

MAR 04 2024



State of California • Natural Resources Agency

Gavin Newsom, Governor

**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

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February 29, 2024

Dillan Murray, Associate Planner
800 S. Victoria Ave., L-1740
Ventura, CA 93009

RE: National Register of Historic Places Nomination for Scarlett Ranch

Dear Mr. Murray:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing you as the chief elected local official with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

Please review the enclosed nomination and send your comments to OHP. Pursuant to the National Historic Preservation Act of 1966, as amended, we have also provided a copy of the nomination to your local preservation commission. Your local preservation commission may comment on whether or not the nominated property, in its opinion, meets the criteria for the National Register and forward their comments to you. Please transmit your local preservation commission's comments with your comments to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, P.O. Box 942896, Sacramento, CA 94296-0001. So that the SHRC may have adequate time to consider them, it is requested, but not required, that you provide written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7004.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Supplemental information on the National Register is available on our website at the following address: www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice, County of Ventura, March 25, 2024, NR_CLG Chief Local Notice_Final, Cultural Heritage Board Meeting, Item 6a, Exhibit 1 – National Register of Historic Places Nomination for Scarlett-McGrath Ranch



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
STATE HISTORICAL RESOURCES COMMISSION**

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Armando Quintero, Director

COMMISSION MEMBERS

Bryan Brandes, Chair
Janet Hansen
Lee Adams III
Bryan K. Brandes
Alan Hess
Luis Hoyos
René Vellanoweth, PhD

MEETING NOTICE

Pursuant to Government Code Section 11133, board members/commissioners of a state body may participate in public meetings remotely. The public may observe, provide public comment during the public comment periods, and otherwise observe remotely in accordance with Bagley-Keene Open Meeting Act.

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Friday, May 3, 2024

TIME: 9:00 A.M.

PLACE: California Natural Resources Agency
Auditorium
715 P St
Sacramento, CA 95814

The Commission Meeting will also occur through teleconference, available via Zoom through CAL*SPAN. Dial-in access will also be available.

Information on how to log in or phone in to this meeting, including web address and passcodes, will be posted no later than April 19, 2024, at <http://ohp.parks.ca.gov>.

If you need special accommodations pursuant to the Americans with Disabilities Act, please call Executive Secretary, Monica Newman, at (916) 445-7000. Questions regarding the meeting should be directed to the Registration Unit at (916) 445-7000. In accordance with the *Bagley-Keene Open Meeting Act* an agenda for this meeting will be published on the Office of Historic Preservation website no later than April 19, 2024.

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Scarlett Ranch

Other names/site number: Scarlett-McGrath Ranch

Name of related multiple property listing: N/A (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 5011 West Gonzalez Road

City or town: N/A-unincorporated State: California

County: Ventura

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

<hr/>	
Signature of certifying official/Title:	Date
<hr/>	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal **Category** **Property**

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>8</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>2</u>	structures
<u> </u>	<u> </u>	objects
<u>4</u>	<u>10</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTANCE/agricultural outbuilding

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne (residence)

OTHER/utilitarian (barn, brick tank house, tractor shed)

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION/concrete and stone

WALLS/wood

WALLS/brick

ROOF/other- composition

OTHER:

CHIMNEYS/brick

WINDOWS/wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The subject property, a roughly rectangular, 5-acre portion of what was historically referred to as Scarlett Ranch, is located at 5011 West Gonzalez Road in unincorporated Ventura County, California. In the western reaches of the Oxnard Plain, the property is approximately 1.3 miles east of the Pacific Ocean and 0.8 miles south of the Santa Clara River (see photograph CA_Ventura County_Scarlett Ranch_0001). It comprises a small, developed portion of a larger, approximately 100-acre parcel (Ventura County Assessor's Parcel Number: 138009025) primarily occupied with agricultural fields. Set back from West Gonzalez Road approximately 600 feet, it is accessible via a tree-lined paved road leading to an unpaved drive. The parcel on which the subject property is located was historically part of a larger property initially developed in the latter half of the 19th century to support the agricultural development of the western Oxnard Plain and has been continually utilized as a residential and agricultural property since that time. While relatively close to portions of the Plain that were suburbanized during the World War II period, the property is bound on all sides by large agricultural parcels such that its setting remains rural.

The subject property consists of a centrally sited Queen Anne Style farmhouse surrounded with mature landscaping and a variety of outbuildings and other structures that vary in their dates of construction, many of which post-date the historic period; they include utilitarian buildings for storage and support of land cultivation, residential buildings, and a variety of semi-permanent structures developed in recent decades to support agriculture and farm animal related educational tours of the property. In addition to the aforementioned farmhouse, significant buildings include the following: a barn constructed between 1929 and 1934, located approximately 260 feet east of the farmhouse, and a small brick building that appears to have historically functioned as a tank house and is currently in use as a residence, and an adjacent former tractor shed/current garage that appear based on their form and materials of construction to date roughly to the turn of the century, located approximately 130 feet northeast of the farmhouse.

Due to the property's continual use over 150 years, the buildings have been altered over time. However, they retain sufficient integrity to convey their significance related to the early settlement and agricultural development of the western Oxnard Plain.

Narrative Description

As previously noted, the larger parcel on which the subject property is located is primarily occupied with agricultural fields. While the presence of these fields are part of the physical environment and the general setting of the subject property, they are not included as contributing resources.

The subject property includes a roughly 5-acre developed area consisting of a centrally sited Queen Anne Style farmhouse surrounded by mature landscaping and several outbuildings. In addition to the contributing farmhouse and other outbuildings previously described (barn, former brick tank house and former tractor shed), the subject property is occupied with a number of noncontributing buildings and structures. One of the noncontributing buildings dates to the historic period but does not retain sufficient integrity to convey significance, while several others

postdate the historic period. In the narrative description that follows, contributing resources are described first, followed by a brief description of noncontributing resources.

Contributing Resources

Queen Anne Style Farmhouse (Map Reference No. 1)

The subject property's most prominent built feature is a centrally cited Queen Anne Style farmhouse (see photographs CA_Ventura County_Scarlett Ranch_0002 and CA_Ventura County_Scarlett Ranch_0003; see additional photograph included in the Resource Count Table under Map Reference Number 1), a portion of which appears to predate 1874, but much of which was constructed circa 1889 by Ventura County pioneer John Scarlett. The farmhouse features an irregular footprint and sits on a (non-original) raised foundation, portions of which are poured concrete and portions of which are mortared river rock. The building is clad with horizontal wood shiplap siding and is topped with varying roof forms, clad in asphalt shingles. Windows are primarily double hung wood sash, although some contemporary vinyl sliders are contained in a later described (laundry room) addition at the building's rear; leaded glass panels have been added to several sash and, based on a review of historic period photographs, are not original.

The building may most clearly be described in two sections – its primary mass and its rear mass. Its front portion and primary mass, which faces West Gonzalez Road, is two- and one-half stories and dates to circa 1889 (see photograph CA_Ventura County_Scarlett Ranch_0004). The form and detailing of this portion of the building are characteristic of the Queen Anne Style, a style that dominated residential architecture in the United States from 1880 to 1910 (McAlester 2006). At rear, a one-and one-half story mass significantly extends the building's footprint to the north (rear) (see photographs CA_Ventura County_Scarlett Ranch_0005, CA_Ventura County_Scarlett Ranch_0006, CA_Ventura County_Scarlett Ranch_0007, CA_Ventura County_Scarlett Ranch_0008). Although generally consistent with the primary mass in materials, this portion of the building is distinct in its form and detailing indicating that it was constructed independently from and may predate the two-story portion.

Characteristic of the Queen Anne Style, the primary mass of the building features an asymmetrical façade, several wall projections including projecting window bays, and decorative woodwork throughout including roof brackets and window trim (see photograph CA_Ventura County_Scarlett Ranch_0009). It is topped with a hipped roof with lower cross gables infilled with decorative wood shingles and arched windows (non-original/originally square leaded sash). Research indicates that the building originally featured a partial width gable roof topped porch with simple spindle work detailing sheltering the primary entrance. While the primary entrance appears in its original location, the porch was at an unknown time following the 1920s reconstructed and expanded. At the time of its initial modification, the porch lined the primary elevation and wrapped around the southeast corner of the building to also line its east elevation. It has since been further modified; the porch now lines the building's primary elevation, terminating in an octagonal tower at its southeast corner; the portion of the porch that previously lined the east elevation was enclosed to create additional interior living space at an unverified time following the 1920s.

