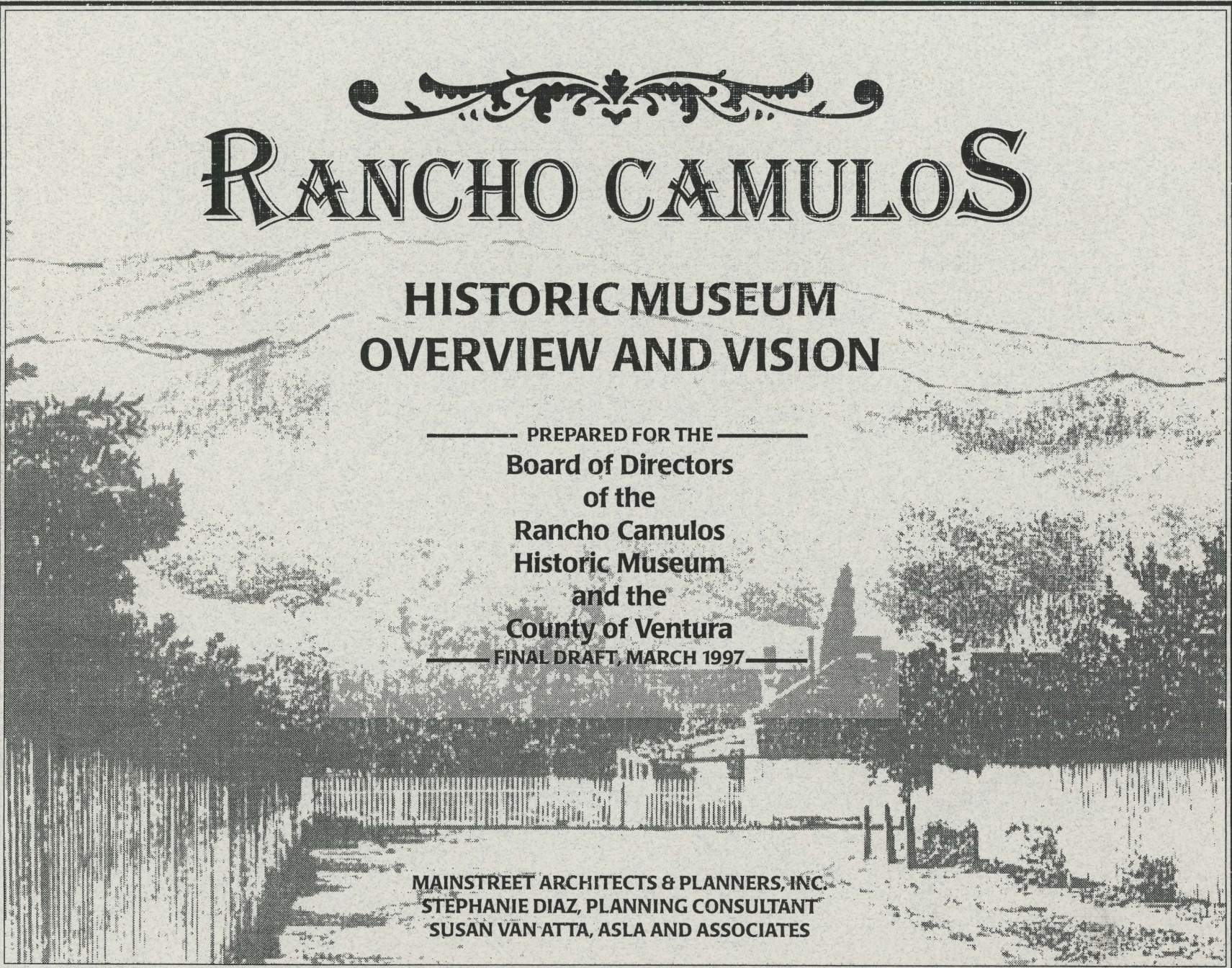


# RANCHO CAMULOS

## HISTORIC MUSEUM OVERVIEW AND VISION

PREPARED FOR THE  
Board of Directors  
of the  
Rancho Camulos  
Historic Museum  
and the  
County of Ventura  
FINAL DRAFT, MARCH 1997

