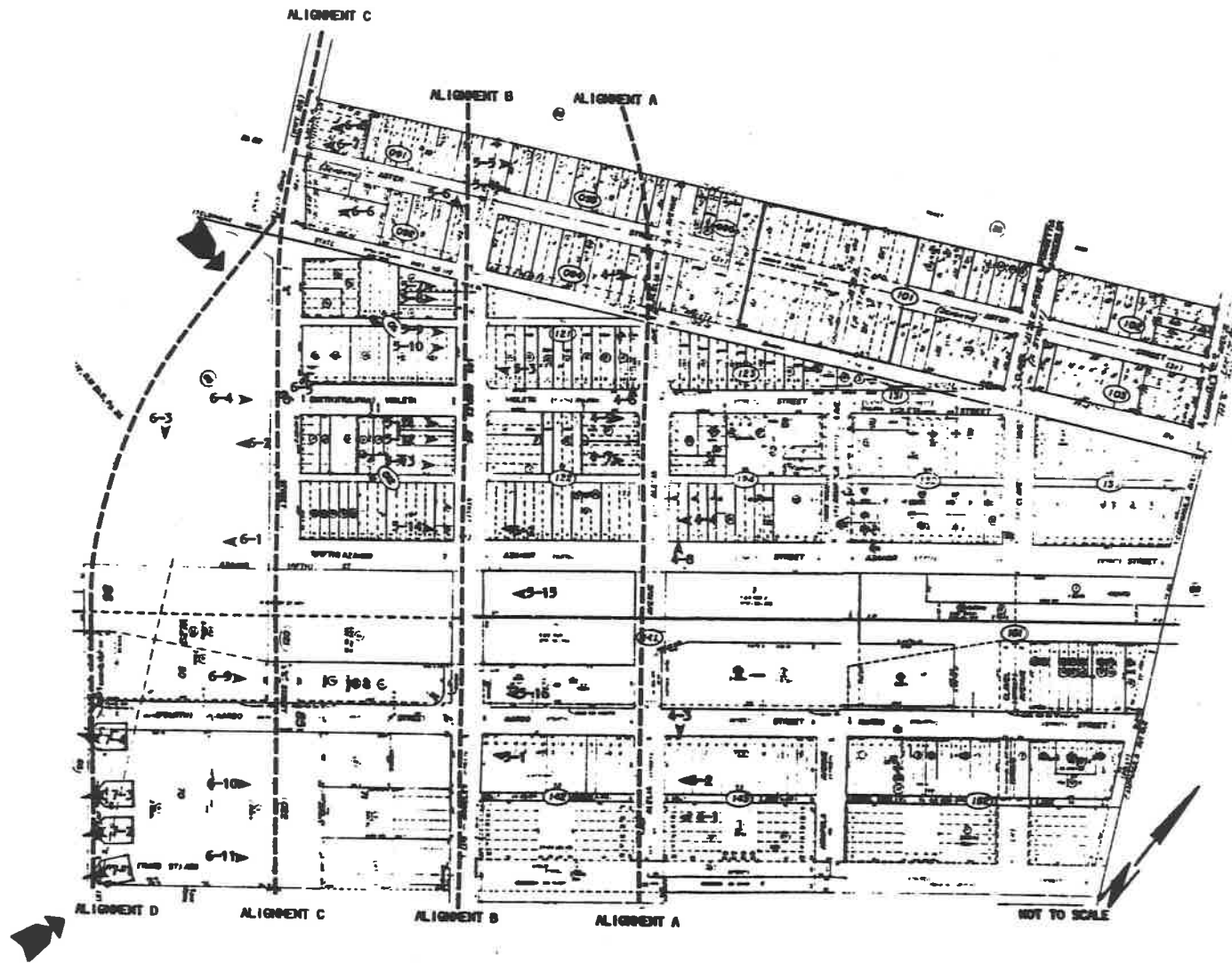


PHOTO GUIDE TO STRUCTURES LOCATED ALONG ALIGNMENT D

FIGURE

07-Ven-118 P.M. 0.5/2.2 Saticoy

 LISTED

 DETERMINED ELIGIBLE

 APPEARS ELIGIBLE

 APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: Houses and garage located along Brown Barranca
2. Historic name: _____
3. Street or rural address: Alignment D - see attached list
- City Saticoy Zip 93004 County Ventura
4. Parcel number: _____
5. Present Owner: _____ Address: _____
- City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Vernacular
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

There are two pre-1940 small single family homes and a garage built in 1927 located on a dirt road which runs parallel to the Brown Barranca. They have a Telephone Road address. The one post-1940 residence is a quonset hut built in 1944. Small appurtenant structures are found to the rear of these buildings.

Attach Photo(s) Here

See attached photographs

8. Construction date: 1927-
Estimated _____ Factual 1944
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July 1985

13. Condition: Excellent Good Fair _____ Deteriorated No longer in existence _____

14. Alterations: _____

Surroundings: (Check more than one if necessary) Open land Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial Other: _____

16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project Other: _____

17. Is the structure: On its original site? Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

These houses and garage do not possess architectural or historical significance. They are therefore not eligible for the National Register.

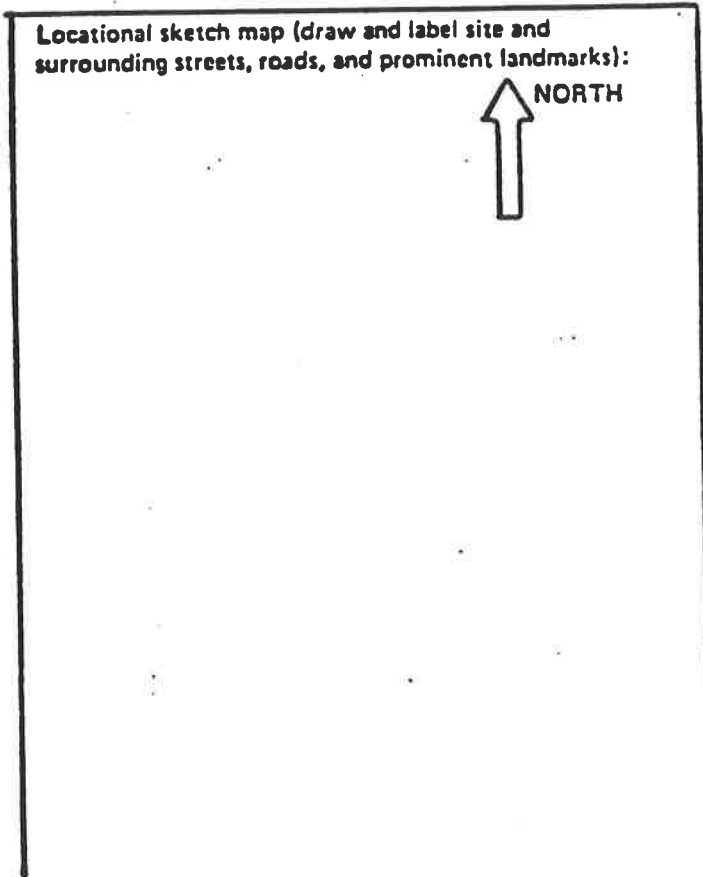
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Field Survey
Ventura County Assessor Records

22. Date form prepared July 20, 1985
By (name) George Casen
Organization Caltrans
Address: 120 S. Spring St.
City Los Angeles Zip 90012
Phone: (213) 620-4509

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



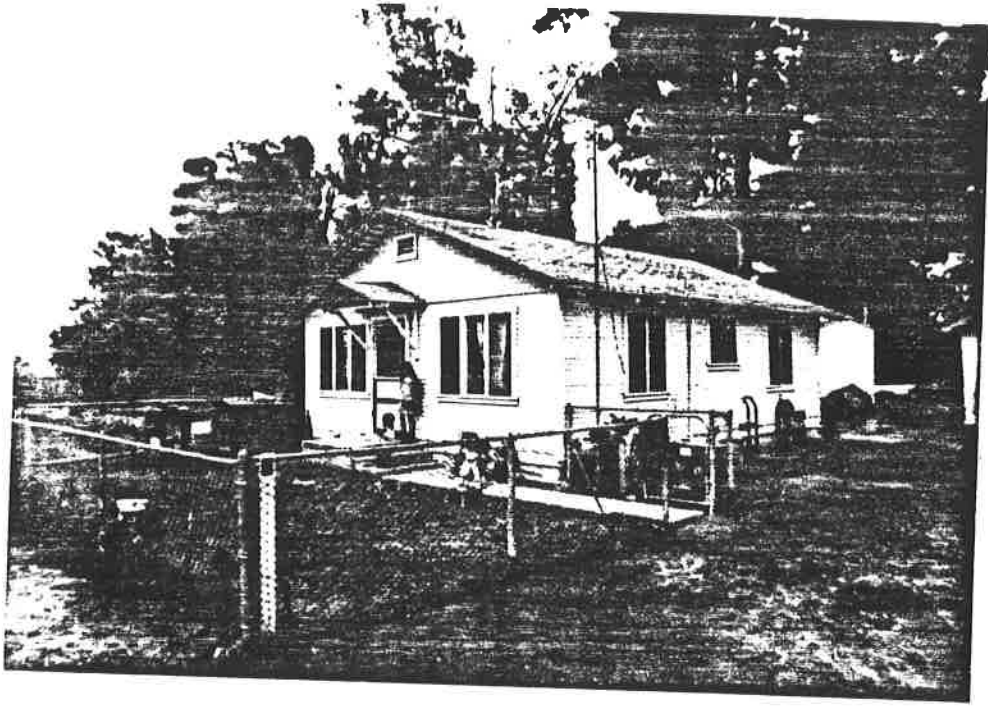


FIGURE 7-1

10988 TELEPHONE ROAD (1927)



FIGURE 7-2

10986 TELEPHONE ROAD (1927)

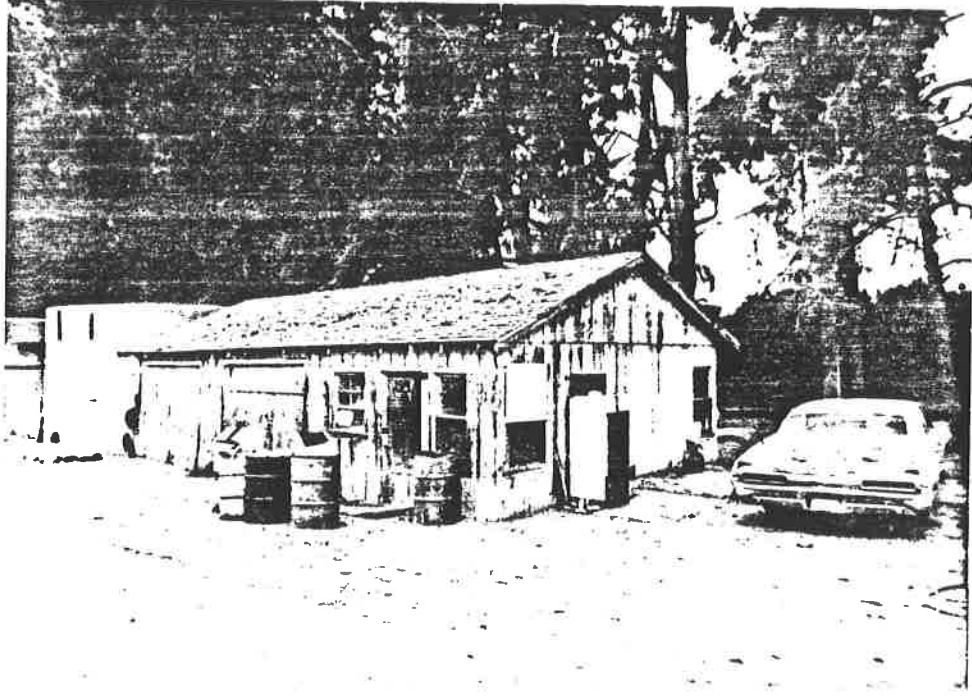


FIGURE 7-3

10986 TELEPHONE ROAD (GARAGE) (1927)



FIGURE 7-4
1905 LIRIO AVENUE (CIRCA 1970)



FIGURE 7-5
1905 LIRIO AVENUE (CIRCA 1968)