On the interior, this portion of the building retains many features that reflect its period of construction (see photographs CA_Ventura County_Scarlett Ranch_0010 and CA_Ventura

County_Scarlett Ranch_0011). The ground floor integrates a higher degree of elaboration than the second and third stories. Millwork throughout the ground floor is highly decorative while a simpler style of millwork is present on upper stories. Wood floors and tiled fireplace surrounds with wood mantles are present throughout. In more recent decades, highly stylized wallpaper has been applied to most wall and ceiling surfaces throughout.

As noted above, the one-and one-half story (rear) portion of the building is generally consistent with the primary mass in materials but distinct in form and detailing and has been more apparently altered. It is topped with an intersecting hipped roof and is attached to the primary mass with a hyphen that acts as an interior hallway between the two sections of the building (see photograph CA_Ventura County_Scarlett Ranch_0012). The two portions of the building function somewhat independently from one another, with the rear containing its only kitchen, in addition to several other rooms (bedroom, bathroom, living room, laundry room). The hallway is accessible via exterior doorways on both the east and west elevations. Entrances on the east elevation are accessible via a full width porch with two sets of stairs and an accessibility ramp, much of which appears nonoriginal. The ground-story, west elevation entrance is accessible via a small porch that also appears nonoriginal. Additional alterations on the west elevation include a non-original bay window and a fire escape that provides second story access to the rear of the two-story portion of the building. Research and visual observation additionally indicate that a small addition was added at rear to contain an interior laundry room at an unverified time.

On the interior, this portion of the building is more vernacular in its appearance. What was originally exterior siding and door openings are visible in the hyphen portion of the building. Millwork throughout, some of which has been replaced in more recent decades, is relatively simple. What appears to be original wide plank wood flooring is present throughout. Nonoriginal wallpaper has been applied to most wall and ceiling surfaces throughout.

As discussed further in *Narrative Statement of Significance* section of this nomination form, the farmhouse possesses a significant association with the pioneering settlement and early agricultural development of the western Oxnard Plain in the period spanning from circa 1864 to 1946 and retains sufficient integrity to express that association. It is the property's primary contributing resource.

Barn (Map Reference No. 2)

Sited approximately 260 feet east of the farmhouse is a one and a half story barn that was constructed between 1929 and 1934 (UCSB var.) (see photograph CA_Ventura County_Scarlett Ranch_0014; see additional photographs included in the Resource Count Table under Map Reference Number 2). The utilitarian structure features a rectangular footprint and sits on a concrete foundation. It is clad in (recently) painted red vertical board and batten siding and is topped with a gabled roof clad in composition shingles. Boarded over windows and doors line its east elevation, while the west elevation features just one door opening. Both gable (north and south) end elevations feature large barn door openings in addition to other window and door openings.

As discussed further in *Narrative Statement of Significance* section of this nomination form, the barn possesses a significant association with the pioneering settlement and early agricultural development of the western Oxnard Plain in the period spanning from circa 1864 to 1946 and

retains sufficient integrity to express that association. It contributes to the property's significance.

Former Brick Tank House (Map Reference No. 3)

Sited approximately 130 feet northeast of the farmhouse previously described, is a single-story brick building that appears to have historically served as a tank house that currently functions as a residence (see photographs CA_Ventura County_Scarlett Ranch_0013 and CA_Ventura County_Scarlett Ranch_0015 [at center]; see additional photographs included in the Resource Count Table under Map Reference Number 3). Due to its size and location, and the quality of available aerial photographs, the building has not been definitively dated, although its form, detailing, and materials suggest it was constructed around the turn of the century. The vernacular building features a rectangular plan and exposed (painted) brick walls. It is topped with a pyramidal roof clad in composition shingles, below which is a wide, simple wooden cornice; a brick chimney rises over the west elevation. Various window types, including one over one wood sash are featured. The building is minimally detailed; a simple bracketed overhang shelters a door on the east elevation. The building features an addition extending from and connected to its east elevation with a small hyphen, constructed to provide additional living space. Due to its methods of construction, it clearly reads as a contemporary addition to the building and could be removed with relative ease at a future date. A deck has also been added to the building's north elevation. Based on visual observation, these modifications were made in recent decades and do not contribute to the building's significance.

As discussed further in *Narrative Statement of Significance* section of this nomination form, the Former Brick Tank House possesses a significant association with the pioneering settlement and early agricultural development of the western Oxnard Plain in the period spanning from circa 1864 to 1946 and retains sufficient integrity to express that association. It contributes to the property's significance.

Former Tractor Shed (Map Reference No. 4)

Sited approximately 120 feet northeast of the farmhouse, just west of the above-described tank house, is a single-story, rectangular planned building that appears to have functioned historically as a tractor shed, currently in use as a garage (see photographs CA_Ventura County_Scarlett Ranch_0013 [at right]; see additional photographs included in the Resource Count Table under Map Reference Number 4). Due to its size and location, and the quality of available aerial photographs, the building has not been definitively dated, although its form, detailing, and materials suggest it was constructed around the turn of the century. The utilitarian structure is topped with a side gabled roof clad in corrugated metal panels. Its south and east elevations feature original vertical wood board and batten siding, while siding on the west elevation is not original. The north elevation is entirely occupied by two large door openings; while openings appear original, one door has been removed entirely and the other has been reconstructed in recent decades. What appears to be an original, four lite fixed window sash is present on the east elevation; there is an additional window on the south elevation that appears non-original.

As discussed further in *Narrative Statement of Significance* section of this nomination form, the Former Tractor Shed possesses a significant association with the pioneering settlement and early agricultural development of the western Oxnard Plain in the period spanning from circa 1864 to

1946 and retains sufficient integrity to express that association. It contributes to the property's significance.

Noncontributing Resources

In addition to the four contributing buildings and structures described individually above, the subject property includes several noncontributing buildings and structures briefly described in the following narrative.

Historic Period

Former Residence (Map Reference No. 5)

Located approximately 40 feet north of the previously described farmhouse is an irregularly planned, single story building most recently used as a residence that is currently not in use (see photograph CA_Ventura County_Scarlett Ranch_0016 [at top center]; see additional photographs included in the Resource Count Table under Map Reference Number 5). A small portion of the building appears to date to the turn of the century. As such it was constructed during the period of significance. However, it was originally an outbuilding (garage and woodshed; based on a review of historic period photographs) and was later modified to serve as a residence. While the building's original date of construction is expressed in minor details such as a bracketed overhang over a south elevation entry, it has been highly modified with several additions and the replacement of much of its historic fabric in recent decades such that it does not possess sufficient integrity to convey its significance. While the Former Residence may possess a significant association with the pioneering settlement and early agricultural development of the western Oxnard Plain, it does not possess sufficient integrity to convey that association. It therefore does not contribute to the property's significance.

Post Historic Period

Contemporary Garage (Map Reference No. 6)

Located approximately 20 feet east of the northeast (rear) corner of the previously described farmhouse is a single-story, roughly L-planned garage (See photograph included in the Resource Count Table under Map Reference Number 6). Due to its size and location, and the quality of available aerial photographs, the building has not been definitively dated, although its form, detailing, and materials suggest it is contemporary and was constructed in the latter half of the 20th century. The building integrates minimal ranch style elements and features applied Victorian detailing but does not embody any particular architectural style. It is topped with an intersecting gabled roof clad in composition shingles; walls are clad in various forms of wood siding. The building was constructed outside the period of significance and does not possess any significant historical associations. It therefore does not contribute to the property's significance.