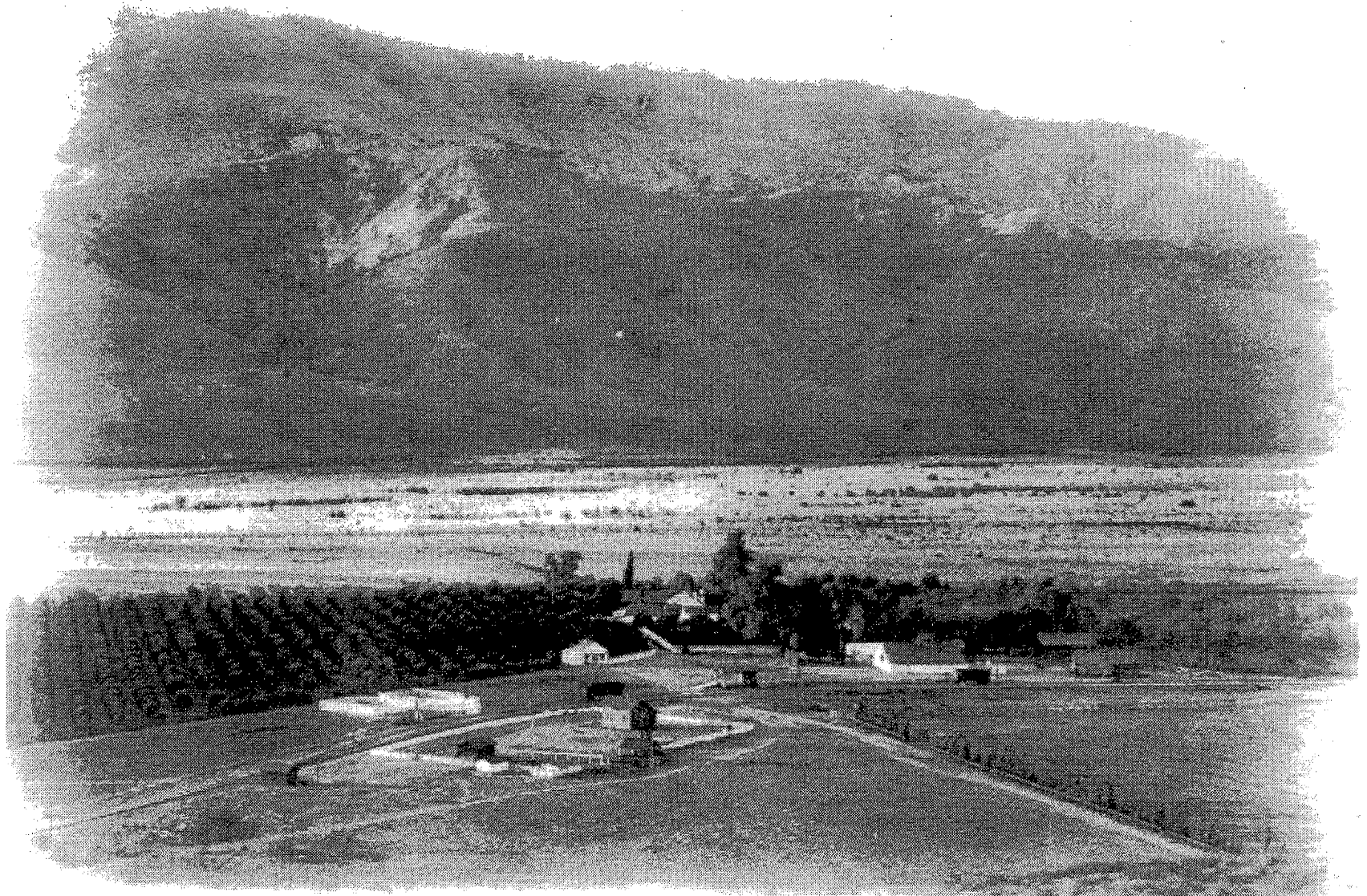


MAINSTREET ARCHITECTS & PLANNERS, INC.  
STÉPHANIE DIAZ, PLANNING CONSULTANT  
SUSAN VAN ATTA, ASLA AND ASSOCIATES



# ☞ RANCHO CAMULOS ☞

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PREFACE



*An Island of Historic Tranquility...*

## Preface

### *Rancho Camulos - An Island of Historic Tranquillity.*

Until the recent Northridge earthquake rocked Southern California, wreaking havoc on its fragile adobe walls, Rancho Camulos had existed quietly - in an almost pristine state of timelessness - a tranquil island surrounded by orchard and hidden from view of the busy highway just a stone's throw away. Although that abrupt end to a long period of isolation has brought Rancho Camulos into the limelight of historic landmark status, the extreme and dire circumstances - crumbled adobe walls, fallen roofs, and toppled brick masonry - have threatened the people of Ventura County with the loss of one of Southern California's most significant historic landmarks.

Rancho Camulos is a valuable and fragile historical, cultural and agricultural resource. This resource is worthy of efforts to preserve what remains and to restore what has been damaged or lost. The buildings and site of Rancho Camulos tell a story of California's history - a story that includes a Native American village, a prominent Mexican Rancher family, the arrival of the Railroad, and the son of Swiss immigrants, August Rübel, who understood the value of preserving this pristine historic place. Rancho Camulos has many stories to tell. As the



*Rancho Camulos*

*Rancho Camulos*

*The buildings of Camulos exhibit the simplicity of form and character inherent in California's only true indigenous architecture .*