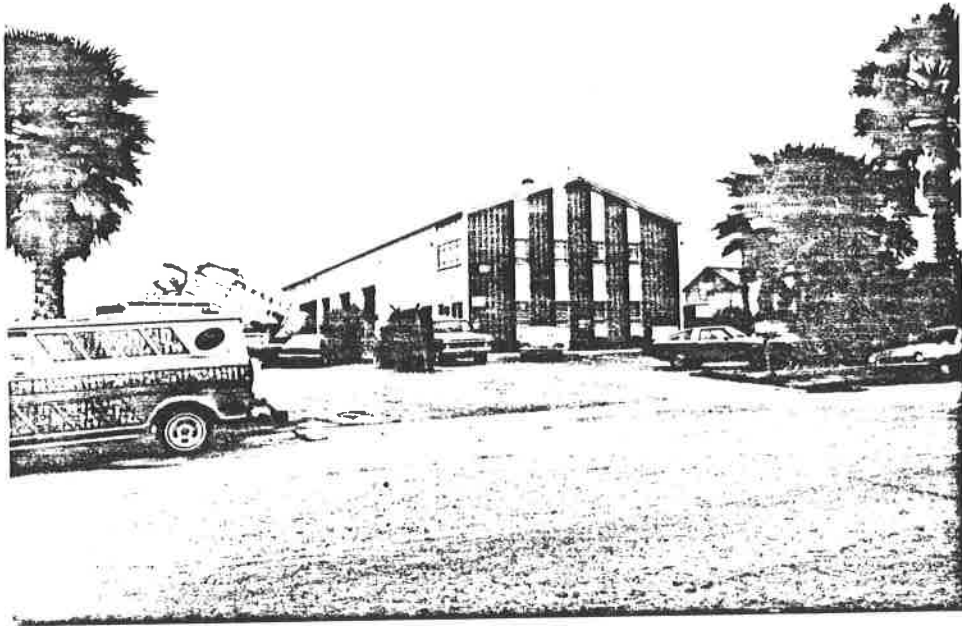


FIGURE 7-6

1589 LIRIO AVENUE (CIRCA 1965)

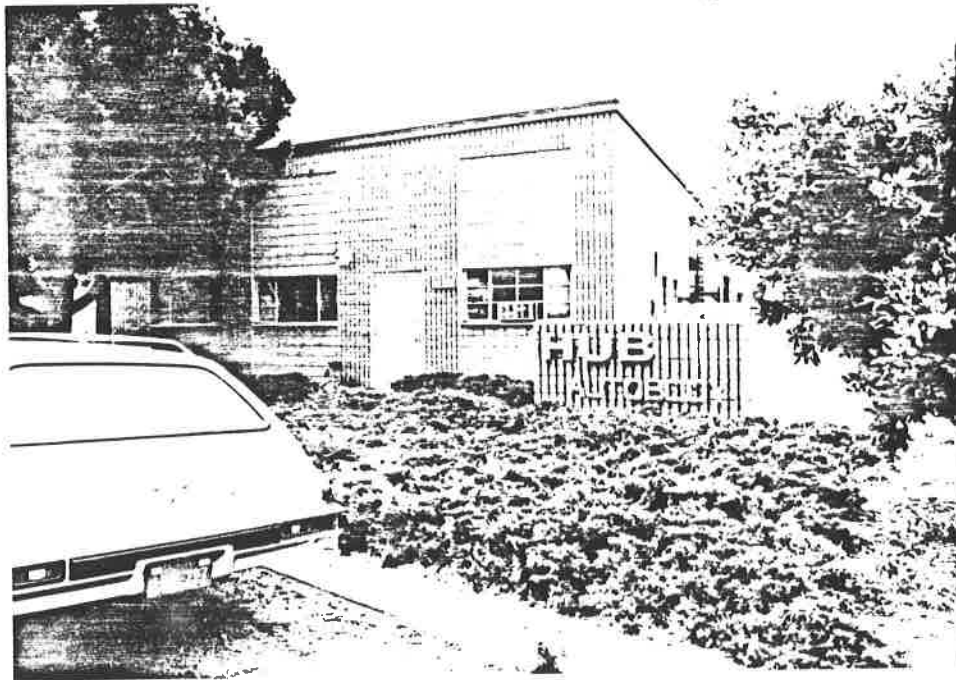


FIGURE 7-7

1401 LIRIO AVENUE (CIRCA 1970)

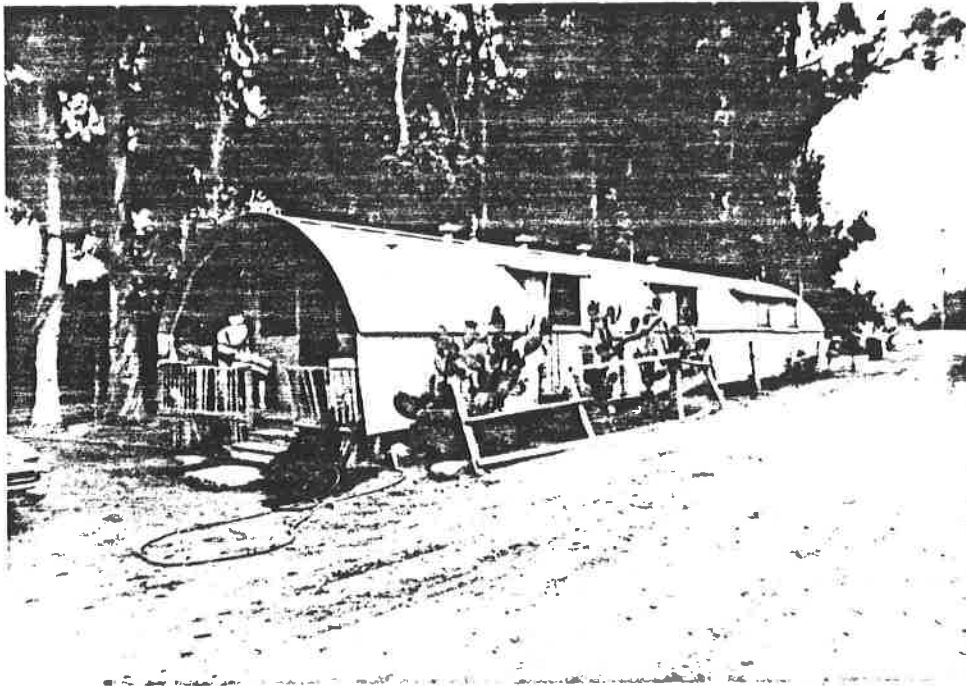


FIGURE 7-8

10986 TELEPHONE ROAD (1944)

CONCLUSIONS

Based on the evaluation of the 30 structures representing the first row of buildings fronting each proposed Alignment (A-D), only three appear to meet National Register criteria. The Saticoy Walnut Growers Association Warehouse and the Saticoy Warehouse Company, Bean Warehouse comprise the Saticoy Agricultural Warehouses (a complex) along Alignments C and D. The Saticoy Branch Bank lies along Alignment B.

REFERENCES

- California Walnut Growers Association
1919 The California Walnut. Los Angeles.
- 1976 California Inventory of Historic Places. Resources Agency, Sacramento.
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- Layne, William Henry
1932 Saticoy Days. Ventura County Historical Society Museum.
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February 3, 1981;
February 2, 1982; and supplements to date.
- Sheridan, Sol N.
1926 History of Ventura County. Clark Publishing Company, Chicago.
- Thompson, T.H., and A.A. West
1961 History of Santa Barbara and Ventura Counties, California. Howell Publishing (reprint of the 1883 edition). Berkeley.
- Ventura County Historical Society
1964 Saticoy. Ventura County Historical Society Quarterly 9(2): 8-20. Ventura.

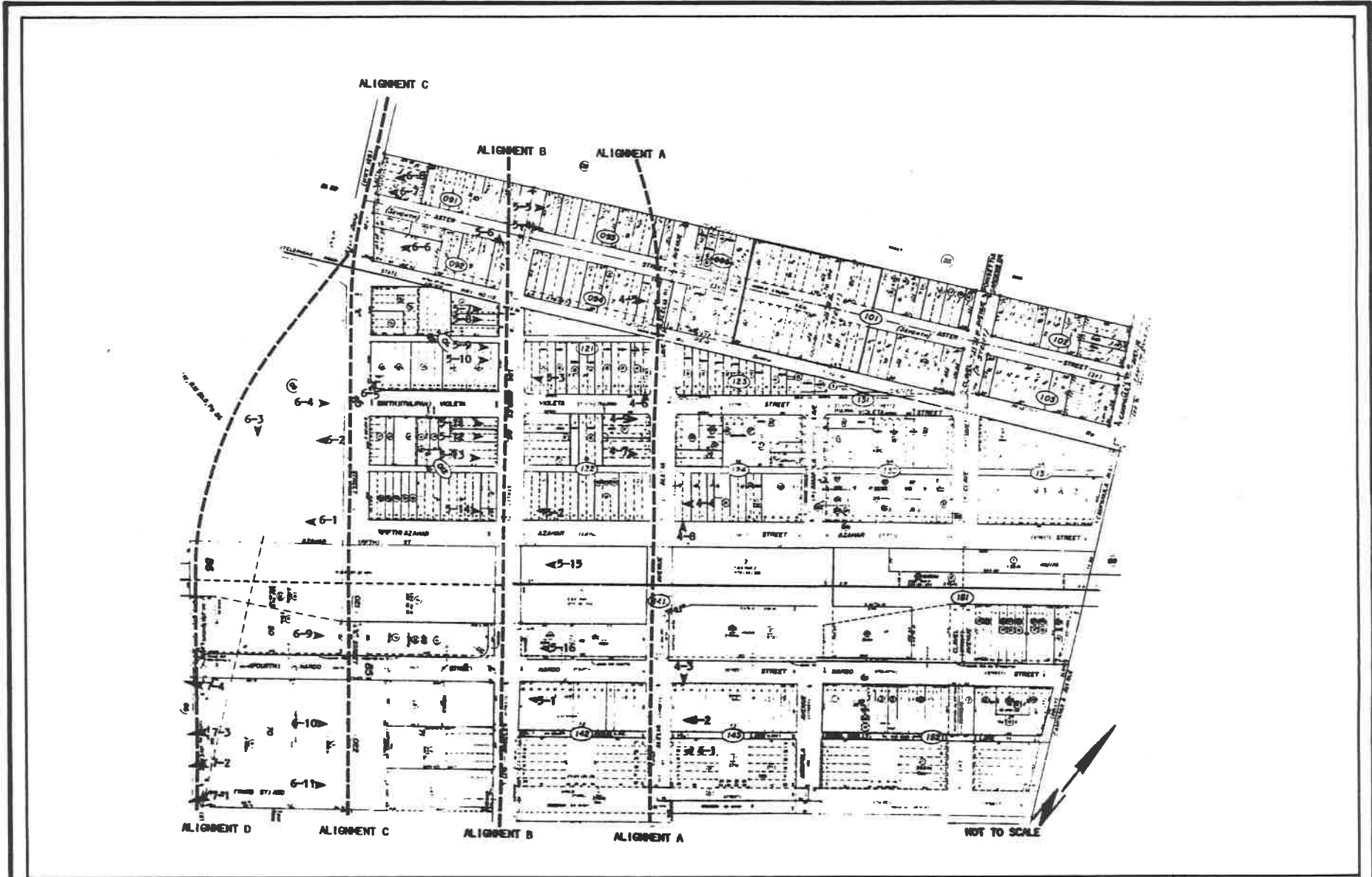


PHOTO GUIDE OF STRUCTURES

FIGURE

8

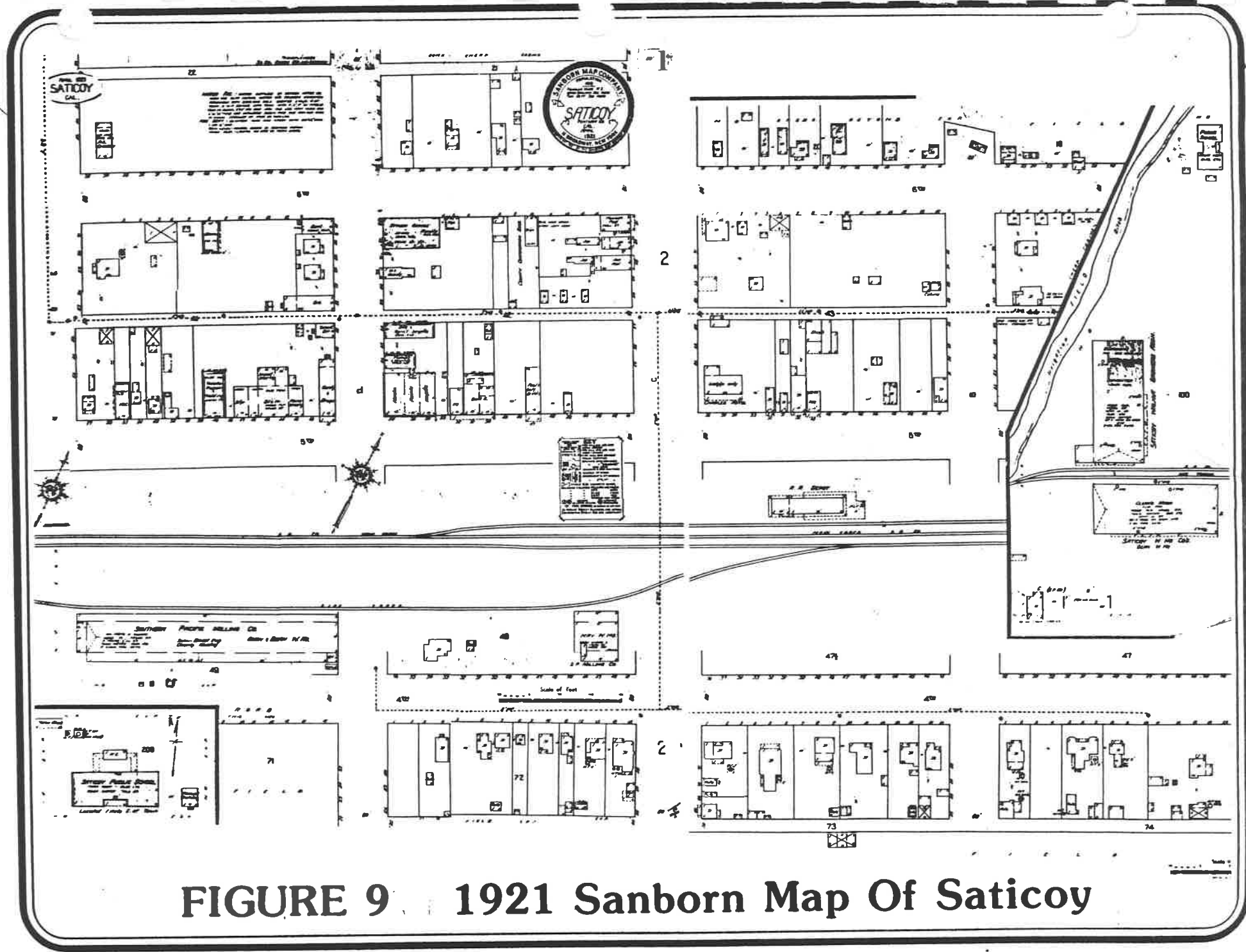


FIGURE 9 1921 Sanborn Map Of Saticoy

APPENDIX B
BRIDGE EVALUATION

BRIDGE EVALUATION FORM
(To be appended to the HPSR)

(Note: this form is only to be used for structure types listed in the Caltrans/FHWA/SHPO Memorandum of Understanding dated December 1980.)

LOCATION: (attach copy of appropriate USGS quad sheet showing structure location)

COUNTY: Ventura ROAD: _____

ROUTE: 118 POST MILE: 1.63

NAME (bridge name or feature crossed): Santa Clara River

BRIDGE NUMBER: 52-49

DESCRIPTION: (attach at least one side photo and one view of the deck along the centerline)

TYPE (circle one): TEMPORARY **STANDARD** CULVERT

TYPE OF SUPERSTRUCTURE: 3-girder T-beams with parabolic soffits; 8-girder precast/prestressed spans; 34 spans, 2,407' overall; 32.3' wide; metal beam railings; no skew

TYPE OF SUBSTRUCTURE: Reinforced concrete pier walls & reinforced concrete seated abutments; all founded on steel pile footings

HISTORY: DATE OF CONSTRUCTION/DESIGNER: 1939/1957/1969/1974
Calif. Div. of Highways

OTHER HISTORICAL INFORMATION (persons, events--eg. WPA/CCC):

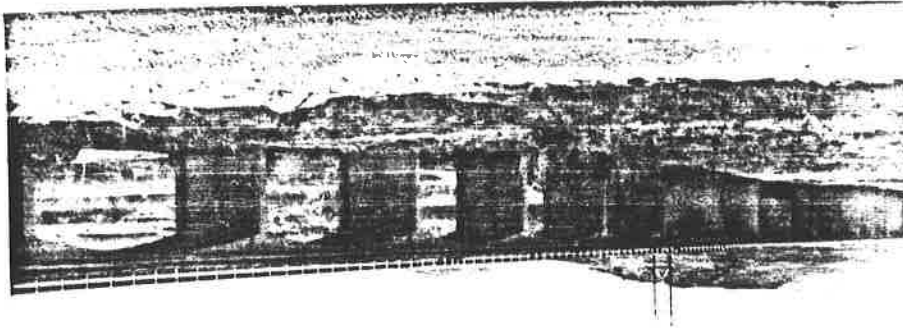
Original steel through truss spans replaced in 1957 by precast/prestressed spans; repairs in 1969, 1974.