Contemporary Residence (Map Reference No. 7)

Located approximately 80 feet southeast of the farmhouse is a single-story L-planned residence with attached garage that was constructed, based on a review of aerial photographs, following 1967 (See photograph included in the Resource Count Table under Map Reference Number 7). The residence does not embody any particular architectural style; its form suggests that it is a double wide mobile home, to which a garage has been added. Siding throughout is variously wood board and paneling; windows and doors are variously vinyl and metal. The building was

constructed outside the period of significance and does not possess any significant historical associations. It therefore does not contribute to the property's significance.

Contemporary Equipment Storage Building (Map Reference No. 8)

Located between the farmhouse and barn is one single-story utilitarian building added to the property, based on a review of aerial photographs, following 1978 (See photographs included in the Resource Count Table under Map Reference Number 8). The rectangular planned building is topped with a flat, metal clad roof; walls are also clad in metal paneling. The building's southern elevation is lined with large openings while other elevations feature no or minimal openings. The building was constructed outside the period of significance and does not possess any significant historical associations. It therefore does not contribute to the property's significance.

Contemporary Stables (Map Reference No. 9)

Located approximately 40 feet northwest of the farmhouse, is a single-story building containing four horse stables that appear based on design and materials to have been added to the property in the latter half of the 20th century (See photograph included in the Resource Count Table under Map Reference Number 9). The rectangular planned building is of utilitarian construction featuring a concrete slab foundation and plywood sheathed walls. It is topped with a shed roof clad in corrugated metal panels. A narrow overhang supported with wood posts extends over the building's primary (east) elevation, which is lined with four stable doors. The building was constructed outside the period of significance and does not possess any significant historical associations. It therefore does not contribute to the property's significance.

Utilitarian Storage Buildings (Map Reference No. 10 and 11)

Located roughly 200 feet southwest of the farmhouse, are two relatively large, single-story, utilitarian storage buildings that were added to the property, according to a review of aerial imagery, following 1947 (See photographs included in the Resource Count Table under Map Reference Numbers 10 and 11). The northern of the two buildings features an irregular footprint indicative of its staged construction. The building is topped with a flat roof and clad in plywood. Windows are various throughout and include metal and vinyl sliders. The southern of the two buildings features a rectangular plan and a tall ceiling to accommodate the storage of large equipment. It is also clad in (painted red) plywood and topped with a shed roof. Windows throughout, which line the east and west elevations, are boarded. Large barn doors are featured on the east elevation. The buildings were constructed outside the period of significance and do not possess any significant historical associations. Therefore, they do not contribute to the property's significance.

Contemporary Shed-Interpretive Use (Map Reference No. 12)

Located approximately 100 feet southeast of the farmhouse is a contemporary shed used for interpretive purposes (See photograph included in the Resource Count Table under Map Reference Number 12). Although it features applied historic-period detailing, visual inspection indicates that the building is contemporary. It features a small rectangular footprint and is topped with a front gabled roof clad in asphalt shingles. The barge boards over the primary elevation feature applied Victorian ornamentation. Siding includes wood paneling in addition to shiplap. Both side elevations feature a 15 light fixed window while the primary (east elevation) includes a set of wood French doors, above which a sign reading "Soda Shop" is affixed. The building was

constructed outside the period of significance and does not possess any significant historical associations. Therefore, it does not contribute to the property's significance.

Water Tower (Structure) (Map Reference No. 13)

Located approximately 95 feet southwest of the barn previously described is a water tower structure that, according to a review of aerial imagery, was added to the property following 1947 (See photograph included in the Resource Count Table under Map Reference Number 13). The round, approximately 20-foot-tall structure is constructed of metal and features two ladders along its length. It is topped with a wood framed and shingles pyramidal roof which is partially deteriorated. It was constructed outside the period of significance and does not possess any significant historical associations. Therefore, it does not contribute to the property's significance.

Contemporary Interpretive Structure (Group of) (Map Reference No. 14)

In recent decades that property has been used to provide agriculture and farm animal related educational tours for local school children. A large group of interpretive structures have therefore been added to the property, organized just northeast of the farmhouse, to support that use (See photographs included in the Resource Count Table under Map Reference Number 14). These structures are constructed primarily of wood. Many of them depict "old west" style buildings. Representative photographs of such structures are included in the Resource Count Table included in Section 11 (beginning on Section 11 page 16) of this nomination. They were constructed outside the period of significance and do not possess any significant historical associations. Therefore, they do not contribute to the property's significance. They are counted as one single structure (group of) in the resources count presented in Section 5 of this nomination. Additionally, their location is generally identified as Map Reference Number 14 in the Sketch Map included in Section 11 (Section 11 page 3) of this nomination.

Contemporary Nondescript Structures

In addition to those noted above, the subject property features a number of structures scattered throughout (See photographs included in the Resource Count Table under Map Reference Number N/A). These structures are architecturally nondescript and utilitarian in nature; they date from the post historic period. Representative photographs of such structures are included in the Resource Count Table included in Section 11 (Section 11 page 20) of this nomination. These structures were constructed outside the period of significance and do not possess any significant historical associations. Therefore, they do not contribute to the property's significance, and they are not included in the Resources count, as presented in Section 5 of this nomination. They are not individually identified in the Sketch Map included in Section 11 (Section 11 page 3) of this nomination.

Historic Integrity

The subject property is significant for its association with the pioneering settlement of the western Oxnard Plain, occurring primarily between 1864 and 1898 and for its association with the agricultural development of the western Oxnard Plain, occurring primarily between 1864 and 1946. As further discussed in the *Statement of Significance Summary Paragraph* section of this nomination, the property's period of significance spans from 1869, the approximate year of construction associated with the oldest existing built feature on the property (rear portion of the farmhouse), to 1946, the year the McGrath Estate Company divided their holdings throughout Ventura County. National Register of Historic Places-eligible properties will always possess

several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In the following, each of the subject property's seven aspects of integrity is assessed individually.

Location

The subject property includes four buildings that contribute to its significance, all of which retain their original location. Because these contributing resources retain their original location, they also retain their spatial relationships to one another, and to surrounding natural features, like the Transverse Ranges and the Santa Clara River to the north and to man-made development, namely downtown Oxnard, approximately 3.5-miles to the southeast. Although the subject property is part of what was once a larger parcel since subdivided, that which currently comprises the subject property retains its original location, as do all of the four contributing resources within it. Therefore, the subject property retains integrity of location.

Design

As previously noted, the subject property's period of significance spans roughly 80 years, from 1864 to 1946. Due to its continual use throughout and following the period of significance, the property was progressively developed and has been altered over time based on changing needs. As described throughout this nomination, the property's primary contributing resource, the Queen Anne Style Farmhouse (Map Reference No. 1), was constructed in two phases; the building's rear mass was constructed as a residence between 1869 and 1874 to support the settlement and development of what was then a larger property for agricultural use and the primary mass was added to the existing's residence's south elevation circa 1889 to further support the property's settlement and agricultural development. While the rear mass is significantly altered, most notably by the effective removal of its south elevation and reconfiguration of interior space to accommodate the circa 1889 two-story addition, many alterations have gained significance in their own right, as they are directly associated with the property's continued agricultural use during the period of significance.

In addition to the large-scale alterations described above, both sections of the Queen Anne Style Farmhouse and all of the property's other contributing buildings, including the Barn (Map Reference No. 2), Former Brick Tank House (Map Reference No. 3, and Former Tractor Shed (Map Reference No. 4), have been variously altered throughout their history. In these cases, alterations that post-date the period of significance, the more recently applied wallpaper on interior walls surfaces of the farmhouse and the addition appended to the east elevation of the Former Brick Tank House for example, do not contribute to the property's significance. Similarly, the wide variety of non-contributing resources added to the property throughout the decades also do not contribute.

While the alteration of contributing resources and addition of non-contributing resources to the subject property has somewhat diminished its integrity of design, all contributors clearly reflect the period of significance and retain essential design elements such as decorative casework, Victorian detailing, and wood construction as well as an intact building arrangement. Each of the contributing resources retain essential elements of form such that the historic function of each and their relationship to one another is identifiable. Therefore, although diminished, the subject property retains sufficient integrity of design to convey its significance.