setting for the story of Ramona, it is symbolic of southern California's heritage as the "land of milk and honey." Cultural aspects from the Native American people to the rancho life of the 1800's to its transition as a modern-day working citrus ranch can all be found at Camulos. The ranch house, yards and barns depict the self-sufficient lifestyle of the Del Valle family. The school house and chapel bring family life and devotions into

focus. The gardens, including a traditional courtyard and a giant black walnut tree (one of the worlds largest), were clearly designed for personal enjoyment and family life.

When August Rübel purchased the property from the Del Valle Family in 1924, he immediately assumed the role of careful steward of Camulos. He recognized the great historical and



cultural significance of the ranch, the del Valle family and the Ramona myth. While he was alive, Rübél actively promoted the history of the ranch and the preservation of its architectural fabric. His desire to protect this valuable resource was passed on to his children who have established the California non-profit public benefit corporation that is now striving to restore the buildings and create a permanent historic preserve and museum on the site.

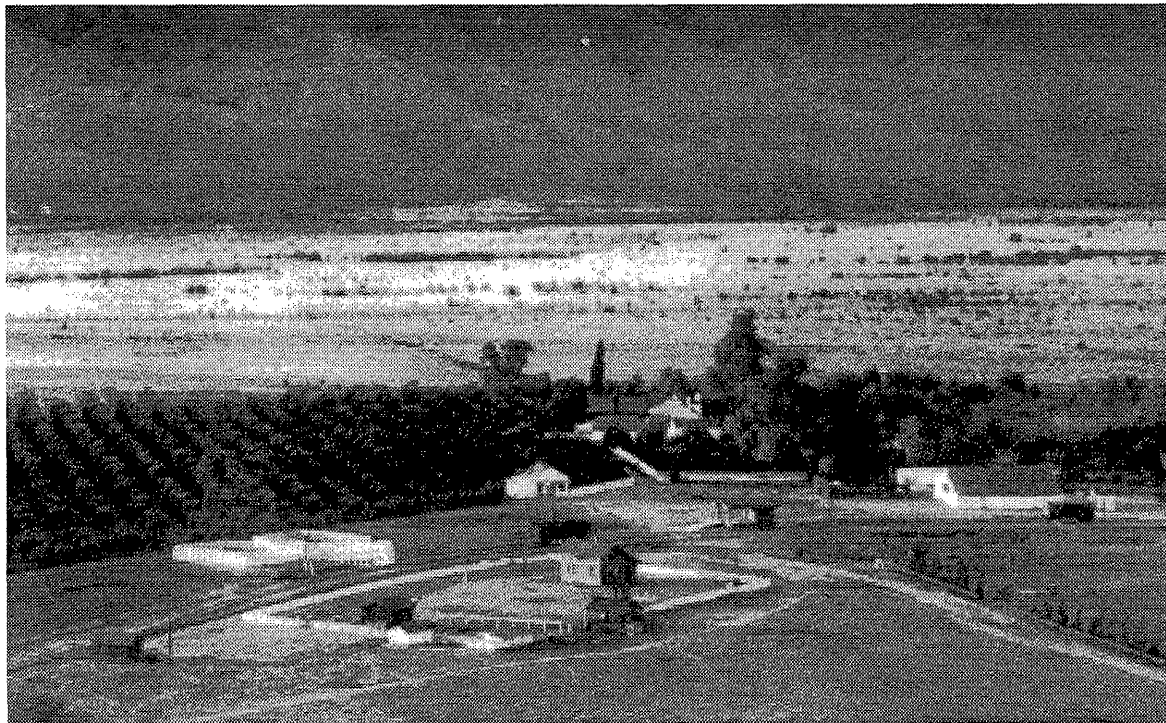
This site, including the significant structures and features within a forty acre "historic preserve," has been listed on the National Register of Historic Places at the national level. This designation will provide national recognition to the ranch structures and surrounding forty acre site. Ongoing challenges will be associated with restoring the damaged facilities and maintaining the fragile cultural and historic resources of the site. Once the museum is operational, the challenges will shift to mitigating the wear and tear of public visits,