PREPARED BY: John W. Snyder

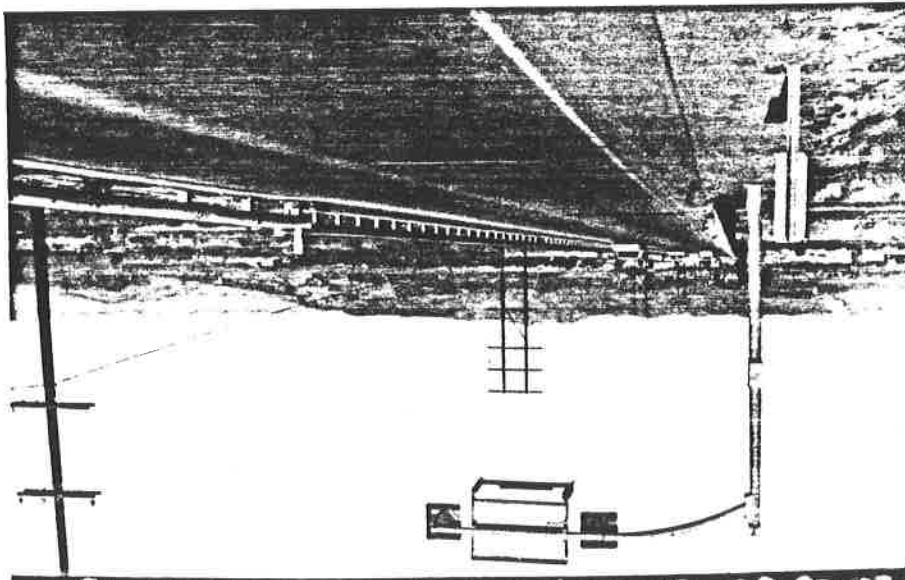
POSITION: Chief Architectural Historian

DATE: September 11, 1985

REVIEWED BY: N/A
(Name/Title)



11-20-81-5 RFL-27 52-49



11-20-81-6 RFL-27 52-49

APPENDIX C
ARCHAEOLOGICAL SURVEY REPORT

NEGATIVE ARCHAEOLOGICAL SURVEY REPORT

DPD-EP-25 (REV 2/83)

I. HIGHWAY PROJECT DESCRIPTION

District	County	Route	Post Mile	Charge Unit	Expenditure Authorization
7	Ventura	118	0.5/2.2	07-203	004060

The proposed project encompasses the widening of Route 118 (Los Angeles Avenue -Wells Road-Alelia Avenue-Lirio Rd.) beginning on Wells Road east of the Santa Paula Freeway (PM 0.5) and terminating at Vineyard Avenue (PM 2.2) west of the Santa Clara Rivera bed. A northern by-pass route through agricultural fields was also under consideration but has since been withdrawn (Maps 1 and 2).

II. STUDY FINDINGS

A record search and field reconnaissance failed to identify any cultural resource remains within the APEI. However, within approximately 1/8 mile of the alignment D APEI are the recorded archaeological sites VEN 31, 32, 33, and 34. Archaeological and ethnographic evidence suggests that these sites represent the historic Chumash Village of Saticoy (Sa? agtik?oy)

The section of alignment D APEI in proximity to these sites must be considered an environmentally sensitive area (ESA).

III. INTRODUCTION

NAME(S) OF SURVEYOR(S)	QUALIFICATIONS	DATE(S) OF FIELDWORK
John F. Romani	MA in Anthropology with extensive experience in California archaeology	May 6-17, 1984 and September 28-October 5 1984
Robert J. Wlodarski	MA in Anthropology with extensive experience in California archaeology.	

PRESENT ENVIRONMENT:

Santa Clara river floodplain, a built environment consisting of the town of Saticoy, and cultivated lands.

ETHNOGRAPHY:

The project area was historically occupied by the Venturenno Chumash (Landberg 1965; Grant 1978).

IV. SOURCES CONSULTED

NATIONAL REGISTER OF HISTORIC PLACES <input checked="" type="checkbox"/>	Month and Year 2/79
CALIFORNIA INVENTORY OF HISTORIC RESOURCES <input checked="" type="checkbox"/>	Year 1976
CALIFORNIA HISTORICAL LANDMARKS <input checked="" type="checkbox"/>	Year 1979

ARCHAEOLOGICAL SITE RECORDS (Name(s) of Institution(s))
 UCLA Archaeological Survey-District 7 Regional Clearinghouse Ventura County Archaeological Society.

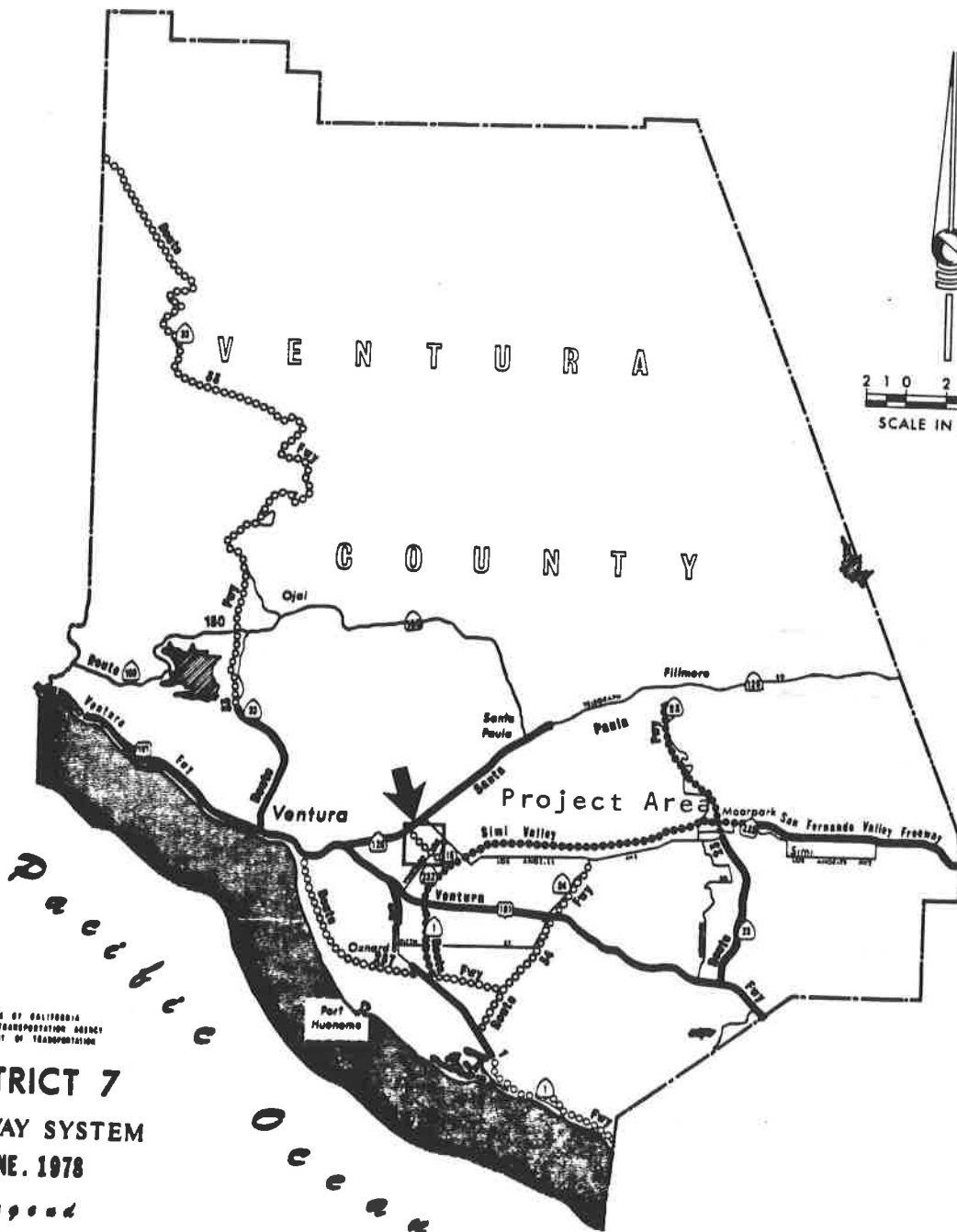
OTHER:

Caltrans District 7 files

RESULTS: No sites found within the APEI. The historic vllage of Saticoy lies adjacent to Alignment D (Map 2).

Continue on Reverse Side

VENTURA COUNTY



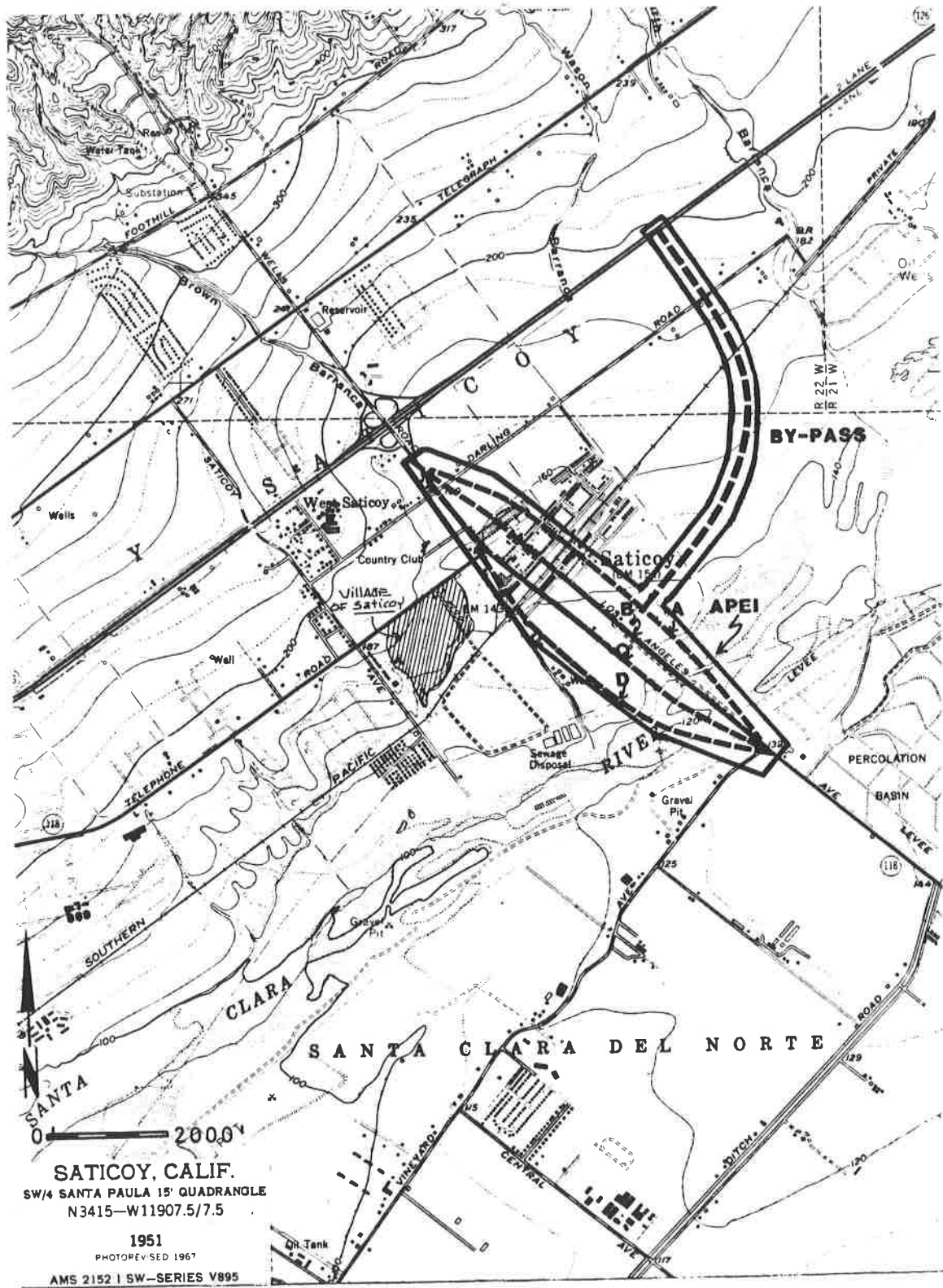
STATE OF CALIFORNIA
 HIGHWAYS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DISTRICT 7
HIGHWAY SYSTEM
JUNE, 1978

Legend

- | | | |
|------------------------------------|--|---|
| LEGISLATIVE AND SIGN ROUTE NUMBERS | | INTERSTATE ROUTE
US SIGN ROUTE
STATE SIGN ROUTE |
| FREEWAYS | | COMPLETED |
| | | UNDER CONSTRUCTION |
| | | SUGGESTED |
| | | ROUTE ADOPTED |
| EXPRESSWAY | | ROUTE UNDER STUDY |
| | | ROUTE NOT ADOPTED |
| CONVENTIONAL HIGHWAYS | | |
- Exact location not Determined

MAP 1 Vicinity Map



MAP 2 Project Location Map

ATTACHMENTS

REQUEST FOR DETERMINATION
OF ELIGIBILITY FOR INCLUSION
IN THE NATIONAL REGISTER OF
HISTORIC PLACES

Agency Requesting Determination:

United States Department of Transportation
Federal Highway Administration
Attention: Bruce Cannon
California Division Administrator
P.O. Box 1915
Sacramento, CA. 95809

Property Name: Saticoy Agricultural Warehouses

Location: Azahar Street and Wells Road
Saticoy
Ventura County, CA 93004

Classification: Complex

Ownership: Private

Representation in Existing Surveys: None

ARCHITECTURAL INVENTORY/EVALUATION FORM

07-VEN-118 P.M. 0.5/2.2 Saticoy

LISTED DETERMINED ELIGIBLE
 APPEARS ELIGIBLE APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: Saticoy Agricultural Warehouses: (A Complex)
2. Historic name: Saticoy Walnut Growers Association Warehouse;
Saticoy Warehouse Company Bean Warehouse
3. Street or rural address: See attached list
City Saticoy Zip 93004 County Ventura
4. Parcel number: See attached list.
5. Present Owner: See attached list. Address: _____
City _____ Zip _____ Ownership is: Public _____ Private
6. Present Use: Commercial Original use: Commercial - Warehouse

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

The two warehouses in the complex are located on opposite sides of a spur track of the Southern Pacific Railroad. They are in close proximity to each other, being only 30' apart. Built only two years apart, they are structurally similar, having gable roofs supported by identical heavy trusses, with the only difference being the intervals between the trusses. Both are 80' wide and 200' long having identical gable roofs and an identical widow's walk at the peak of the gable. The horizontal wood siding used to sheathe the exterior walls is also identical in both buildings. The spacing of the skylights on the roof of both buildings is similar. The 3 story annex of the Walnut Warehouse lies parallel to the Bean Warehouse, creating a spacial symmetry.

These buildings lie at the edge of the community center of Saticoy. To the south is the Southern Pacific Railroad main track, to the west and north is the Brown Barranca, and to the east is Wells Road.

A detailed description of each building accompanies the attached photos.

Attach Photo(s) Here

See attached sheets.

8. Construction date:
Estimated _____ Factual 1917, 1918
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 3.91
12. Date(s) of enclosed photograph(s)
July 1984

Significance Continued

Ventura County became a center for walnut production and Saticoy, located on the Southern Pacific Railroad, became the shipping point for the produce.

In 1919, in response to expansion of the industry, the Saticoy Walnut Grower's Association Warehouse was built. It was here in 1920 that Eugene C. Kimball, a local resident, perfected a new way of drying walnuts which greatly reduced product losses. This machinery is still extant in the warehouse.

Lima bean growing began in Santa Barbara and soon spread southward along the coastal margin to San Diego County. Saticoy became the main shipping point for Ventura County. Though Ventura County did not play a crucial role in the development of the lima bean industry, Saticoy served as a locally important shipping point. The Saticoy Warehouse Company-Bean Warehouse was built in 1917, for the newly formed Saticoy Warehouse Company. The directors of the corporation were G. A. Smith, M. J. Wright, C. E. Hawley, D. F. Sheldon and H. C. Sharp. Hubert C. Sharp was president of the Saticoy Citrus Company, Saticoy Walnut Growers Association, and manager of the Alta Mutual Water Company in addition to being president of the Saticoy Warehouse Company.