Setting

During the period of significance, the Oxnard Plain, within which the subject property is located, was largely agricultural. Large properties occupied with row crops and scattered associated supportive development, typically residences, barns, and other associated support buildings and structures such as tank houses and animal pens, dominated the Oxnard Plain in the period spanning 1864 to 1946. Although large portions of the Plain, particularly the eastern Oxnard Plain, have progressively given way to residential development, much of the western Oxnard Plain, in particular the area immediately surrounding the subject property, has retained its largely agricultural character. Additionally, while the subject property has been subdivided and now represents a smaller portion of a historically larger property, the properties surrounding the subject property remain agricultural. Consistent with the historic period, views from the subject property remain expansive in all directions. Within the subject property, the more recent addition of non-contributing resources has minimally altered the setting of the property's contributing resources. However, as the property is relatively large, non-contributors are sited such that they do not significantly diminish the setting of contributing resources. Additionally, all contributors retain wider views consistent with the historic period and continue to reflect the basic physical conditions under which they were built. Therefore, while minimally altered, the subject property retains sufficient integrity of setting to convey its significance.

Materials

Although the contributing buildings within the subject property have been altered over time, they retain materials from the historic period such that they clearly read as dating from the period of significance. All of the contributing buildings retain materials from the historic period that define their character. The Queen Anne Style Farmhouse (Map Reference No. 1) retains original materials such as wood siding and Victorian-era elaborations which clearly identify it as a late 19th Century-early 20th Century building. Similarly, the Barn (Map Reference No. 2) and Former Tractor Shed (Map Reference No. 4) are clad in original wood board and batten siding and the Former Tank House (Map Reference No. 3) features an original exposed brick exterior. Where materials have been replaced, replacement has been minimal, given the age and continued use of the buildings, and is generally in kind such that replacement materials do not detract from original materials. Due to the presence of historic period materials throughout, the contributing buildings are easily identifiable within the landscape, which includes several non-contributing resources, as dating to the period of significance. Therefore, although diminished due to alterations and non-contributing additions, the property retains sufficient integrity of materials to convey its significance.

Workmanship

Consistent with the analysis presented above in the *Materials* section of this nomination, although the contributing buildings within the subject property have been altered over the decades, they display workmanship from the historic period such that they clearly read as dating from the period of significance. In particular, the Queen Anne Style Farmhouse (Map Reference No. 1) expresses a high degree of workmanship, due to its characteristic Victorian detailing. In addition to the exterior elements such as wood siding, window bays, and decorative woodwork, the interior of the farmhouse further expresses its workmanship in decorative casework, wood floors, and fireplace surrounds throughout. While the remaining contributing resources feature a

more utilitarian design aesthetic consistent with their historic agricultural function, they nonetheless express workmanship in the presence of originally applied materials, such as wood siding and exposed brick. Due to the ability of these contributing resources to clearly express workmanship from the period of significance, the subject property retains sufficient integrity of workmanship to convey its significance.

Feeling

The subject property retains a high degree of integrity of feeling. It includes four contributing resources that retain a degree of integrity such that the property's historic character is clearly conveyed. Due to their retention of sufficient design, materials and workmanship, all of the contributing resources are clearly identifiable as 19th Century-early 20th Century buildings. Additionally, they retain their original form such that their historic use in a residential and agricultural capacity are clearly relayed. As much of the western Oxnard Plain remains occupied with large agricultural properties, the larger setting of the subject property is relatively intact and consistent with the historic period. Although many non-contributing resources have been added to the property in more recent years, these resources, all of which are removable, are sited such that they do not significantly detract from the setting of the property's contributing resources or the property as a whole. For these reasons, the subject property evokes a sense of late 19th Century-early 20th Century life of the western Oxnard Plain. Therefore, the subject property retains sufficient integrity of feeling to convey its significance.

Association

The subject property retains a high degree of integrity of association. As previously noted, the property is significant for its association with the pioneering settlement of the western Oxnard Plain, occurring primarily between 1864 and 1898 and for its association with the agricultural development of the western Oxnard Plain, occurring primarily between 1864 and 1946. Due to their retention of sufficient design, materials and workmanship all present contributing resources continue to appear as 19th Century-early 20th Century buildings and retain tangible historic character. Additionally, the property's larger setting remains relatively intact, as does much of the setting surrounding present contributing resources within the subject property. Despite alterations and the addition of noncontributing resources, the subject property retains sufficient integrity of association to convey its significance.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Agriculture

Exploration/Settlement

Period of Significance

1869-1946

Significant Dates

1869-1874

1889

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Ireland, E.H. (reported carpenter)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The subject property is eligible for listing in the NRHP at the local level of significance under Criterion A for its association with the pioneering settlement and early agricultural development of the western Oxnard Plain. The property’s period of significance spans from 1869, the approximate year of construction associated with the oldest existing built feature on the property (rear portion of the farmhouse), to 1946, the year the McGrath Estate Company divided their holdings throughout Ventura County. No criteria considerations are applicable.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

As noted above, the subject property is eligible for listing in the NRHP at the local level of significance under Criterion A for its association with the pioneering settlement and early agricultural development of the western Oxnard Plain in the period spanning from circa 1864 to 1946. In the Plain’s post-rancho period (circa 1864-1898), former Rancho el Rio de Santa Clara o La Colonia (Rancho La Colonia) lands were subdivided and settled beginning in the 1860s. As discussed in the Narrative Description Section of this nomination, research and visual observation suggest that the Queen Anne Style farmhouse on the subject property was constructed in two phases; the rear portion was likely constructed by Ventura County pioneer William I. Rice prior to 1874 to support the property’s initial development and use for farming grains and raising livestock; the front, two-story portion was construed by Ventura County

pioneer John Scarlett in circa 1889 to further support the properties settlement and agricultural development. In the period spanning from 1898 to circa 1945, the Oxnard Plain was extensively cultivated and was established as one of the state's preeminent agricultural producers. In addition to the farmhouse, significant buildings (barn, former brick tank house and former tractor shed) on the subject property were constructed between circa 1900 and 1930 to support the agricultural development of the property consistent with the trends dominating the Plain at the time. The subject property's period of significance begins in 1869, the approximate date of construction associated with the oldest existing built feature on the property (rear portion of the farmhouse); it extends to 1946. Circa 1945 marks the closure of the Oxnard Plain's period of agricultural expansion, which resulted in its establishment as one of the state's preeminent agricultural producers. In 1946, the McGrath Estate Company, then owners of the subject property, divided their holdings throughout Ventura County, drawing a close to the family's consistent agricultural expansion in the area over many decades. Additional context to support eligibility under Criterion A is provided in the following.

Along with much of Ventura County and the surrounding region, the Oxnard Plain and the land comprising the subject property was occupied by the Ventureño Chumash throughout the pre-contact period. The post-contact history of the area, along with that of California, may be broadly divided into several periods defined by the trends that occurred within them. Further described below, California's post-contact periods are generally defined as follows: the Spanish Period (1769-1822), the Mexican Period (1822-1848), and the American Period (1848-present). The pioneering settlement of the Oxnard Plain occurred in the American Period, in the last few decades of the 19th century, and was followed by a period of agricultural expansion that dominated the area's economy until the onset of World War II.

Spanish Period (1769-1822)

In the late 18th century, the King of Spain installed the Franciscan Order to direct the colonization of assigned territories of the Americas and military forts, missions, and pueblos were established to this end. Much of the Spanish Period may be characterized by the secularization of native populations throughout California. Between 1769 and 1823, 21 missions were established by the Spanish and the Franciscan Order throughout California (Graffy 2010). Mission San Buenaventura is located approximately five miles northwest of the subject property in present day downtown Ventura. In addition to mission settlements, to increase colonization, incentives were provided to draw settlers to Spain's established pueblos, San Jose, San Francisco and Los Angeles. Additionally, in 1784, Spain began making land grants, typically to retiring soldiers. While grantees were permitted to inhabit and work granted land, land titles remained the property of the Spanish king (Livingston 1914).

Mexican Period (1822-1848)

After more than a decade of intermittent rebellion and warfare, New Spain, which encompassed present day Mexico, won independence from Spain in 1821, marking the beginning of the Mexican Period. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955). Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former

mission lands and establishment of many additional land grants, or ranchos. Commonly, former soldiers and well-connected Mexican families were the recipients of these land grants, which during this period included title to the land (Graffy 2010).