developing interpretive programs and interior displays and providing improved curation and security for the collections.

## *Goals, Phasing and Implementation*

This vision document establishes overall goals and a phasing program to guide restoration work and museum activities and a strategy for implementation. Specific strategies are offered for on-site circulation, parking, landscapes, infrastructure improvement, signage, security and visitation schedules. Additional detailed studies will be needed in the future to establish an Interpretive Plan, as well as a plan (or plans) addressing such long term issues as facility operations, facility maintenance, and collection curation. In addition, a Cultural Landscape Study must be prepared before a historically accurate restoration of the landscape can be undertaken. The ongoing issue of funding for restoration work, displays, staffing and maintenance is only minimally addressed in this Master Plan. The Board of Directors must address the development of an ongoing revenue source, budgeting and funding for special projects.

The objective is to provide a blueprint for the future that will ensure that Rancho Camulos remains *An Island of Historic Tranquility*, with stories to share with this generation and those to follow.

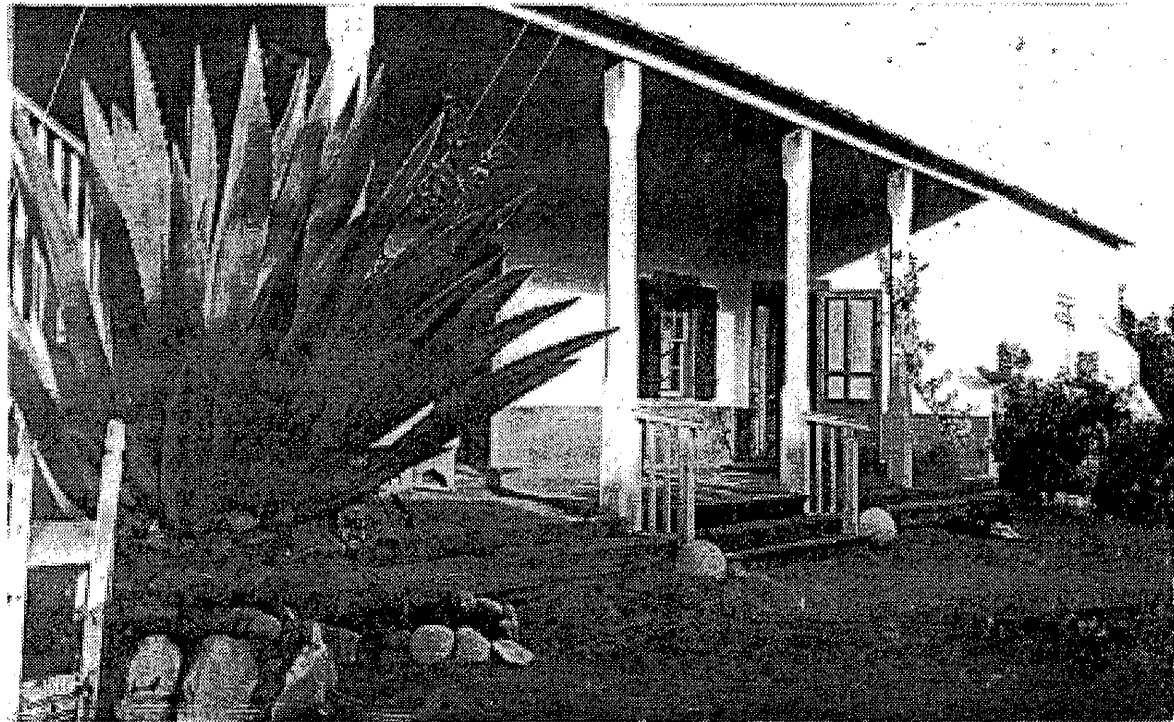


*This view of Camulos shows little difference from the contemporary scene, with the exception of the highway - here little more than a dirt road.*

## A Day at Rancho Camulos

*A Narrative Vision...*