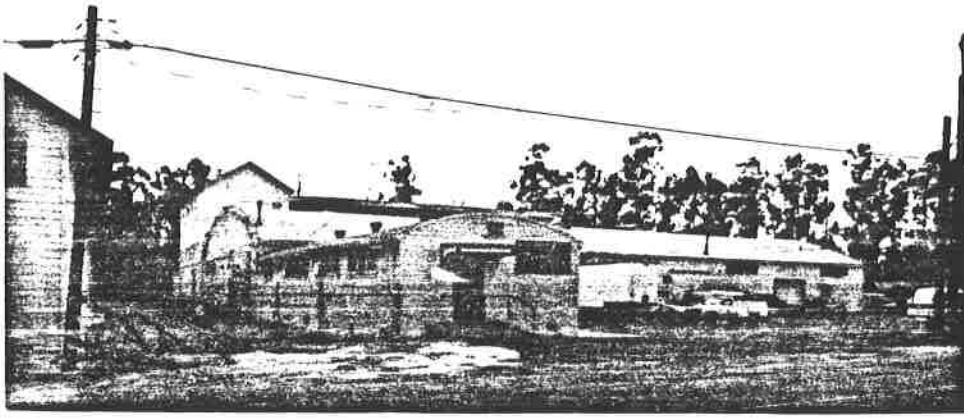
The Saticoy Walnut Growers Association building and the Saticoy Warehouse Company-Bean Warehouse, although converted to other uses, stand today as important reminders of the agricultural history of Ventura County, the growth of the farming cooperative movement in California and the importance of Saticoy as a local shipping point. Locally prominent persons are associated with their construction. They are the only agricultural buildings of prominence in Saticoy supported by heavy wood trusses.

The Saticoy Agricultural Warehouses appear to be eligible for the National Register under criteria A, B, and C.

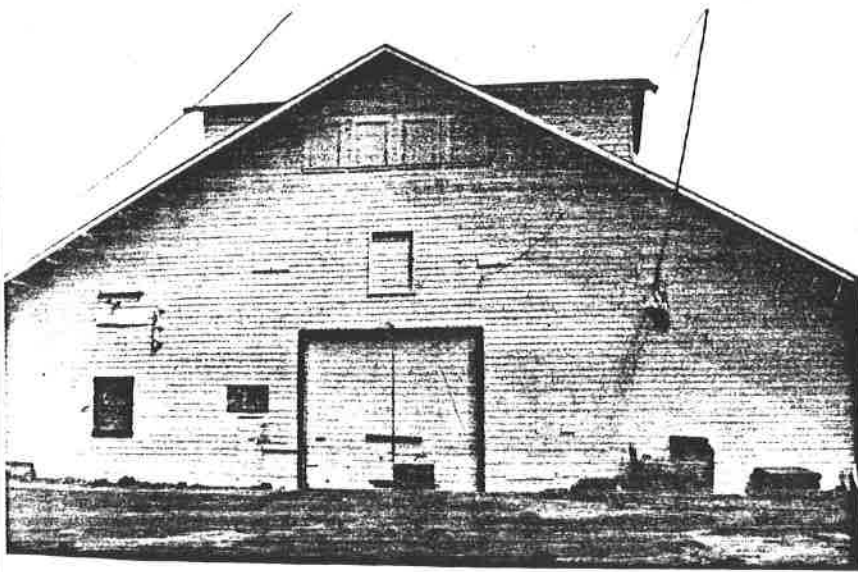
Saticoy Agricultural Warehouses

Items 3, 4 and 5

<u>Parcel number</u>	<u>Name & Address</u>	<u>Owners</u>
128-05-8	Saticoy Walnut Growers Association Warehouse 1235 - 1255 East Wells Rd.	Martin V. & Martha K. Smith
128-05-9	Saticoy Warehouse Company, Bean Warehouse 10995 Azahar Street	A. & J. Seeley; W. & K. Dixon

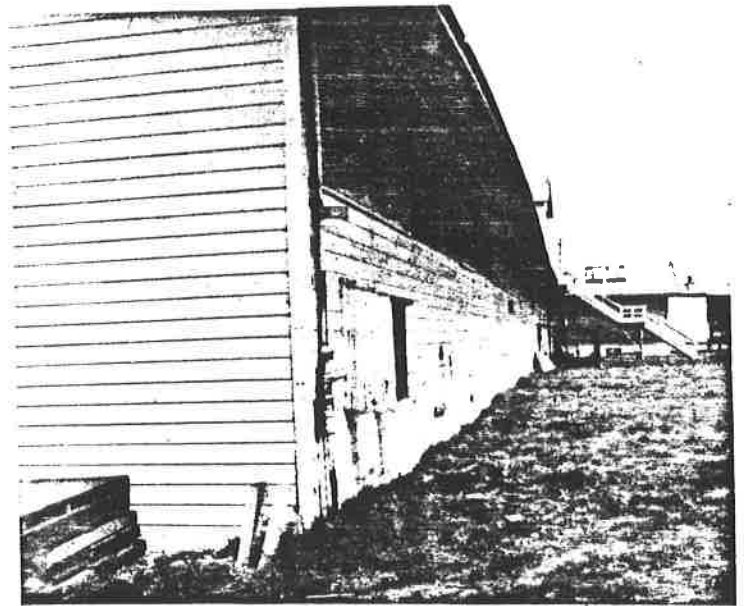


VIEW LOOKING SOUTHWEST



VIEW LOOKING EAST

VIEW LOOKING EAST



VIEWS OF WALNUT WAREHOUSE

Saticoy Walnut Growers Association Warehouse

Physical Description

The Saticoy Walnut Growers Association Warehouse is an irregular shaped building set on a reinforced concrete foundation. Built of wood frame construction, it is behind two later quonset type additions of no significance. The main part of the building is a 1½ story structure, 80' x 200', with a medium gable roof. It is supported by heavy triangular wooden trusses at 14' intervals. The southerly part of this building, also a gable roofed building, is placed at a 90° angle with the main section. It is 3 stories high. A one story section with a gable roof extends west from this 3 story section. All are sheathed in horizontal wood siding. The eaves overhang the exterior side wall in all sections. A widow's walk stretches almost the whole length of the roof of the main section. A cross gabled dormer with overhang sits on the north end of the roof and is separate from the widow's walk. Another larger gabled dormer with overhang sits under the widow's walk on the west side of the roof. Eight original 8' x 10' single pane skylights pierce the roof. The windows are double hung. The dormer on the eastern roof has a 3-sash window. The windows on the other dormers have been boarded over. There is an inward swinging double door at the north end of the building below the gable. A small double hung window is to the left of the door. There is another door along the south side of the 3-story building section which adjoins the track spur. This three story section has eight double-hung windows at the second story level and five on the third story level of the south side. Two double hung windows and a door are under the gable on the west side of the third story. A stairway leads along the roofline of the western extension and then down to ground level. A large horizontal sliding window is at the center of the western 1-story extension. On the second and third floors of the three story annex is the Kimball Walnut Dehydration System. There have been no major alterations since this annex was added in 1921.



VIEW LOOKING SOUTH

VIEW LOOKING SOUTHEAST



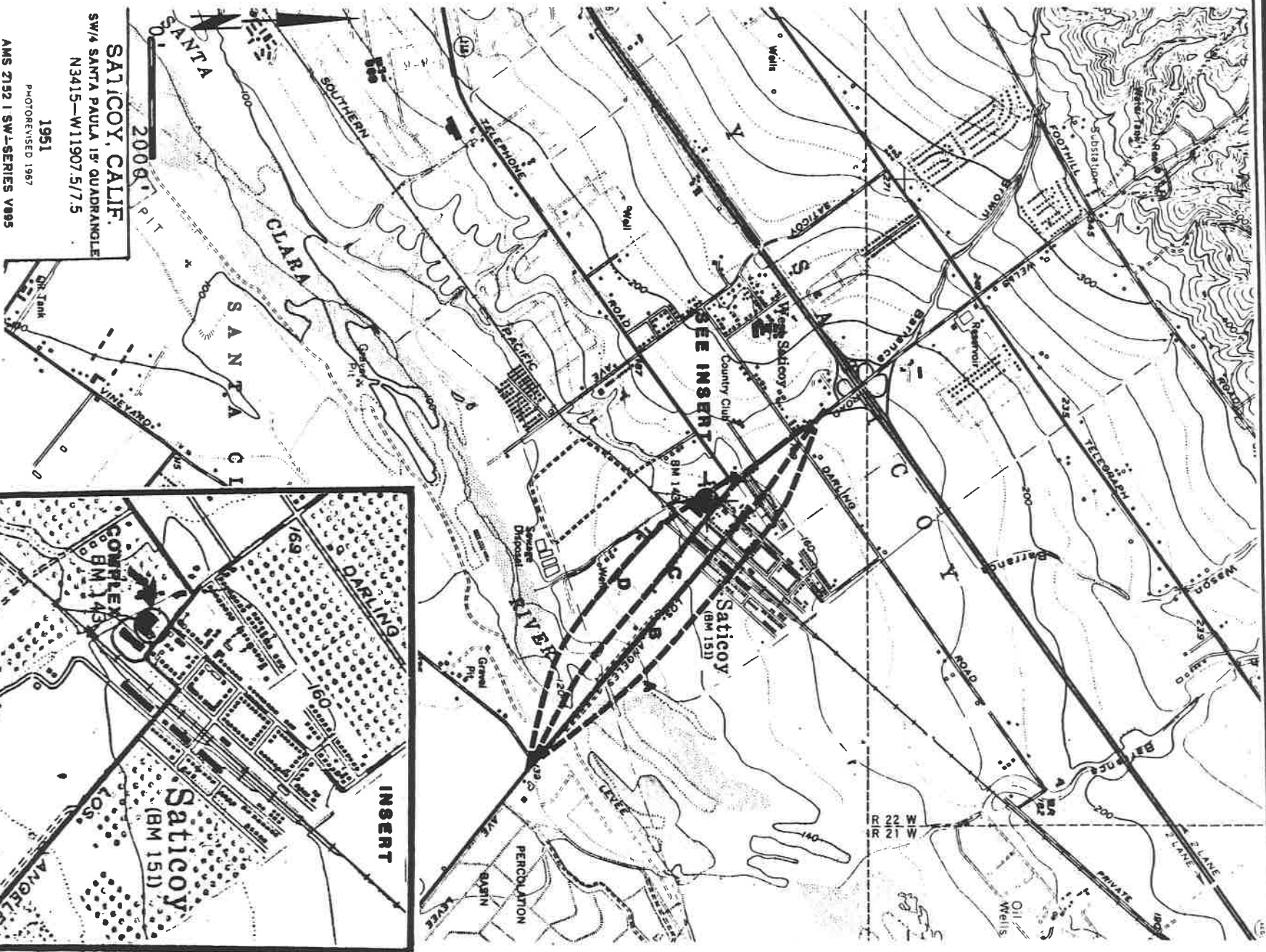
VIEW LOOKING SOUTHWEST

VIEWS OF BEAN WAREHOUSE

Bean Warehouse

Physical Description

The Saticoy Warehouse Company Bean Warehouse is a 1½ story building of wood frame construction set on a reinforced concrete foundation. It is a rectangular in shape, 80' x 200', topped with a medium gable roof. It is supported by heavy triangular wood trusses spaced at 13' & 16' intervals. The exterior walls are sheathed with horizontal wood siding. The eaves project from the exterior side walls. A widow's walk stretches almost the whole length of the roof. There are eight single pane skylights of recent vintage in the roof. There is a half-timbered 8' x 8' wood door centered under the gable at the front and rear of the building and five similar doors along each side wall. To the left of the central door, under the gable, at the eastern (Wells Road) end of the building are 3 windows with flat moldings. The center one is a double hung sash window while the outer ones are casement windows. One rectangular horizontal sliding window lies above these at the 1½ story level. Three rectangular horizontal sliding windows lie to the right of the central door at the 1½ story level. The doors on the south side open upon a loading dock. The door closest to the front wall on the north side opens onto a railroad platform. The office door at the east end of the south side of the building opens upon a double straight stairway with a protective railing. A small fixed square window and a rectangular horizontal sliding window lie between this door and the front of the building. There have been no exterior alterations other than the modern skylights, which have replaced the period skylights on the roof, and the loading dock on the south side of the building.



DETERMINATION OF ELIGIBILITY MAP

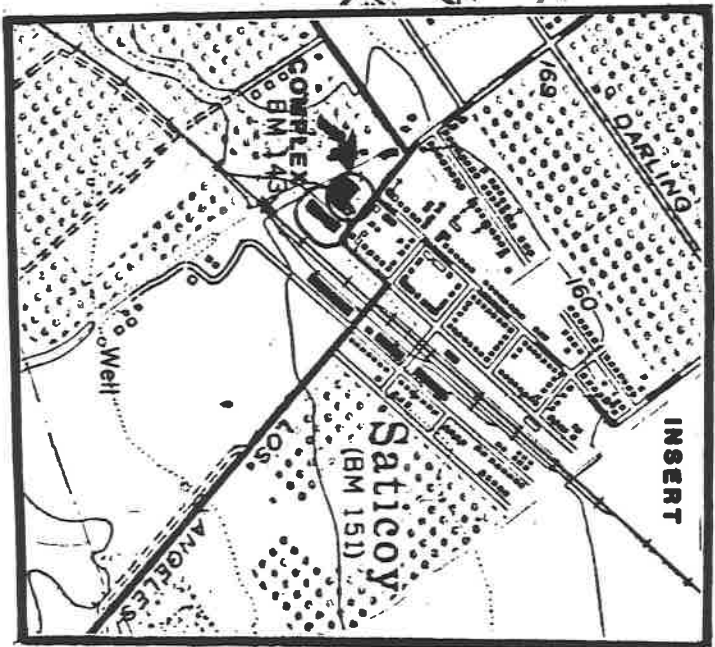
PROPOSED PROJECT ALTERNATIVES

AMS 2152 I SW-L-SERIES V0935
PHOTO REVISION 1967

1951

SALICOY, CALIF.
SW/4 SANTA PAULA 15' QUADRANGLE
N3415-W11907.5/7.5

2006' PIT



REQUEST FOR DETERMINATION
OF ELIGIBILITY FOR INCLUSION
IN THE NATIONAL REGISTER OF
HISTORIC PLACES

Agency Requesting Determination:

United States Department of Transportation
Federal Highway Administration
Attention: Bruce Cannon
California Division Administrator
P.O. Box 1915
Sacramento, CA. 95809

Property Name: TLC Gun Shop

Historic Name: Farmers & Merchants Bank of Santa Paula-Saticoy Branch

Location: 1203 Los Angeles Avenue
Saticoy
Ventura County, CA 93004

Classification: Building

Ownership: Private

Representation in Existing Surveys: None

ARCHITECTURAL INVENTORY/EVALUATION FORM

07-VEN-118 P.M. 0.5/2.2 Saticoy

 LISTED DETERMINED ELIGIBLE
X APPEARS ELIGIBLE APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: TLC Shooters Supplies
2. Historic name: Farmers & Merchants Bank of Santa Paula-Saticoy Branch
3. Street or rural address: 1203 Los Angeles Avenue
 City Saticoy Zip 93004 County Ventura
4. Parcel number: 128-012--8
5. Present Owner: Lloyd & Geraldine Thetford Address: 1203 Los Angeles Avenue
 City Saticoy Zip 93004 Ownership is: Public Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

7a. Architectural style: Neo-Classical

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

The Farmers & Merchants Bank of Santa Paula - Saticoy Branch is a rectangular one story reinforced concrete building 30 feet wide and 50 feet long on a cement foundation. The exterior walls are of stucco with two horizontal bands below the roofline. The upper band has a shelf. The flat composition roof is bounded by a low false gable at the front and rear. The main door is in the center of the facade in a recessed porch, to accommodate a decorated entryway. The doorway, surrounded by a flat molding, is of aluminum and plate glass construction with a glass panel on the left side and a single transom panel above. A triangular pediment is above the doorway. To each side of the doorway is a freestanding Ionic column which rises to the top of the recessed entryway. This entryway ends at the lower of the horizontal bands of the exterior walls. On each side of these columns is a fixed vertical single-pane window having sash & transom with a decorated blind panel above. The margins of this recessed entryway are marked by flat pseudo-columns formed in relief, supporting a shelf. These are above straight platform stairs. The north side of the building has four identical windows spaced equally. Each has four square panes and a lugsill beneath. The two horizontal bands along the facade wall are carried through this side and for approximately 4 feet along the rear wall of the building. The rear and south walls

Attach Photo(s) Here

See Attached Sheet

8. Construction date:
 Estimated Factual 1911
9. Architect Henry F. Withev & F. (Francis) Pierpont Davis
10. Builder Edward Alplanalp
11. Approx. property size (in feet)
 Frontage 35' Depth 150'
 or approx. acreage
12. Date(s) of enclosed photograph(s)
July 1984

Description - contd.

have no other ornamentation. The interior of this bank has undergone a minimum of alteration. The ornamentation around the vault is intact as is most of the original oak paneling. The aforementioned aluminum door assembly is the only exterior alteration.