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The subject property was historically part of Rancho La Colonia, which spanned over 44,000 acres and encompassed much of the Oxnard Plain. Rancho La Colonia was granted in 1837 to eight Mexican soldiers by Mexican Governor Alavarado; it was used primarily to graze cattle during this period.

American Period (1848-Present)

The Mexican American War began in 1846 and ended in 1848 with the Treaty of Guadalupe Hidalgo, ushering California into the American Period. California became a state in 1850. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through the 1850s. The discovery of gold in the northern part of the state led to the Gold Rush beginning in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. A severe drought in the 1860s decimated cattle herds and drastically affected rancheros' source of income. In addition, property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, issues with squatters, and lawsuits. Rancheros were often encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans and most ranchos were subdivided into agricultural parcels or towns (Dumke 1944).

The pioneering settlement of the western Oxnard Plain occurred roughly between 1864 and 1898 and consisted primarily of the subdivision and sale of former rancho lands for private development; lands were often settled and developed for grazing and/or cultivation during this period. The early agricultural development of the western Oxnard Plain also began in the 1860s. However, the period of significance associated with this theme extends to 1946 to encompass the life of the Plain's predominant patterns of development in the pre-World War II period, which remained consistent, and defined primarily by agriculture, until the onset of World War II and the division of McGrath family holdings in Ventura County. During this period, subdivided lands were further developed and invested in to support the ongoing agricultural expansion and success of the Oxnard Plain.

Ownership of William I. Rice (Circa 1869-1874)

Located within the former Rancho La Colonia, the subject property is significant within the context of the western Plain's pioneering settlement as a rare surviving example of a property that exemplifies the trends that predominated the Plain in the pioneer period. During this period, large portions of former Rancho La Colonia lands were acquired and then divided and sold to pioneering settlers, typically new Americans, by Thomas W. Bard.

Following 1869, Bard sold 1,762 acres of former Rancho La Colonia lands to pioneering settler William I. Rice (SBRA 2014). William I. Rice was one of three sons of William J. Rice, a pioneer of Contra Costa County who is said to have driven 1,000 head of cattle over the plains, arriving in California in 1859 from Independence, Missouri. William J. acquired his wealth in California's mines and eventually assisted several of his family members in purchasing land on the Oxnard Plain. William J.'s son, William I., was the first of the Rice family to come to the Plain, prior to 1870, in search of suitable land for purchase. Members of the Rice family (including William J., Thomas A., John, and Archibald in addition to William I.) eventually owned and grazed or cultivated several tracks throughout the Plain, including the larger parcel encompassing the subject property. Consistent with the trends occurring throughout the Plain during this period, these lands were primarily used for farming grains and raising livestock (SBRA 2014; *The Golden West* 1921).

As previously noted in the Narrative Description Section of this document, research and visual observation suggest that the rear portion of the current farmhouse on the subject property was constructed independently from and appears predate the two-story, Queen Anne Style portion of the building. Therefore, it is likely that this portion of the residence was constructed by William I. Rice, or an associate or family member, during this early period (following 1869 and prior to 1874.) to support development of this larger property for farming grains and raising livestock.

Scarlett Ranch (1875-1932)

On November 24, 1874, William I. Rice and his wife, Francis (Fannie) M. Rice, sold approximately 690 acres of their holdings in Rancho La Colonia encompassing the subject property to John Scarlett for a sum of \$14,000 in United States gold coin (Ventura County Book of Deeds 1874). John Scarlett was born in Enniskillen, County Fermanagh, Northern Ireland in 1825. At the age of 27, he emigrated to the United States, and lived in Philadelphia working as a dryer in a woolen manufacturing plant from 1852 to 1857. In 1857, Scarlett relocated to northern California; between 1857 and 1861 he lived in San Francisco and worked as a fireman in the San Francisco Sugar Refinery; between 1861 and 1871 he lived in Dougherty Station, Alameda County, and owned and operated a hotel; between 1871 and 1874 he lived in Fresno County, working in sheep and wool growing (Gidney 1917; MVCRL 2023a).

Scarlett finally made his way to Ventura County in 1874, having heard reports in Northern California of its agricultural success; in that year he purchased 690 acres of former Rancho La Colonia lands from William I. and Francis M. Rice. Consistent with today, during this period the property was bound by other large agricultural properties; the McGrath family's "Home Ranch," owned and operated by Ventura County pioneer Dominick McGrath, was located to the immediate east, and to the west, a large property owned by James Leonards (Gidney 1917; MVCRL 2023a).

Sources indicate that during his tenure on the property, Scarlett worked the land as a general farmer and raised horses, cattle, and hogs. Characteristic of trends in agriculture on the Plain during this period, Scarlett specialized in lima beans and sugar beets, staple Ventura County crops through the second half of the 20th century; he is also noted as having grown barley and corn (*ibid.*; SBRA 2014). To support the settlement and agricultural development of what was referred to as Scarlett Ranch during this period, the Queen Anne Style portion of the current

farmhouse was constructed by John Scarlett and his wife Anna Lyster following their purchase of the property in 1874.

A newspaper article that ran on December 12, 1889, stated that E.H. (Eugene Henry) Ireland had just “completed for John Scarlett, at his place over the river, one of the finest and most perfect country residences in Southern California” (*Ventura Weekly Democrat* 1889). E.H. Ireland, a native of Missouri, came to Ventura in 1873. He held several jobs, working first at Blanchard’s Mill near Santa Paula and serving for a short time as deputy marshal and nightwatchman for the City of Ventura. He was a carpenter by trade and appears to have been heavily involved in the Independent Order of Odd Fellows (I.O.O.F.) (*Ventura Weekly Democrat* 1901). Ireland’s work as a carpenter is minimally noted in newspapers in the late 19th century. He does not appear to have constituted a master carpenter.

Scarlett Ranch is consistently referred to in historic period sources as an exemplary property, the farmhouse being its showpiece. Although modified with Scarlett’s addition, what remains of Rice’s contribution to the subject property’s built environment is a rare remnant associated with the early portion of the Plain’s pioneer period. Additionally, with Scarlett’s expansion, the farmhouse exemplifies the pioneer period in its application of the Queen Anne Style, a predominant style of residential architecture in the United States from 1880 to 1910. Scarlett Ranch is described in an 1891 source in the following manner:

“He (John Scarlett) has several splendid fields, perfectly level and in a high state of cultivation. From the highway, which passes through Mr. Scarlett’s ranch, the traveler is at once impressed with the pleasing appearance of this attractive home. The house, an elegant one, is shaded and surrounded by ornamental trees and flowers, and the whole premises indicate the inmates are people of taste and refinement. Mr. Scarlett says that the improvements of the grounds may be attributed to his wife, as he gives his attention to the stock and ranch” (Storke 1891).

Scarlett Ranch is additionally described, with an etching and narrative description, in Thompson and West’s 1883 *History of Santa Barbara and Ventura Counties California*. The narrative description included in Thompson and West is consistent with that of the parcel encompassing the subject property: purchased by Scarlett in 1874, comprising 700 acres, and situated in the Santa Clara River, in Ventura County, three miles from the county seat. However, the image included depicts a two-story residence, the massing and architectural detailing of which are wholly inconsistent with the currently extant farmhouse. The extensive physical differences between the farmhouse currently present and that depicted in Thompson and West indicate that the included image does not accurately represent the subject property and was likely the result of a publisher’s misprint.

John Scarlett passed away in 1902, at which point the larger property encompassing the subject property was left to his wife, Anna (*Ventura Free Press* 1902). Anna Scarlett appears to have vacated the ranch and moved to Oxnard following her husband’s death. However, her children (the Scarlett’s appear to have had four children that survived to adulthood, many who were born on and resided with them on the subject property), in particular John Scarlett Jr. (John Jr.), are said to have assisted in keeping the ranch operational following his father’s passing. John Jr.

passed due to pneumonia in 1907. For a period following John Jr.'s death, Scarlett Ranch was leased to the McGrath Estate Company and was later occupied by the wife of the late John Jr, Evelyn Kennedy Scarlett (Mrs. Scarlett). Mrs. Scarlett passed at Scarlett Ranch in 1917 (*Daily Free Press* 1917).