Imagine you are traveling down Highway 126 to visit the Rancho Camulos Museum. As you turn your car off the highway, a rustic sign mounted atop a wood gateway directs you to a narrow driveway running along the eastern edge of the site. This is the original approach that led visitors of the late 1800's to the Del Valle adobe home nestled amongst vineyards and orchard, well back from the road. The drive is lined by a white picket fence and flanked by rows of orange trees. Straight ahead is a magnificent view of the mountains ascending above the tree tops. You reach a gravel turn-out that provides places for cars interspersed among the shade of orange trees. You park the car, get out and realize that you are surrounded by a demonstration orchard with different citrus, fruit and nut trees. A group of young children is picking fruit and sampling their goods with the help of a museum docent. Another rustic sign directs visitors to walk the rest of the way down the drive which leads to the main entry of the 1850's del Valle adobe home. As you leave your car behind, you are transported back to the late 1800's - a guest of the Del Valle Rancho. You enter the adobe from an expansive porch that overlooks a large green lawn surrounding an early fountain. A tour of the interior reveals restored rooms that depict family life and the literary significance of the Ramona story,



*The entry to the Main Adobe - Ramona's "front porch," it was carefully described in the story, and today remains much the same as it did during Helen Hunt Jackson's visit.*

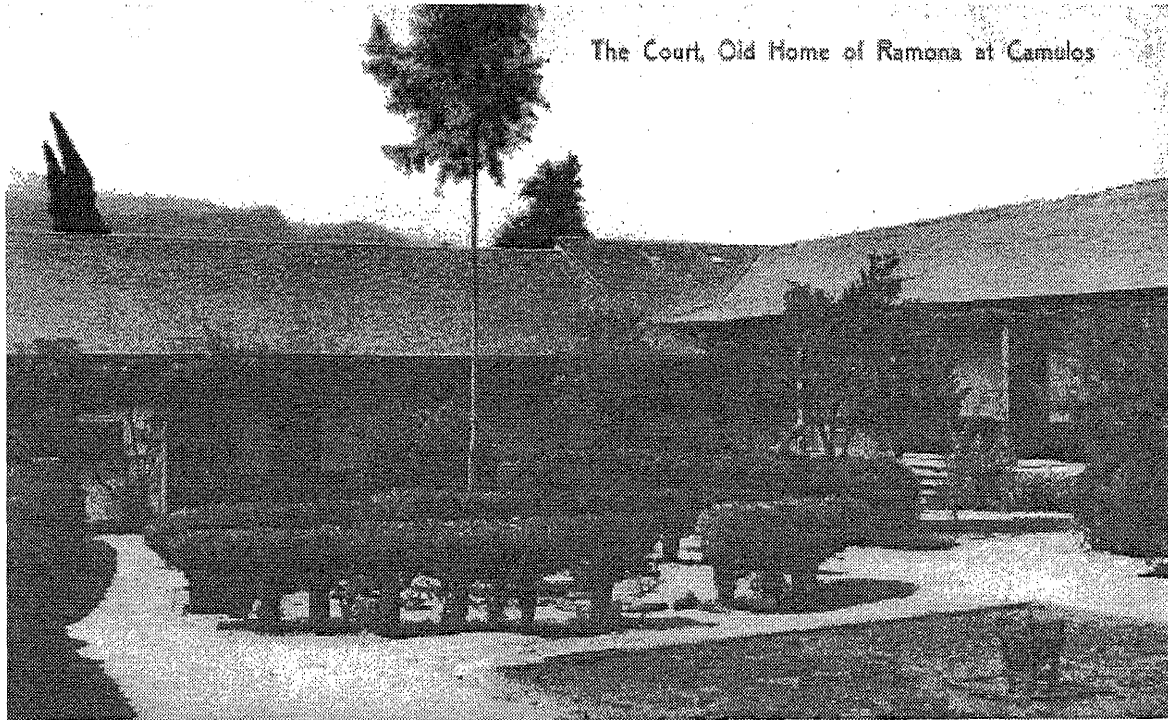
said to be inspired by this ranch. Through the windows and doorways you can see the central courtyard, carefully restored as a focus of the home.