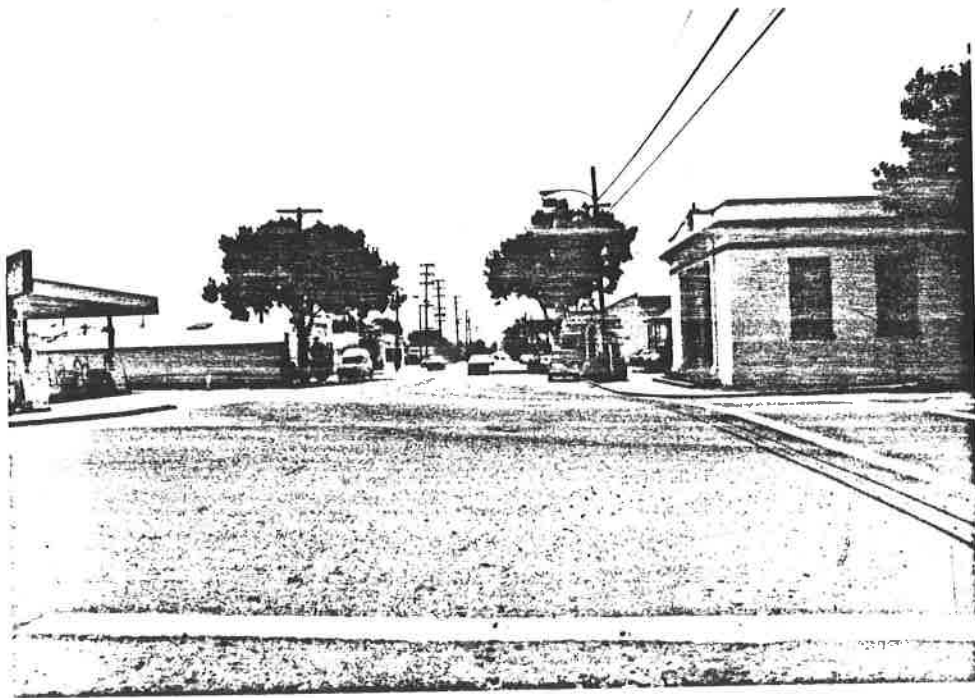
Significance - contd.

The Saticoy Branch Bank is significant for its association with the development of Saticoy, the agricultural industry of Ventura County, the growth of branch banking in California and locally prominent citizens. It is the only Neo-Classical style building in Saticoy which retains its integrity, and is the work of a noted architectural firm.

The Saticoy Branch Bank appears to be eligible for inclusion in the National Register under criteria A, B and C.

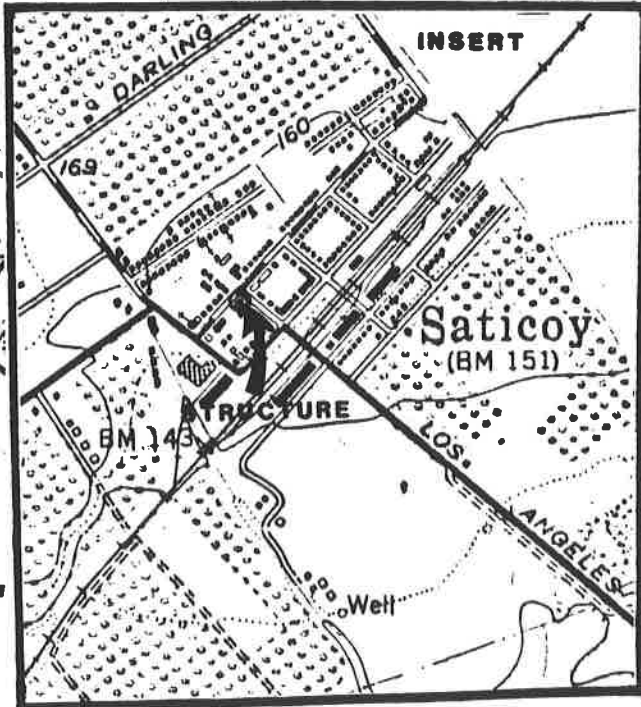
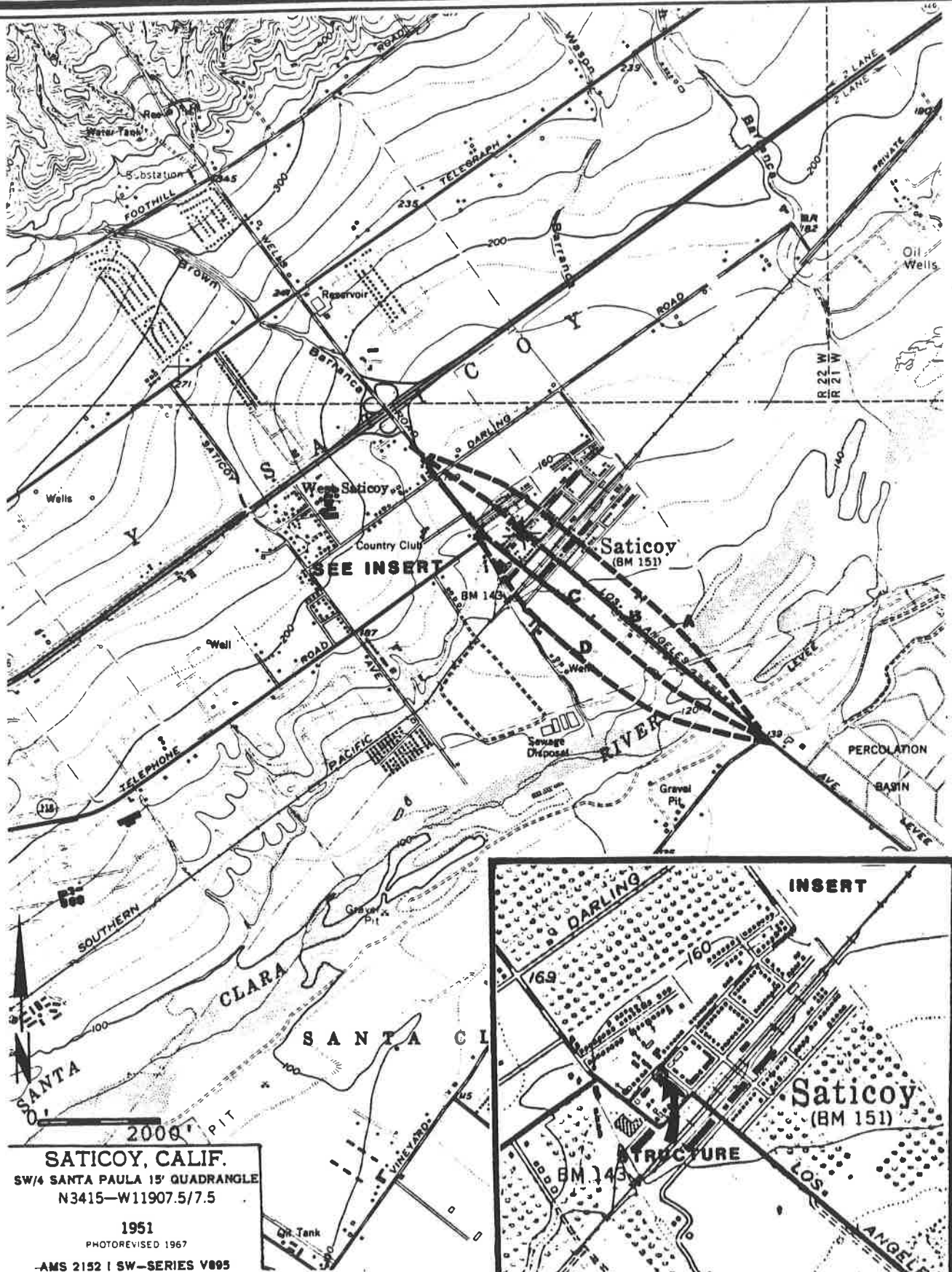


VIEW LOOKING SOUTH



VIEW LOOKING EAST

VIEWS OF SATICOY BRANCH BANK



SATICOY, CALIF.

SW/4 SANTA PAULA 15' QUADRANGLE
N3415-W11907.5/7.5

1951

PHOTOREVISED 1967

-AMS 2152 I SW-SERIES V695

PROPOSED PROJECT ALTERNATIVES - - - - -

DETERMINATION OF ELIGIBILITY MAP

SUPPLEMENTAL
HISTORIC PROPERTY SURVEY

07-VEN-118

P.M. 0.5/2.2

VINEYARD AVENUE/ROUTE 126

SATICOY

VENTURA COUNTY

CALIFORNIA

07203 - 004060

Table of Contents

Introduction

Proposed Project

Area of Potential Environmental Impact

Resume of the Survey

Results of the Survey

Figures 1-4

Attachment A

Introduction

This supplemental report discusses the results of cultural resource studies in areas added to the APEI established for the August 1985 HPSR. There are three changes, the widening of the bridge over the Santa Paula (126) Freeway with ramp improvements (see Figure 3A), a new alternative which incorporates the previous B and C alternatives discussed in the August 1985 HPSR (see Figure 3B), and a southerly extension of the widening of Los Angeles Avenue, through the intersection with Vineyard Avenue, to S.P. Milling Road (See Figure 3C). Bridge improvements and the southerly extension are included in both the B and B-C Alternatives.

Proposed Project Alternatives

The bridge which passes over the Santa Paula Freeway will be widened from two to four lanes. The eastbound and westbound on-ramps to the freeway will be redesigned. The B-C alternative follows the B alternative (Los Angeles Avenue), discussed in the August 1985 HPSR, northerly to a point south of Rosal Lane. From this point it curves to the west crossing the Southern Pacific Railroad tracks, joining Wells Road at its intersection with Azahar Street. It then follows an alignment on the west side of Wells Road to Telephone Road. The C alignment on the east side of Wells Road is followed from this point north to the 126 Freeway. The widening of Los Angeles Avenue will extend south, through the Vineyard Avenue intersection, to S.P. Milling Road. The vicinity map is shown in Figure 1. The project location map

is shown in Figure 2. Project changes are shown in Figures 3A through C.

Area of Potential Environmental Impact

The original project APEI was established by the Federal Highway Administration. It includes the area of direct impact and the first tier of buildings adjacent. The supplemental APEI was signed by Jim Lee of FHWA on March 31, 1986 and is shown in Figure 4.

Resume of the Survey

This supplemental survey was prepared by George Casen, John Romani and Robert Wlodarski, Environmental Planners (Cultural Resources) in the Environmental Planning Branch of the California Department of Transportation, District 7. It was completed in August 1986.

The National Register of Historic Places (to date), California Historical Landmarks (1982 revised), Minutes and Agendas of the California Historical Resources Commission (to date), California Inventory of Historical Resources (1976), and other publications have been consulted.

The survey of the built environment consisted of an on-site inspection and evaluation of the APEI (see Appendix A).

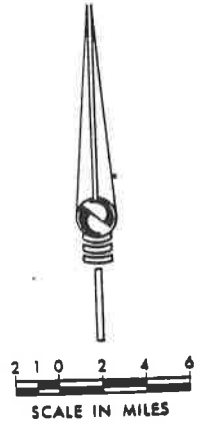
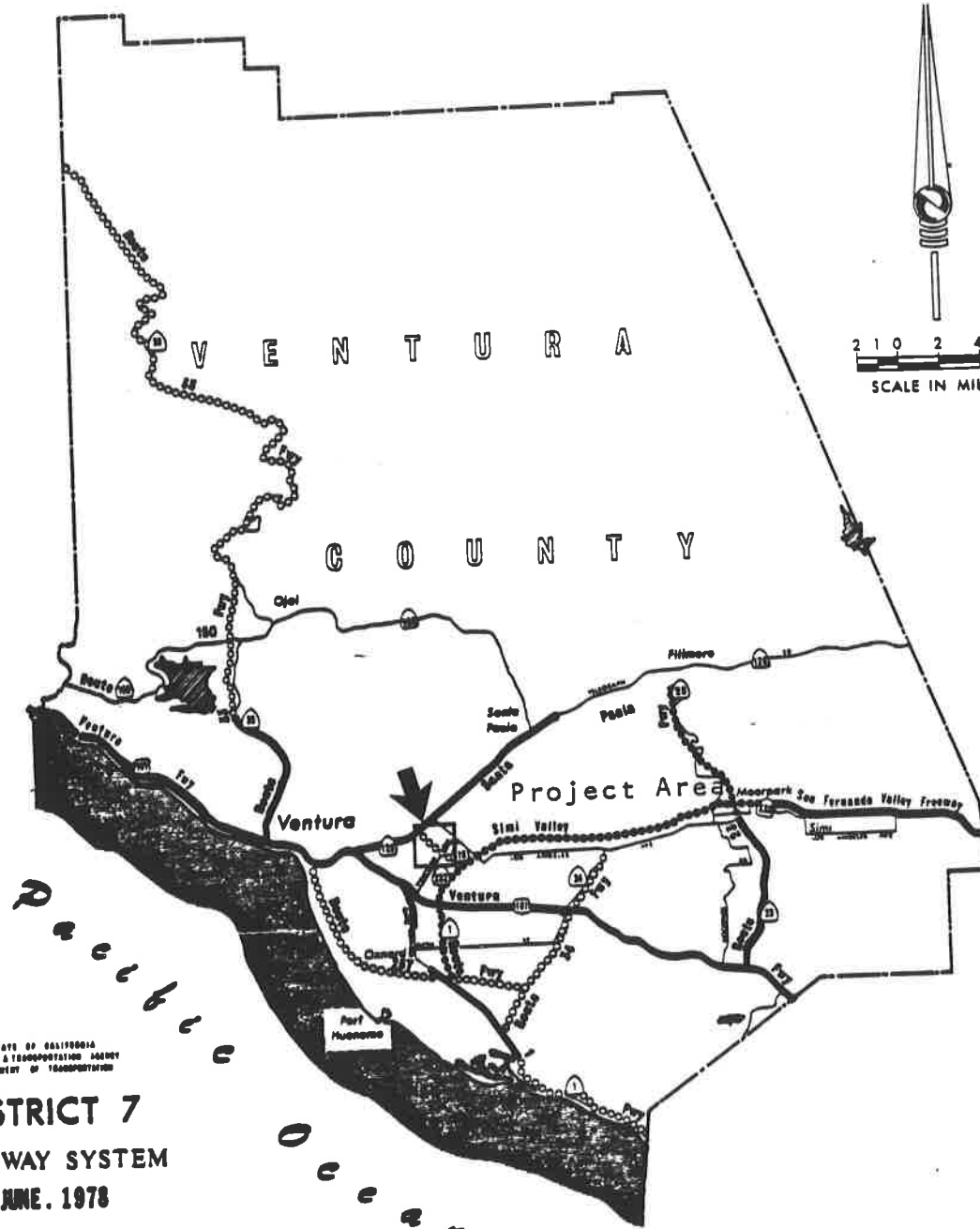
The archaeological survey consisted of a records search at the UCLA Archaeological Survey and a field survey of all accessible ground surfaces in the project APEI (see Appendix B).