Significant Period of McGrath Family Ownership (1932-1946)

Ownership of Scarlett Ranch appears to have transferred from the Scarlett family to the McGrath family in 1932 (Bodle 1977). As previously noted, the McGrath family owned the 1,453-acre ranch immediately west of Scarlett Ranch. The McGraths's, specifically Dominick McGrath and his wife Bridget, were Ventura County pioneers. Natives of Derry Shanogue Longford County, Northern Ireland, Dominick and Bridget made their way to Ventura County by way of Alameda County. Dominick lived and worked in Connecticut and New York City prior to landing in Alameda County. There he worked on a ranch, eventually acquiring a stake. He ultimately purchased 1,000 head of sheep, with which he produced the wool, hides and mutton that made him a wealthy man (Bodle 1977; Leonard and Bodle 1972).

Along with William I. Rice and John Scarlett, Dominick McGrath was one of Rancho La Colonia's early settlers, purchasing what was later referred to as Home Ranch from Thomas Bard in circa 1878. At Home Ranch, Dominick established himself as a pioneer rancher and sheepman. He initially grew mostly grain and hay but eventually began to experiment, becoming one of the first in the area to grow lima beans, which would become one of the Plain's principal crops. Following his purchase of Home Ranch and agricultural success therein, Dominick acquired parcels across the Plain, eventually establishing a large, family-run enterprise dedicated to farming Ventura County which persists to the current time. Dominick played an important role in the county's early agricultural development, eventually transitioning from dry farmed to irrigated row crops with immense success. McGrath family holdings in Ventura County eventually expanded from the roughly 1,453-acre Home Ranch to encompass over 5,000 acres of the county's most fertile land (Leonard and Bodle 1972).

Prior to Dominick's passing in 1909, he, along with his four sons (Hugo, Joseph, Frank, and Robert), formed the Dominick McGrath Estate Company (Estate Co.) to manage his holdings. Following his passing, the four McGrath brothers operated the Estate Co. collectively, with Joseph McGrath acting as president from 1909 to 1948. While the family's patriarch, Dominick McGrath passed in 1909, the Estate Co. expanded significantly after that time, including the acquisition of Scarlett Ranch, located immediately east of Home Ranch, and continued to be a powerhouse in the county's agricultural development and success minimally through the pre-World War II period.

By 1940, the McGraths operated the state's third largest dairy, McGrath Dairy, at Home Ranch and Scarlett Ranch; the ranch maintained a reported 769 dairy cows, 300 hogs, 1,200 sheep, 20 cattle and approximately 40 horses (Maulhardt 2018). The extant barn was constructed between 1929 and 1934; while construction dates for the brick tank house and tractor shed remain unverified, they appear to have also been constructed during this period. Likely added to the property by the McGrath Estate Co. to support their dairy operation, the barn, brick tank house, and tractor shed are buildings characteristic of pre-World War II agricultural properties on the Plain and express the property's continued use and success in the area of agriculture. The historic

use of these buildings is tied directly to the property's significance, associated with the Plain's early agricultural development and success.

Following 1946

Following the death of Hugo McGrath in 1946, Estate Co. holdings were divided evenly into four relatively equal parts based on acreage and production values. To determine who among them would become owner of each part of divided holdings, the three living McGrath brothers and Hugo's heir, Dominick, used draws from two decks of playing cards. In the drawing, Scarlett Ranch, along with Montalvo Ranch, Rice Ranch, Helm Ranch, Rundle Ranch, and part of Paterson Ranch, went to Joseph and Robert McGrath, who would remain partners in the Estate Co. Only the family of Robert McGrath, who then lived at Scarlett Ranch, retained ownership of the property on which they lived at the time of the division (Bodle 1977; *Ventura County Star Free Press* 1967).

It remains unclear when the McGrath's dairy operation on Home Ranch and Scarlett Ranch ceased and in the mid to late 1960s, various members of the McGrath family began selling their Ventura County holdings, due to increased taxes and the pressures of encroaching development. Some appear to have reinvested in agricultural properties elsewhere in the state. In the decades following Robert McGrath's acquisition of Scarlett Ranch, the property was passed down through the McGrath family. Ventura County Superior Court Judge Charles McGrath, grandson of Robert McGrath, and his wife Beverlee McGrath moved to the property in 1970. In addition to raising four children on the property, Beverlee was an actress, singer, and a lobbyist and activist for animal rights. She continues to reside on the property, which is still farmed by the McGrath family (*Ventura County Star Free Press* 1967).

Conclusion

Via the construction of the present farmhouse, the subject property appears associated with two Ventura County Pioneers, William I. Rice and John Scarlett. Both men acquired the larger parcel encompassing the subject property in the Plain's post-rancho period and characteristic of the period, invested in the property to support their settlement on the Plain and the property's development into one that contributed to the western Plain's agricultural success. The barn, brick tank house, and tractor shed also possess an association with the agricultural development of the Plain. Likely added to the property by the McGrath Estate Co. to support their dairy operation, the historic function of these buildings directly supported the property's success in the area of agriculture.

The buildings on the subject property embody the property's significant association with the pioneering settlement and early agricultural development of the western Oxnard Plain in that they exemplify the trends in settlement and land use patterns that define the Plain's pioneer period, which persisted until World War II. During the Rancho period, lands were primarily used for ranching and grazing, which required relatively little built infrastructure. However, in the pioneer period, land use patterns shifted to a focus on agriculture thus creating a necessity for additional building and structures in support of these pursuits. With a stately farmhouse, the development of the subject property represented a significant investment in the built environment. The barn, brick tank house, and tractor shed represent the continued investment in the land in support of agricultural development and success through the pre-World War II period.

Through its buildings, the subject property represents a continuum of residential and agricultural use from approximately 1864 to the current time.

As discussed in additional detail in the Narrative Description section of this nomination, the subject property has been variously modified due to its continual use over many decades. However, the extant built features retain sufficient integrity to convey their significant association with the pioneering settlement and early agricultural development of the western Oxnard Plain.

9. Major Bibliographical References

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property approximately 5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places) Coordinates below correspond to roughly the center of the subject property.

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.223828 | Longitude: -119.238518 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The subject property, a roughly rectangular, 5-acre portion of what was historically referred to as Scarlett Ranch. It is located at 5011 West Gonzalez Road in unincorporated Ventura County, California. It comprises a roughly 5-acre, developed portion of a larger, approximately 100-acre parcel (Ventura County Assessor's Parcel Number: 138009025) primarily occupied with agricultural fields.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries were selected to encompass all built environment features that contribute to the property's historic significance. While surrounds agricultural fields contribute to the property's setting, they are not included as contributing resources; therefore, the property boundary excludes surrounding fields.

11. Form Prepared By

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date: August 15, 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

10. Geographical Data**Acreeage of Property** approximately 5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places) Coordinates below correspond to roughly the center of the subject property.

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.223828 | Longitude: -119.238518 |
| 2. Latitude: _____ | Longitude: _____ |
| 3. Latitude: _____ | Longitude: _____ |
| 4. Latitude: _____ | Longitude: _____ |

Or**UTM References**

Datum (indicated on USGS map): _____

 NAD 1927 or NAD 1983

- | | | |
|----------------|----------------|-----------------|
| 1. Zone: _____ | Easting: _____ | Northing: _____ |
| 2. Zone: _____ | Easting: _____ | Northing: _____ |
| 3. Zone: _____ | Easting: _____ | Northing: _____ |
| 4. Zone: _____ | Easting: _____ | Northing: _____ |

Verbal Boundary Description (Describe the boundaries of the property.)

The subject property, a roughly rectangular, 5-acre portion of what was historically referred to as Scarlett Ranch. It is located at 5011 West Gonzalez Road in unincorporated Ventura County, California. It comprises a roughly 5-acre, developed portion of a larger, approximately 100-acre parcel (Ventura County Assessor's Parcel Number: 138009025) primarily occupied with agricultural fields.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries were selected to encompass all built environment features that contribute to the property's historic significance. While surrounds agricultural fields contribute to the property's setting, they are not included as contributing resources; therefore, the property boundary excludes surrounding fields.