As you step out of the main house, you notice blooming herbs and fruit trees and a sign that indicates this is the family kitchen garden. Nearby is an aviary full of singing birds and a large arbor covered with grape vines. A local club is having a picnic in a shady tea garden next to the aviary.

As you turn the corner of the adobe house, you find yourself standing under the branches of an enormous walnut tree - one of the largest in the world. Almost a hundred tables are set up under the tree's giant limbs for a wedding that will occur later in the day.

Now the path leads to the Del Valle Chapel. A peek through the open doors reveals a beautiful altar, lined with original Del Valle religious artifacts.

Just a short walk beyond the Chapel is the Rübél



The Court, Old Home of Ramona at Camulos

*The Courtyard, as it appeared in early 1900's, with the original formal planting still substantially in place.*

School house, built in the 1930's for the children on the ranch. A film of the Ramona story is showing in the school house to a group of high school students.

As the path curves past the Giant Walnut tree, you come upon a rustic brick building, the del Valle winery, built in the 1860's. Inside you find an exhibit hall packed with artifacts and displays depicting the history of the site, including Native American influences, the daily lives of the Del Valle and Rubel families, and an extensive collection of farm implements that span

the county's agricultural history.

Across from the winery is a bunkhouse with displays depicting the life and work of ranch hands.

A rest stop on the tour is provided at a small shady grouping of tables and chairs under an arbor of purple wisteria flowers. Water gurgles as it flows through an open channel to irrigate nearby orchards. From here, you can see the bright red barn with its live animal and agricultural equipment exhibits. You can also see the highway fruit stand. Ranch visi-

tors and passers-by can purchase Rancho Camulos citrus and other tasty ranch products under the *Home of Ramona* brand name. From the rest stop, a restored steam locomotive can be seen pulling up to the Camulos Depot, a small wooden structure and platform reconstructed in its original location across the highway to the north. A large group of tourists disembarks from the train for a visit to the Rancho.

Also, visible from this spot is the Visitor Center sign hanging on the small adobe home built in 1920. The Visitor Center contains interesting exhibits, literature and history about the Ranch and the other attractions of the Santa Clara River Valley. Here, helpful museum staff run a small gift shop, where among other things, copies of the book *Ramona* can be purchased. A path leads from the Visitor Center back to the orchard



*The Winery, as it appeared at the turn of the century. Note the picket fence along the drive.*