Results of the Surveys

The Supplemental Historic Architectural Evaluation Report failed to find any resources eligible for the National Register (see Appendix A).

The results of the Archaeological Survey were negative (see Appendix B).

VENTURA COUNTY



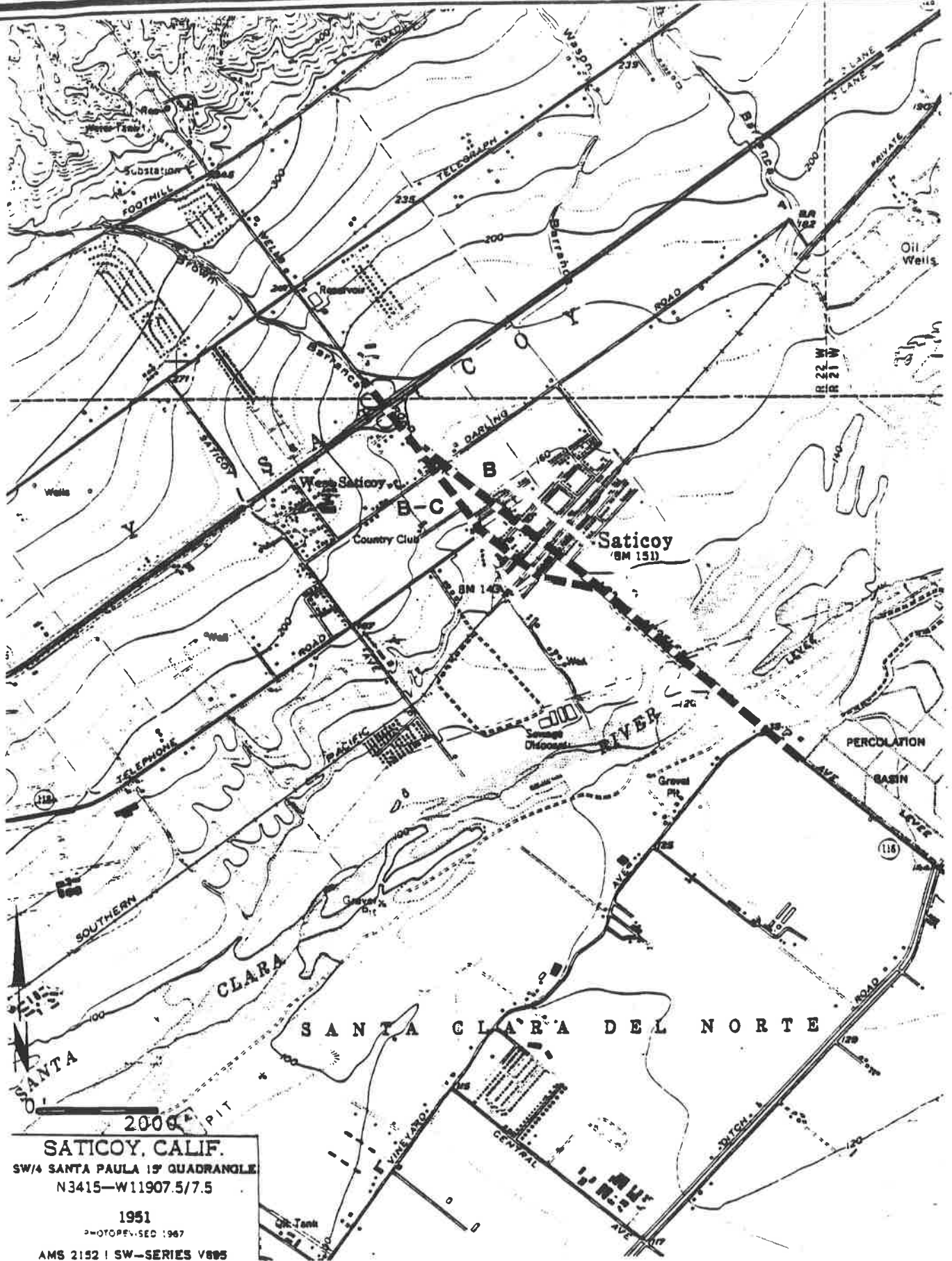
STATE OF CALIFORNIA
 HIGHWAYS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DISTRICT 7 HIGHWAY SYSTEM JUNE, 1978

Legend

- | | | | |
|---------------------------------------|-------|--------------------|----------------------------------|
| LEGISLATIVE AND
HIGH ROUTE NUMBERS | DDO | INTERSTATE ROUTE | |
| | DDO | U.S. HIGH ROUTE | |
| | DDO | STATE HIGH ROUTE | |
| PREWAYS | ===== | COMPLETED | |
| | ===== | UNDER CONSTRUCTION | |
| | ===== | BUDGETED | |
| | ===== | ROUTE ADOPTED | |
| | ===== | ROUTE UNDER STUDY | Exact Location
not Determined |
| EXPRESSWAY | ===== | | |
| CONVENTIONAL HIGHWAY | ===== | | |

FIGURE 1 Vicinity Map



2000' PIT

SATICOY, CALIF.
 SW/4 SANTA PAULA 19' QUADRANGLE
 N3415-W11907.5/7.5

1951
 PHOTOPLATED 1967
 AMS 2152 I SW-SERIES V895

FIGURE 2
Project Location Map

Don't copy

4
C
B
3A
Type

APPENDIX A

Supplemental
Historic Architectural Survey Report
for
07-VEN-118
PM 0.5/2.2
07203 - 004060

Prepared for:

Wayne Ballantine, Chief
Environmental Planning Branch
District 7
Department of Transportation

Prepared by:

George Casen George Casen
Environmental Planner
District 7
Department of Transportation

Approved by:

John W. Snyder _____
Chief Architectural Historian
Office of Environmental Analysis
Department of Transportation

Built Environment

There are three extensions of the original Area of Potential Environmental Impact for this project. The additional APEI for the Route 126 interchange reconstruction, which lies on the east side of the existing bridge, only includes land to be disturbed by the project, as there are no adjacent buildings (see Figure 3A). The APEI for the B-C alternative includes right-of-way needed and the first tier of buildings adjacent (see Figure 3B). The APEI for the Route 118 widening through the Vineyard Avenue intersection includes right of way needed on both sides of Los Angeles Avenue and the first tier of buildings adjacent (see Figure 3C).

The Vicinity Map is shown in Figure 1. The project location map is shown in Figure 2. The Supplemental APEI is shown in Figure 4.

Analysis:

Twelve buildings and one group of four buildings lie within the expanded APEI for this project.

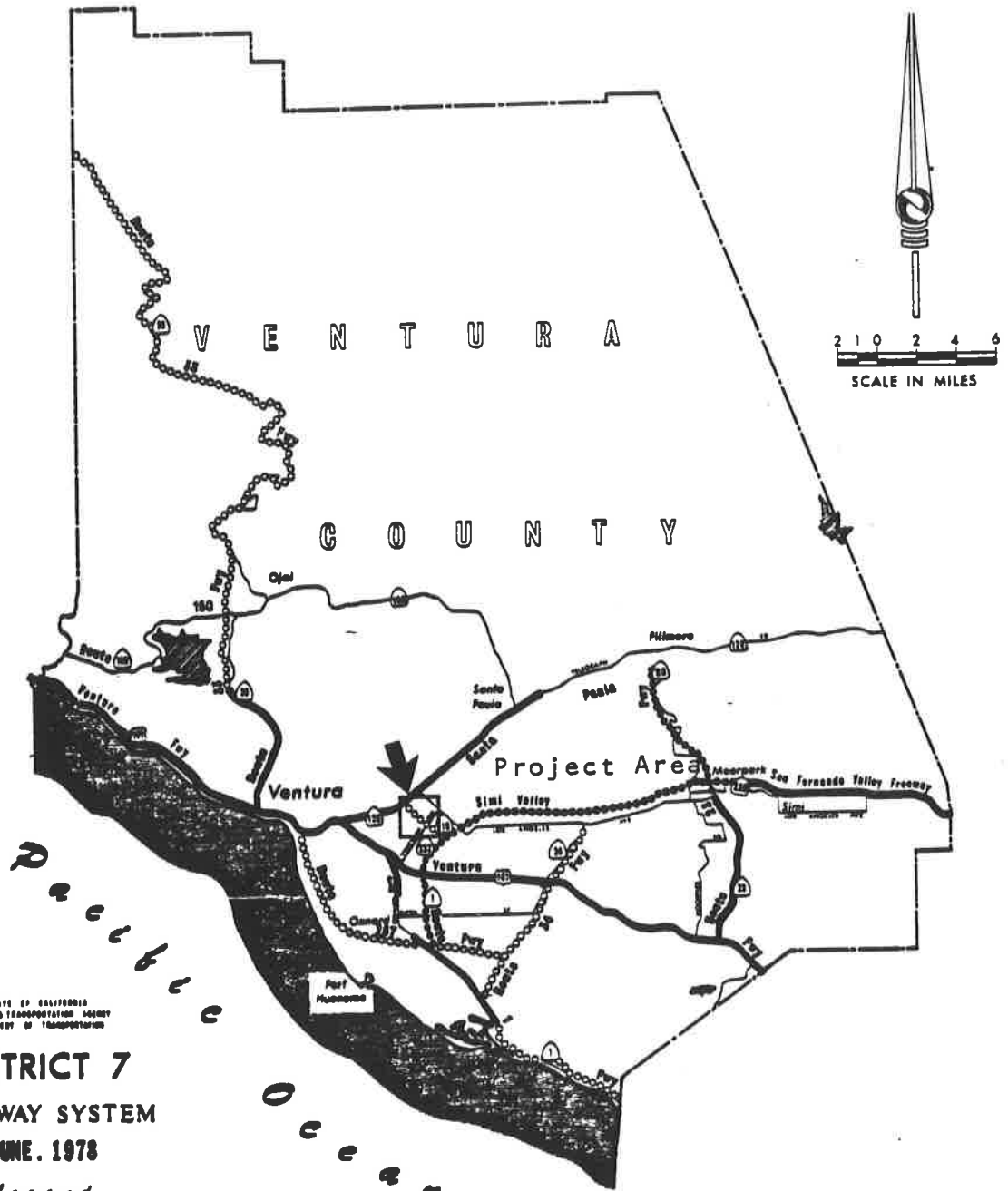
No buildings lie within the extended area for the Route 126 interchange improvement.

The twelve buildings lie within the Supplemental APEI for the B-C alternative. All are less than 50 years of age and do not

possess transcendent architectural or historical significance. None of the structures appear to meet National Register Criteria. Architectural Inventory/Evaluation forms are attached.

The group of four buildings, The United Concrete Pipe Company Site, lies within the Supplemental APEI for the road widening through the Vineyard Avenue intersection. One building is less than 50 years old and does not possess transcendent significance. The other buildings, although over 50 years of age, do not possess sufficient architectural or historic significance necessary to qualify for the National Register of Historic Places. An Architectural Inventory/Evaluation form is attached.

VENTURA COUNTY



STATE OF CALIFORNIA
 HIGHWAYS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DISTRICT 7
HIGHWAY SYSTEM
JUNE, 1978

Legend

- | | |
|------------------------------------|---|
| LEGISLATIVE AND HIGH ROUTE NUMBERS | <ul style="list-style-type: none"> — Interstate Route — U.S. High Route — State High Route |
| FREIGHTWAYS | <ul style="list-style-type: none"> — Completed — Under Construction — Suggested — Route Adopted — Route Under Study — Route Not Adopted |
| EXPRESSWAY | — |
| CONVENTIONAL HIGHWAYS | — |
- Adopted Location
 Not Determined