11. Form Prepared By

name/title: Rachel Perzel

organization: Rincon Consultants, Inc.

street & number: 180 North Ashwood Avenue

city or town: Ventura state: CA zip code: 93003

e-mail: rperzel@rinconconsultants.com

telephone: (732) 233-3997

date: August 15, 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

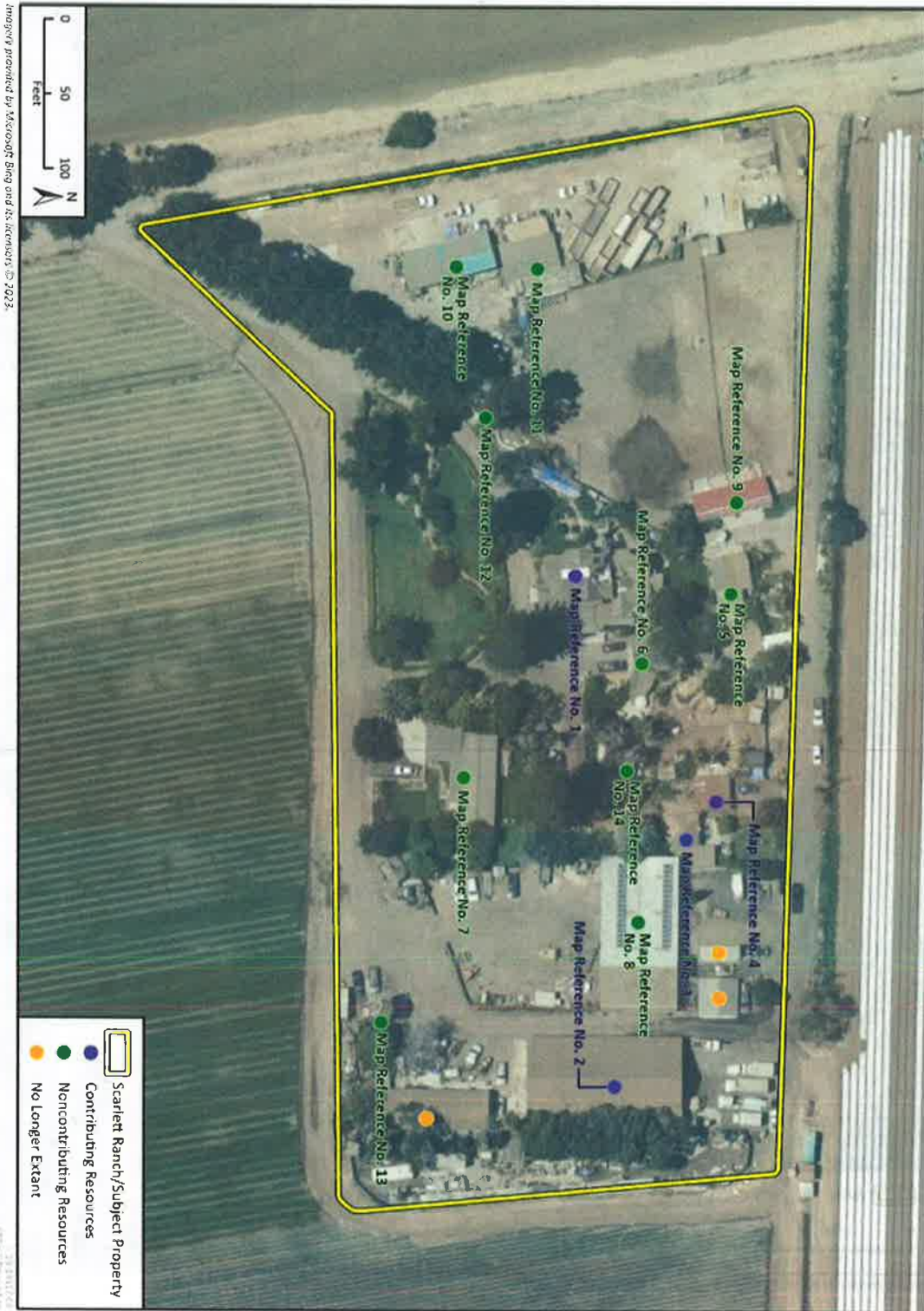
Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Location Map



Sketch Map



Images provided by Microsoft Bing and Esri/ArcGIS © 2023.

DATE: 7/20/23

Resource Count Table

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
Contributing Resources			
1	<p>Queen Anne Style Farmhouse (Map Reference No. 1)</p> <p>This building is described in detail in the <i>Narrative Description-Contributing Resources</i> section of the nomination form. It was constructed during the period of significance and retains sufficient integrity to convey significance.</p>	1 Contributing Building	 <p>South Elevation</p>
2	<p>Barn (Map Reference No. 2)</p> <p>This building is described in detail in the <i>Narrative Description-Contributing Resources</i> section of the nomination form. It was constructed during the period of significance and retains sufficient integrity to convey significance.</p>	1 Contributing Building	 <p>North Elevation</p>

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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South Elevation



East Elevation

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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3 **Former Brick Tank House (Map Reference No. 3)** **1 Contributing Building**

This building is described in detail in the *Narrative Description-Contributing Resources* section of the nomination form. It was constructed during the period of significance and retains sufficient integrity to convey significance.

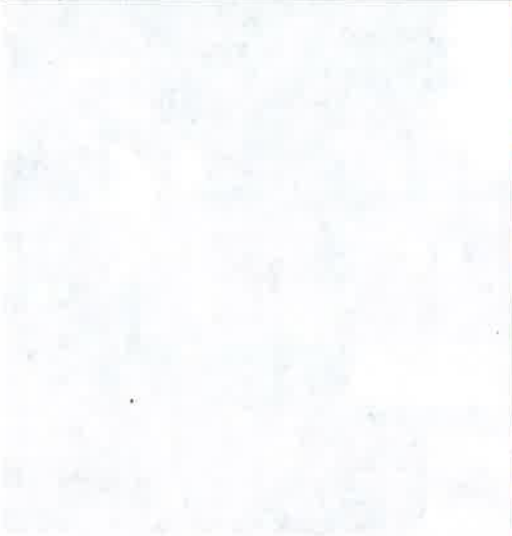


North Elevation



North Elevation with Addition More Visible

Map	Reference No.	Brief Description	Physical Resource Count	Representative Photograph
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West Elevation



South Elevation

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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East Elevation

4	Former Tractor Shed (Map Reference No. 4)	1 Contributing Building
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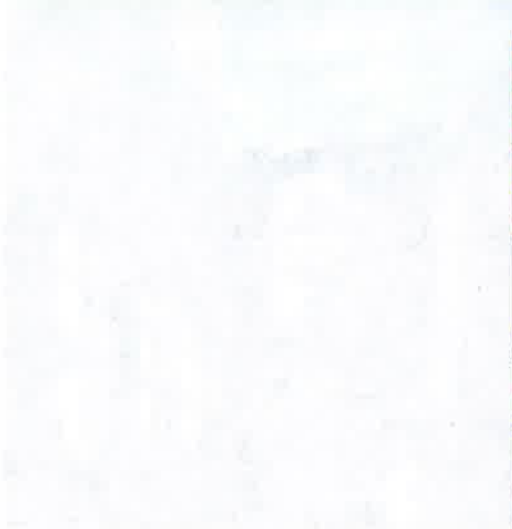
This building is described in detail in the *Narrative Description-Contributing Resources* section of the nomination form. It was constructed during the period of significance and retains sufficient integrity to convey significance.



North Elevation



Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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East Elevation



South Elevation



Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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Non-Contributing Resources

5 **Former Residence (Map Reference No. 5)** 1 Noncontributing Building

This building is described in detail in the *Narrative Description-Noncontributing Resources, Historic Period* section of the nomination form. Portions of the buildings were constructed during the period of significance. However, it does not retain sufficient integrity to convey significance.