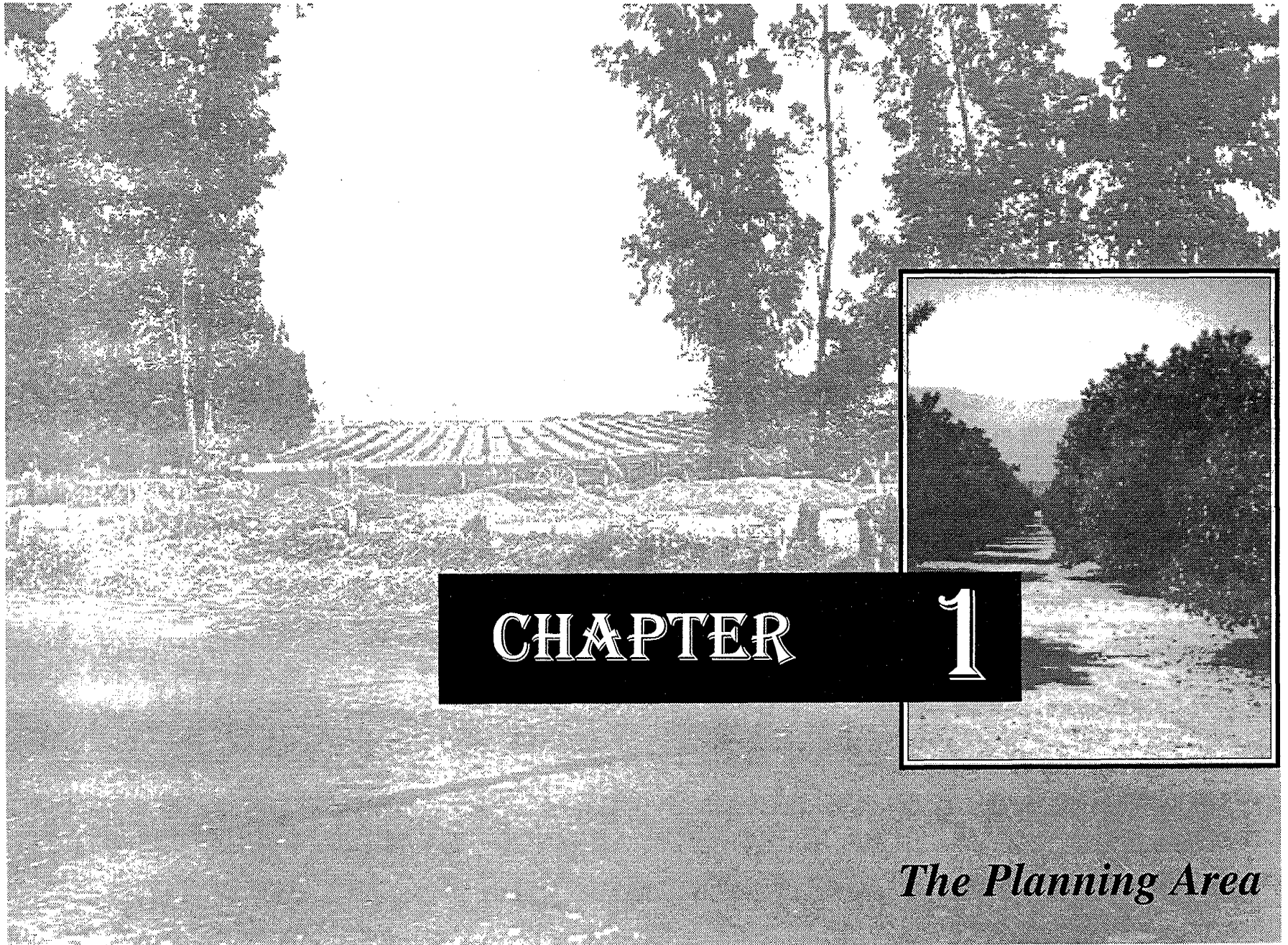
parking lot as the tour is completed. A few Valencia oranges or grapefruit can be picked to take home as a reminder of your visit to Camulos. As you prepare to leave, you consider the beauty of the place, and you feel a sense of "ownership" in its heritage. As you get into your car and begin to leave, you promise yourself another visit soon. After all, you missed the *Native American Village* and the *Rivers Edge Interpretive Trail*...



*Daily life at Rancho Camulos will be depicted and interpreted through tangible exhibits, many including actual furnishings and other belongings of the Del Valle and Rübel families.*