FIGURE 1 Vicinity Map

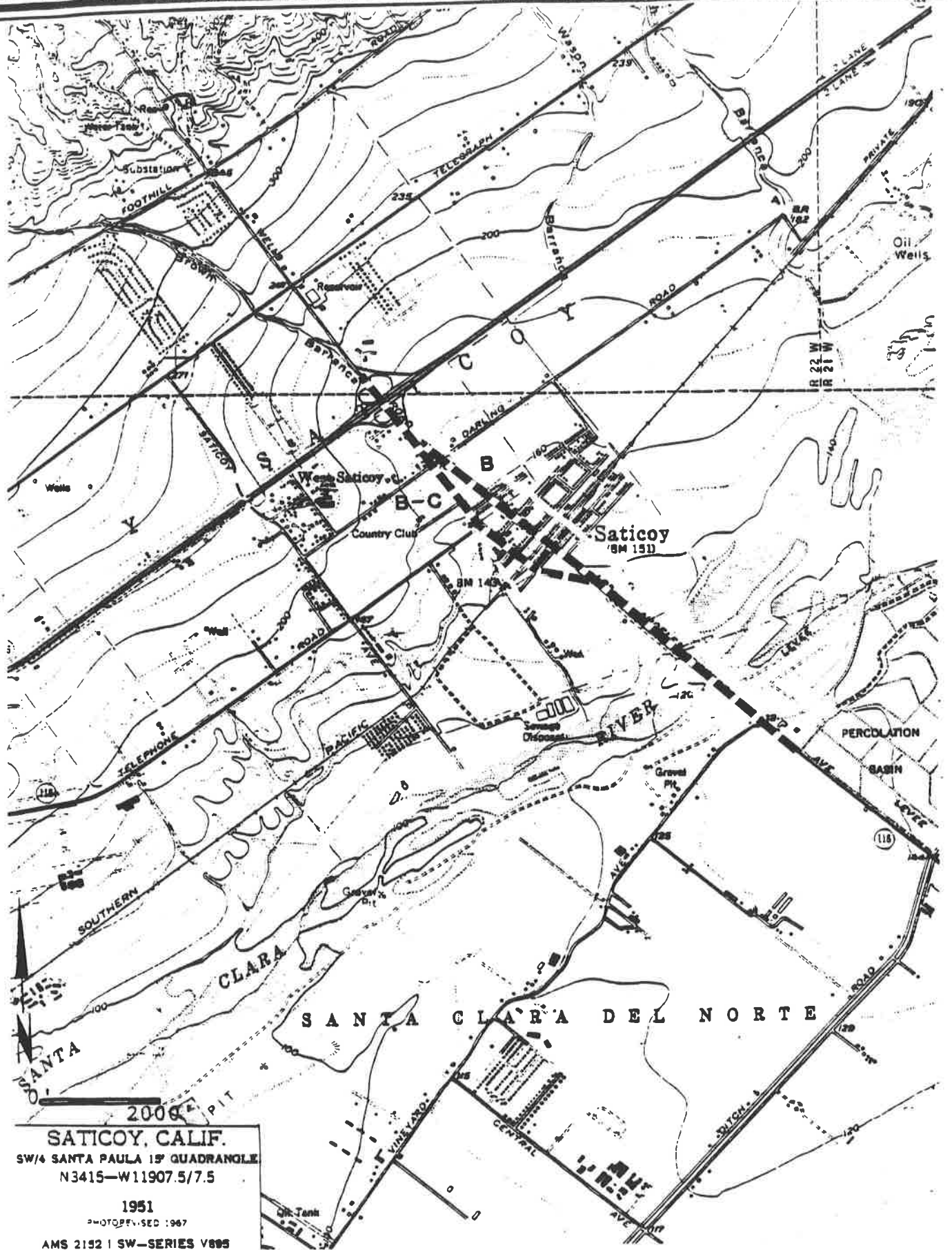


FIGURE 2
Project Location Map

for copy

4
e
B
3A
Thp

LISTED DETERMINED ELIGIBLE
 APPEARS ELIGIBLE X APPEARS INELIGIBLE

IDENTIFICATION

- 1. Common name: Commercial and industrial buildings
- 2. Historic name: _____
- 3. Street or rural address: B-C alignment - see attached list
 City Saticoy Zip 93004 County Ventura
- 4. Parcel number: _____
- 5. Present Owner: _____ Address: _____
 City _____ Zip _____ Ownership is: Public _____ Private _____
- 6. Present Use: Commercial-industrial Original use: Commercial-industrial

DESCRIPTION

- 7a. Architectural style: N/A
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

These are one-story commercial and industrial buildings of brick, wood sheathed in stucco or corrugated metal.

Attach Photo(s) Here

See attached sheets

- 8. Construction date:
 Estimated _____ Factual 1948-84
- 9. Architect _____
- 10. Builder _____
- 11. Approx. property size (in feet)
 Frontage _____ Depth _____
 or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
February 1986

Condition: Excellent ___ Good ___ Fair ___ Deteriorated ___ No longer in existence ___

Alterations: _____

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: _____

Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____

Is the structure: On its original site? ___ Moved? ___ Unknown? ___

Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

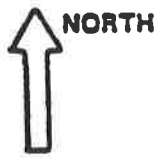
These commercial and industrial buildings are less than 50 years old and do not possess transcendent architectural or historical significance. They are therefore not eligible for the National Register.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Field Survey
Ventura County Assessor Records

22. Date form prepared 3/4/86
By (name) George Casen
Organization Caltrans
Address: 120 S. Spring Street
City Los Angeles Zip 90012
Phone: (213) 620-4509

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See attached map.

4



EXHIBIT

LEGEND

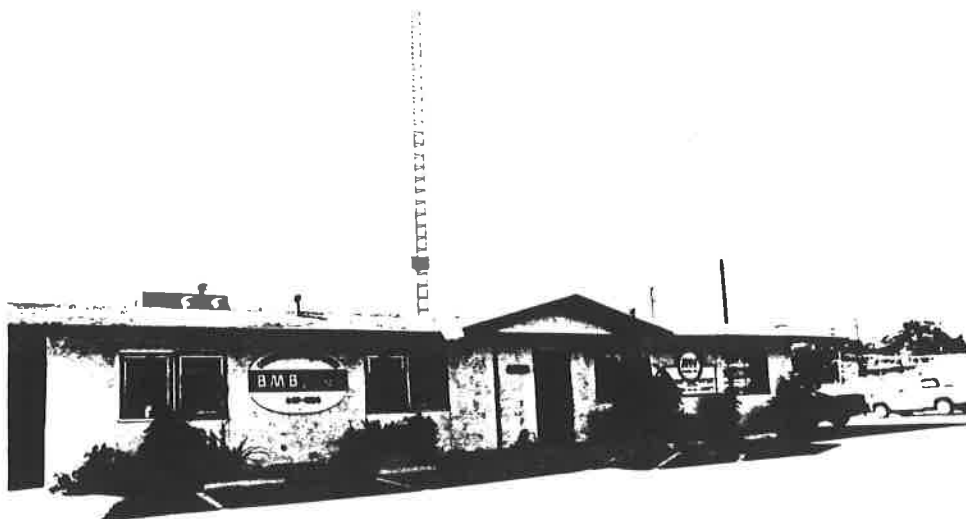
(X) BUILDINGS EVALUATED

EVALUATED BUILDINGS - ROUTE 418 ALIGNMENT

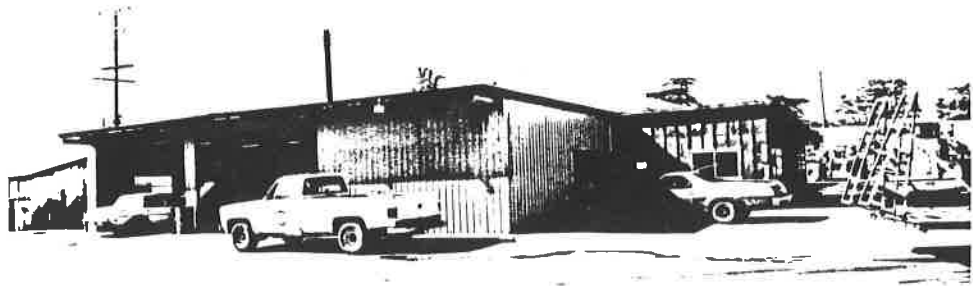
	<u>Street Address</u>	<u>Parcel Number</u>
1.	1547 Los Angeles Avenue (1958, 1964)	128-0-030-015
2.	1497 Los Angeles Avenue (1961)	128-0-022-045
3.	1449 Los Angeles Avenue (1950)	128-0-022-035
4.	11040 Nardo Street (1962)	128-0-022-025
5.	11015 Nardo Street (1978)	128-0-021-075
6.	11050 Azahar Street (ca. 1950)	128-0-012-085
7.	11060 Azahar Street (ca. 1960)	128-0-012-085
8.	11011 Azahar Street (1984)	128-0-012-225
9.	11061 Azahar Street (1978)	128-0-012-145
10.	11008 Violeta Street (1948)	128-0-012-015
11.	11012-18 Violeta Street (1958)	128-0-012-035
12.	10999 Nardo Street (ca. 1960)	128-0-021-095



1. 1547 Los Angeles Avenue (1958, 1964)



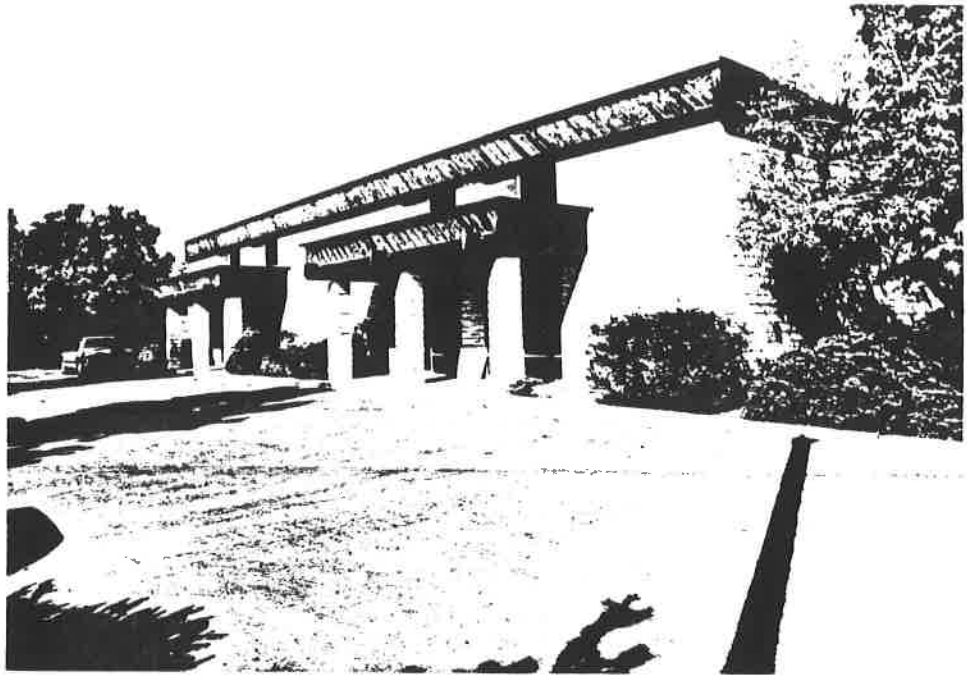
2. 1497 Los Angeles Avenue (1961)



3. 1449 Los Angeles Avenue (1950)



4. 11040 Nardo Street (1962)



5. 11015 Nardo Street (1978)



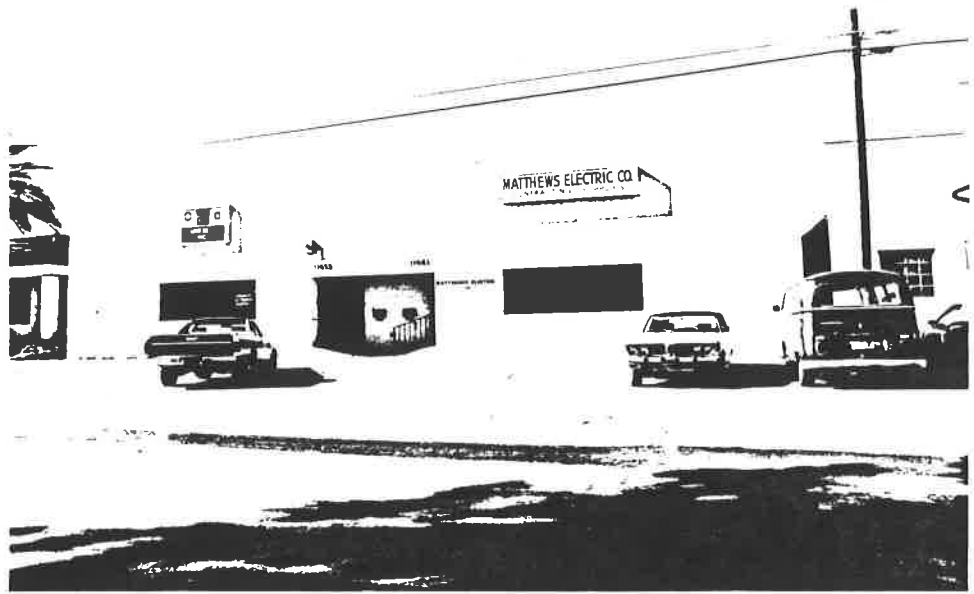
6. 11050 Azahar Street (ca. 1950)



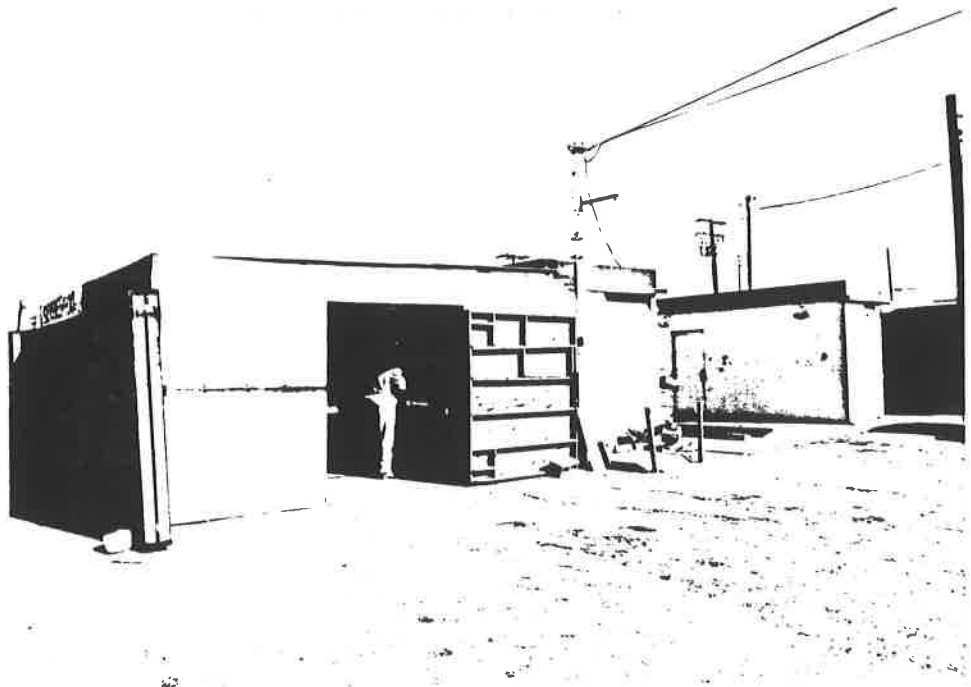
7. 11060 Azahar Street (ca. 1960)



8. 11011 Azahar Street (1984)



9. 11061 Azahar Street (1978)



10. 11008 Violeta Street (1948)



11. 11012-18 Violeta Street (1958)



12. 10999 Nardo Street (ca. 1960)

LISTED DETERMINED ELIGIBLE
 APPEARS ELIGIBLE APPEARS INELIGIBLE

IDENTIFICATION

1. Common name: Famlon Pipe & Supply Co.
2. Historic name: United Concrete Pipe Co.
3. Street or rural address: 3127 Los Angeles Avenue
 City Oxnard Zip 93030 County Ventura
4. Parcel number: 109-0-010-160
5. Present Owner: Robert W. Blois Address: P. O. Box 3738
 City Ventura Zip 93006 Ownership is: Public _____ Private
6. Present Use: Industrial Original use: Industrial

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original conditions:

An L-shaped utilitarian building with board and batten siding set on a concrete foundation. A housing for pipe making machinery sits on one side of the gable roof. The gable roof of this housing is at a right angle to the main roof. Two appurtenant structures, a small office building and a gasoline pump building lie near Los Angeles Avenue at the front of the parcel. A modern pipe making plant of corrugated iron was built on the site in 1964.



looking east from Los Angeles Avenue

8. Construction date: 1922,
 Estimated _____ Factual 1964
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
 Frontage _____ Depth _____
 or approx. acreage 10.4
12. Date(s) of enclosed photograph(s)
March 1986

Jan. 1983



old main building looking north



office building looking south



gasoline pump building looking west

3. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
4. Alterations: modern gas pump, modern pipe making plant
- Surroundings: (Check more than one if necessary) Open land Scattered buildings ___ Densely built-up ___
 Residential ___ Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
 Public Works project Other: ___
7. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: See 7b