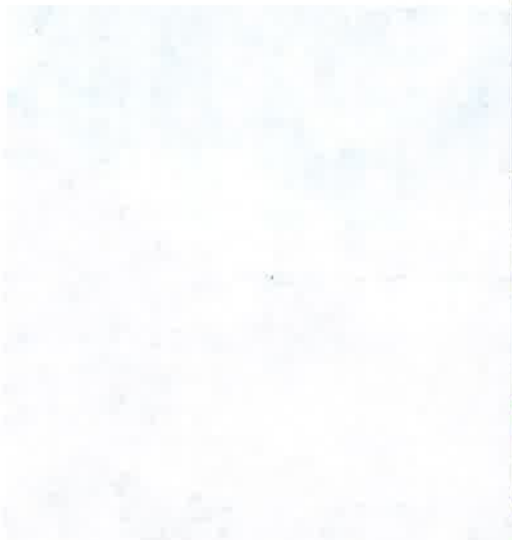


Overview of South Elevation



Overview of North Elevation

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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Close up of Entry on South Elevation (note turn of the century detailing)

6 **Contemporary Garage (Map Reference No. 6)** 1 Noncontributing Building

This building is described in detail in the *Narrative Description-Noncontributing Resources, Post Historic Period* section of the nomination form. It was constructed outside the period of significance and possesses no historical associations. It does not contribute to the property's significance.



South Elevation

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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7 **Contemporary Residence (Map Reference No. 7)**
 This building is described in detail in the *Narrative Description-Noncontributing Resources, Post Historic Period* section of the nomination form. It was constructed outside the period of significance and possesses no historical associations. It does not contribute to the property's significance.



South Elevation

8 **Contemporary Equipment Storage Building (Map Reference No. 8)**
 This building is described in detail in the *Narrative Description-Noncontributing Resources, Post Historic Period* section of the nomination form. It was constructed outside the period of significance and possesses no historical associations. It does not contribute to the property's significance.



North Elevation

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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South Elevation

9	<p>Contemporary Stables (Map Reference No. 9)</p> <p>This building is described in detail in the <i>Narrative Description-Noncontributing Resources, Post Historic Period</i> section of the nomination form. It was constructed outside the period of significance and possesses no historical associations. It does not contribute to the property's significance.</p>	1 Noncontributing Building
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East Elevation

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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10 and 11 **Two Utilitarian Storage Buildings (Map Reference No. 10 and 11)**

2 Noncontributing Buildings

These buildings are described in detail in the *Narrative Description-Noncontributing Resources, Post Historic Period* section of the nomination form. They were constructed outside the period of significance and possess no historical associations. They do not contribute to the property's significance.



East Elevation-Map Reference No. 10



West Elevation-Map Reference No. 10

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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South and East Elevations- Map Reference No. 11

12	<p>Contemporary Shed- Interpretive Use (Map Reference No. 12)</p> <p>This building is described in detail in the <i>Narrative Description- Noncontributing Resources, Post Historic Period</i> section of the nomination form. It was constructed outside the period of significance and possesses no historical associations. It does not contribute to the property's significance.</p>	1 Noncontributing Building
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North and East Elevations

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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13 **Water Tower (Map Reference No. 13)**

This structure is described in detail in the *Narrative Description-Noncontributing Resources, Post Historic Period* section of the nomination form. It was constructed outside the period of significance and possesses no historical associations. It does not contribute to the property's significance.



View Facing Southwest

14 **Contemporary Interpretive Structures (Map Reference No. 14)**

These structures are described in detail in the *Narrative Description-Noncontributing Resources, Post Historic Period* section of the nomination form. They were constructed outside the period of significance and possess no historical associations. They do not contribute to the property's significance.



Representative Photograph-Contemporary Interpretive Structures

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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Representative Photograph-Contemporary Interpretive Structures



Representative Photograph-Contemporary Interpretive Structures

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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Representative Photograph-Contemporary Interpretive Structures



Representative Photograph-Contemporary Interpretive Structures

Map	Reference	Brief Physical	Resource Count	Representative Photograph
No.	Description			



Representative Photograph-Contemporary Interpretive Structures



Representative Photograph-Contemporary Interpretive Structures

Map Reference No.	Brief Physical Description	Resource Count	Representative Photograph
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N/A	<p>Contemporary Nondescript Structures</p> <p>These structures are described in detail in the <i>Narrative Description-Noncontributing Resources, Post Historic Period</i> section of the nomination form. They are scattered throughout the property and were constructed outside the period of significance and possess no historical associations. Therefore, they do not contribute to the property's significance. Examples of these structures are included in this table, at right.</p>	N/A not included	
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Representative Photograph-Contemporary Nondescript Structures



Representative Photograph-Contemporary Nondescript Structures

Photo Log

Name of Property: Scarlett Ranch

City or Vicinity: Ventura County (Unincorporated)

County: Ventura

State: California

Photographer: Stephen Schafer

Date Photographed: March 27, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photograph #1 of 16 (CA_Ventura County_Scarlett Ranch_001): Overview of Scarlett Ranch; see also contributing barn at right (east). Photograph taken from tree lined, paved entrance road; view facing northeast.

Photograph #2 of 16 (CA_Ventura County_Scarlett Ranch_002): South (primary) and west elevations of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from southwest of the house; view facing northeast.

Photograph #3 of 16 (CA_Ventura County_Scarlett Ranch_003): South (primary) elevation of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from southeast of the house; view facing northwest.

Photograph #4 of 16 (CA_Ventura County_Scarlett Ranch_004): South (primary) and west elevations of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from southwest of the house; view facing northeast.

Photograph #5 of 16 (CA_Ventura County_Scarlett Ranch_005): East elevation of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from east of the house; view facing west. Note rear portion of building at right (north).

Photograph #6 of 16 (CA_Ventura County_Scarlett Ranch_006): East elevation of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from northeast of the house; view facing southwest. Note rear portion of building at right (north).

Photograph #7 of 16 (CA_Ventura County_Scarlett Ranch_007): Rear (north) elevation of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from northeast of the house; view facing southwest.

Photograph #8 of 16 (CA_Ventura County_Scarlett Ranch_008): West elevation of rear portion of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from west of the house; view facing east.

Photograph #9 of 16 (CA_Ventura County_Scarlett Ranch_009): Close up view of Queen Anne Style detailing along roof cornice of the Scarlett Ranch Queen Anne Style Farmhouse. Photograph taken from west of the house; view facing east.

Photograph #10 of 16 (CA_Ventura County_Scarlett Ranch_010): Overview of interior detailing of the Scarlett Ranch Queen Anne Style Farmhouse. The photograph shows the primary formal staircase.

Photograph #11 of 16 (CA_Ventura County_Scarlett Ranch_011): Overview of interior detailing of the Scarlett Ranch Queen Anne Style Farmhouse. The photograph shows the formal parlor or living room.

Photograph #12 of 16 (CA_Ventura County_Scarlett Ranch_012): Overview of interior hallway/hyphen that connects the primary mass and the rear portion of the Scarlett Ranch Queen Anne Style Farmhouse.

Photograph #13 of 16 (CA_Ventura County_Scarlett Ranch_013): North elevations of the Former Brick Tank House and Former Tractor Shed. Photograph taken from north of the buildings, view facing south.

Photograph #14 of 16 (CA_Ventura County_Scarlett Ranch_014): South elevation of the barn. Photograph taken from northeast of the barn; view facing southwest.

Photograph #15 of 16 (CA_Ventura County_Scarlett Ranch_015): Overview of Scarlett Ranch. Photograph taken from the fire escape on the west elevation of the Scarlett Ranch Queen Anne Style Farmhouse; view facing northeast. Note farmhouse roof in foreground and historic period noncontributor in background (blue siding).

Photograph #16 of 16 (CA_Ventura County_Scarlett Ranch_016): Overview of Scarlett Ranch. Photograph taken from the fire escape on the west elevation of the Scarlett Ranch Queen Anne Style Farmhouse; view facing north. Note farmhouse roof in foreground, noncontributor in middle of frame and contributing former tank house and tractor shed in background.

Photo Key Map (1 of 2)



Photo Key Map (2 of 2)



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.