SIGNIFICANCE

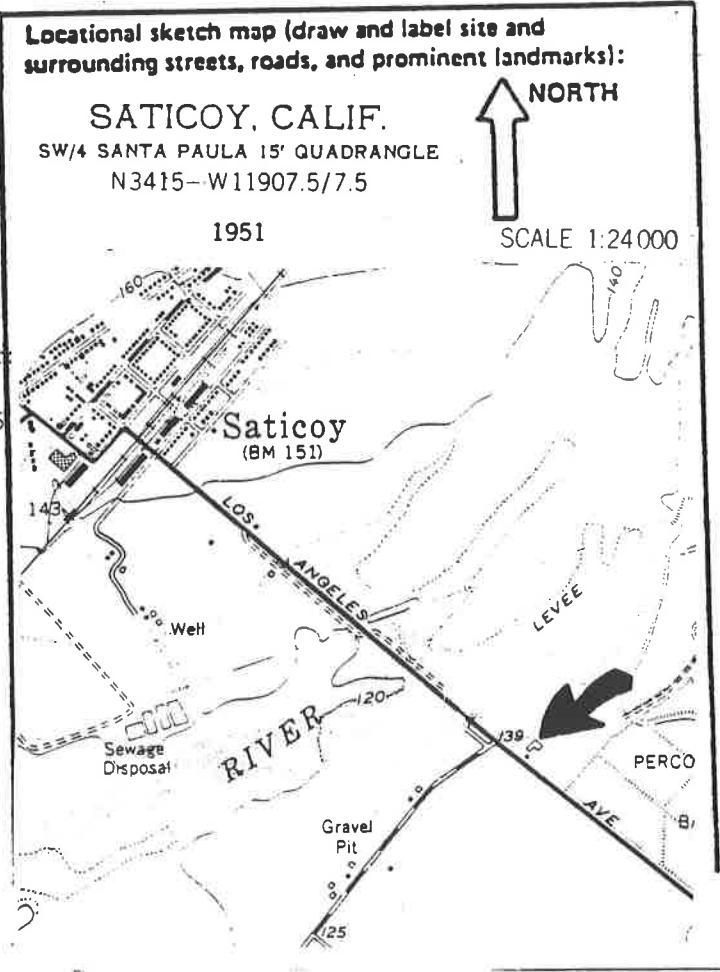
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

United Concrete Pipe Company was founded in 1918 at Montalvo, California. This Saticoy Plant, founded in 1922, was the second branch plant manufacturing concrete pipe established by this company in the Western United States. This firm and its major competitor, Fowler and Meyers Pipe Company in Fillmore supplied the majority of unreinforced pipe for agricultural and culvert use in Ventura County, with four smaller companies supplying the remainder of pipe used. In 1926 United Concrete Pipe Company acquired a plant in Torrance, Los Angeles County to manufacture reinforced concrete pipe. A facility in Baldwin Park to manufacture large diameter reinforced concrete cylinder pipe was acquired in 1936. The Saticoy plant had become, by 1936, one of six smaller plants of United Concrete Pipe Company manufacturing only unreinforced pipe for agricultural regions. There were three other large concrete pipe manufacturers equal in size to United Concrete Pipe and numerous smaller companies in Southern California. The American Concrete and Steel Pipe Company of Los Angeles, was in 1936 the largest concrete pipe manufacturing firm in Southern California, having ten times the capital assets of United Concrete Pipe Company. The research lab of American Concrete and Steel Pipe Company made major technological advances in the design and

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture ___ Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Ventura County Assessor Record
 Southwest Builder & Contractor, 3/8/63
 Telephone interview, Donald Nisbet, 3/86, 7/86
 Thomas Register of Manufactures 1931, 1935
 Building News 3/3/69

22. Date form prepared August 5, 1986
 By (name) George Casen
 Organization Caltrans
 Address: 120 South Spring Street
 City Los Angeles Zip 90012
 Phone: (213) 620-4509



material content of concrete pipe. American Concrete and Steel Pipe Company was a direct competitor of United Concrete Pipe Company for all types of concrete pipe.

This group of buildings does not possess architectural significance and their integrity has been compromised due to the construction of the 1964 plant in close proximity to them. In view of the numerous plants manufacturing unreinforced concrete pipe in Ventura County in the 1920's, the prominence of American Concrete and Steel Pipe Company, both in size and technological innovation, and the similarity of concrete pipe being manufactured by all these firms, this property does not possess historical significance. Hence, it does not appear to be eligible for the National Register.

APPENDIX B

NEGATIVE ARCHAEOLOGICAL SURVEY REPORT

DPD-EP-25 (REV. 2/83)

I. HIGHWAY PROJECT DESCRIPTION

District	County	Route	Post Mile	Charge Unit	Expenditure Authorization
7	Ventura	118	0.5/2.2	07-203	004060

The proposed project encompasses the widening of Route 118 (Los Angeles Avenue - Wells Road). The interchange at the Santa Paula (126) Freeway will be upgraded. Two alignments using portions of Los Angeles Avenue and Wells Road are being considered. The project, including a rebuilding of the Santa Clara River Bridge, will extend south through the intersection of Vineyard Avenue to S.P. Milling Road.

II. STUDY FINDINGS

A record search and field reconnaissance failed to identify any cultural resource remains within or adjacent to the APEI. However, within approximately 1/8 mile of the alignment B-C APEI are the recorded archaeological sites VEN 31, 32, 33, and 34. Archaeological and ethnographic evidence suggests that these sites represent the historic Chumash Village of Saticoy (Sa? agtik?oy).

III. INTRODUCTION

NAME(S) OF SURVEYOR(S)	QUALIFICATIONS	DATE(S) OF FIELDWORK
John F. Romani	MA in Anthropology with extensive experience in California archaeology	May 6-17, 1984 and September 28-October 5, 1984
Robert J. Wlodarski	MA in Anthropology with extensive experience in California archaeology	

PRESENT ENVIRONMENT:

Santa Clara river floodplain, a built environment consisting of the town of Saticoy, and cultivated lands.

ETHNOGRAPHY:

The project area was historically occupied by the Venturenos Chumash (Landberg 1965; Grant 1978).

IV. SOURCES CONSULTED

NATIONAL REGISTER OF HISTORIC PLACES <input checked="" type="checkbox"/>	Month and Year	2/79
CALIFORNIA INVENTORY OF HISTORIC RESOURCES <input checked="" type="checkbox"/>	Year	1976
CALIFORNIA HISTORICAL LANDMARKS <input checked="" type="checkbox"/>	Year	1979
ARCHAEOLOGICAL SITE RECORDS <input checked="" type="checkbox"/>	(Name(s) of Institution(s))	

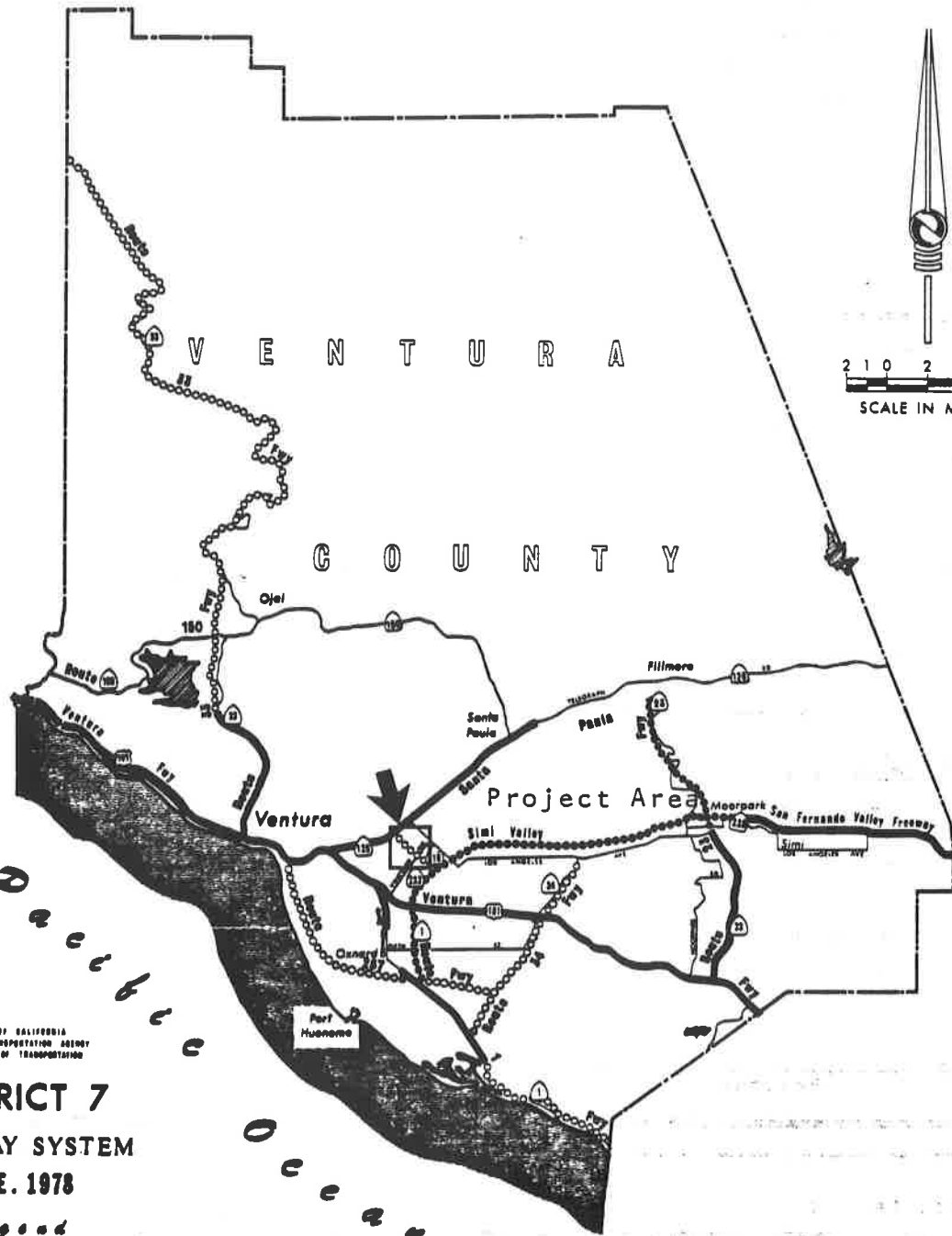
UCLA Archaeological Survey-District 7 Regional Clearinghouse Ventura County
Archaeological Society

OTHER:

Caltrans District 7 files

RESULTS: No sites found within or adjacent to the APEI. The historic village of Saticoy lies 1/8 mile away from Alignment B-C.

Continue on Reverse Side



STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DISTRICT 7
HIGHWAY SYSTEM
JUNE, 1978

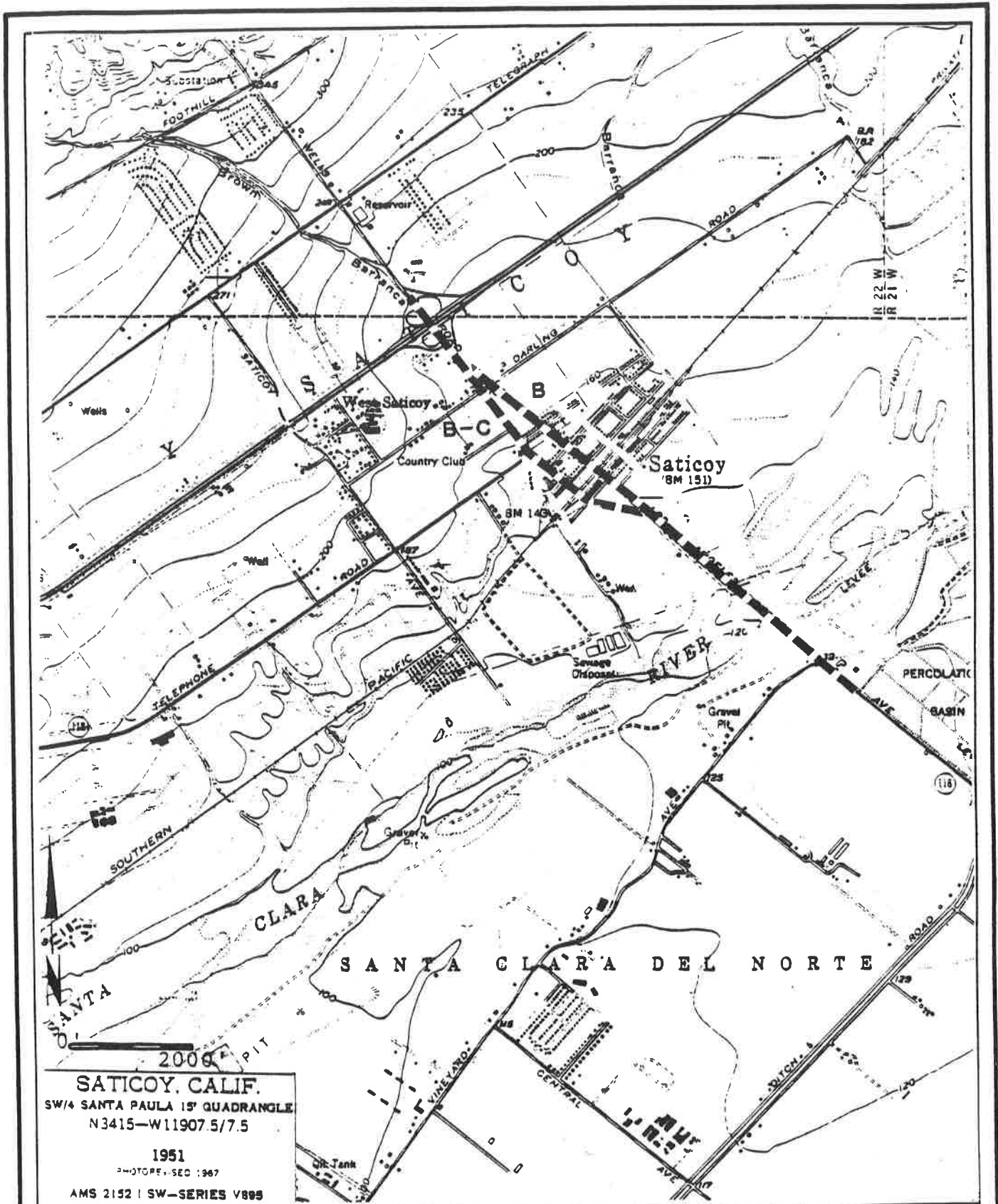
Legend

- | | |
|---------------------------------------|---|
| LEGISLATIVE AND
SIGN ROUTE NUMBERS | INTERSTATE ROUTE
U.S. SIGN ROUTE
STATE SIGN ROUTE |
| FREEWAYS | COMPLETED
UNDER CONSTRUCTION
SUGGESTED
ROUTE ADOPTED
ROUTE UNDER STUDY Exact Location
ROUTE NOT ADOPTED Not Determined |
| EXPRESSWAY | |

VENTURA COUNTY

VICINITY MAP

**FIGURE
1**



2000' PIT
SATICOY, CALIF.
 SW/4 SANTA PAULA 15' QUADRANGLE
 N3415-W11907.5/7.5
 1951
 PHOTOGRAPHIC SEC 1367
 AMS 2152 | SW-SERIES V899

PROJECT LOCATION MAP

FIGURE 2
2