CHAPTER 1

*The Planning Area*

## The Planning Area

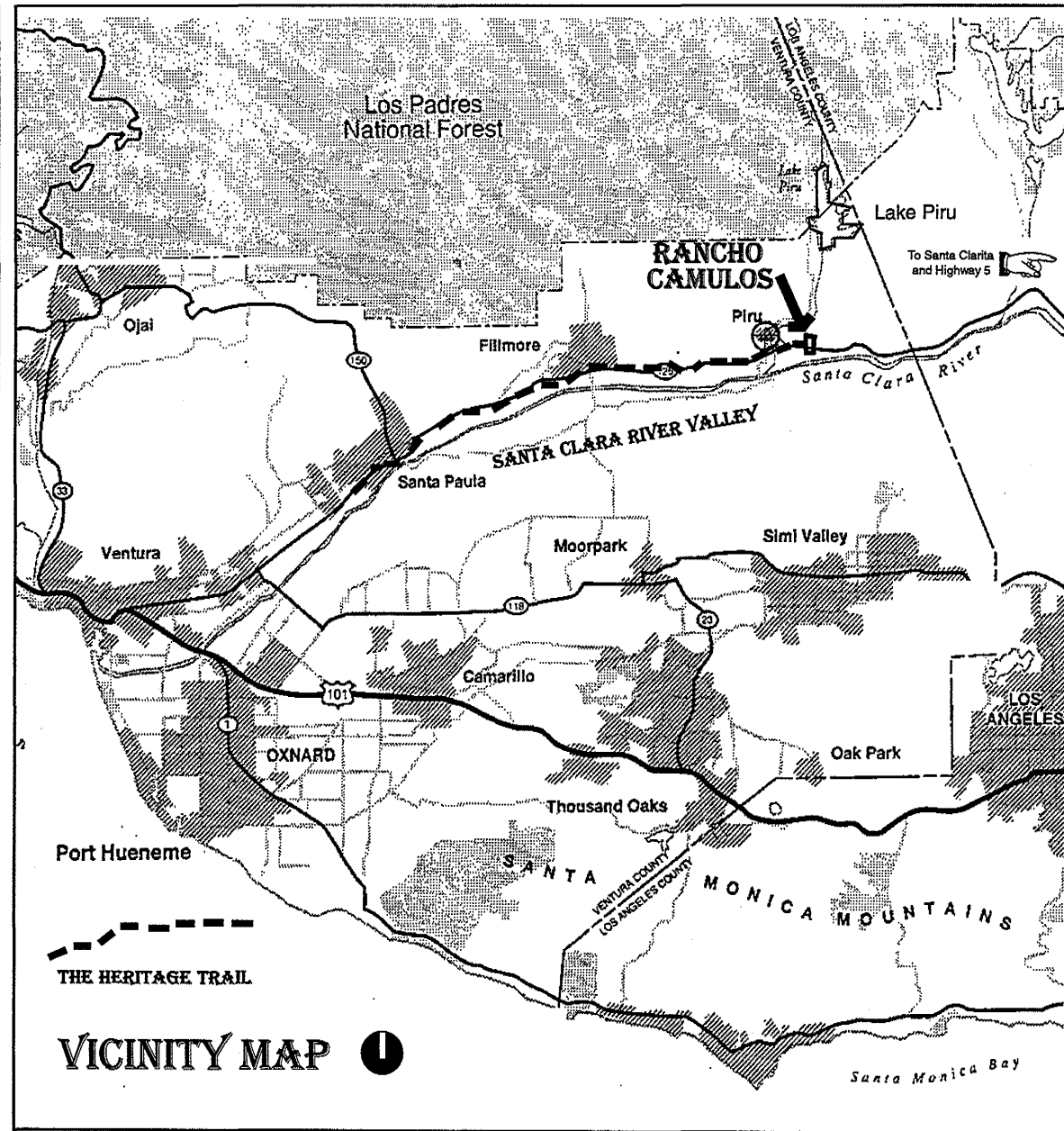
### Regional Location

**R**ancho Camulos encompasses more than 1800 acres along the Santa Clara River Valley just east of the town of Piru and 47 miles northwest of Los Angeles. The Santa Clara River Valley has seen very little change over the past fifty years, and in fact remains much as it did at the time the Del Valle family sold Rancho Camulos to Mr. Rübel in 1924. This can be considered somewhat remarkable given the proximity to nearby regions of southern California, where growth has occurred at staggering and near-constant rates since the turn of the century.

However, not far to the east, in Los Angeles County, the area of Santa Clarita has experienced staggering growth, primarily consisting of new bedroom communities for Los Angeles commuters. Most of this growth has occurred within the last fifteen years, and appears to be continuing, even beginning to push westward toward Camulos. It is likely that the County line will soon become an urban edge.

### Camulos Ranch

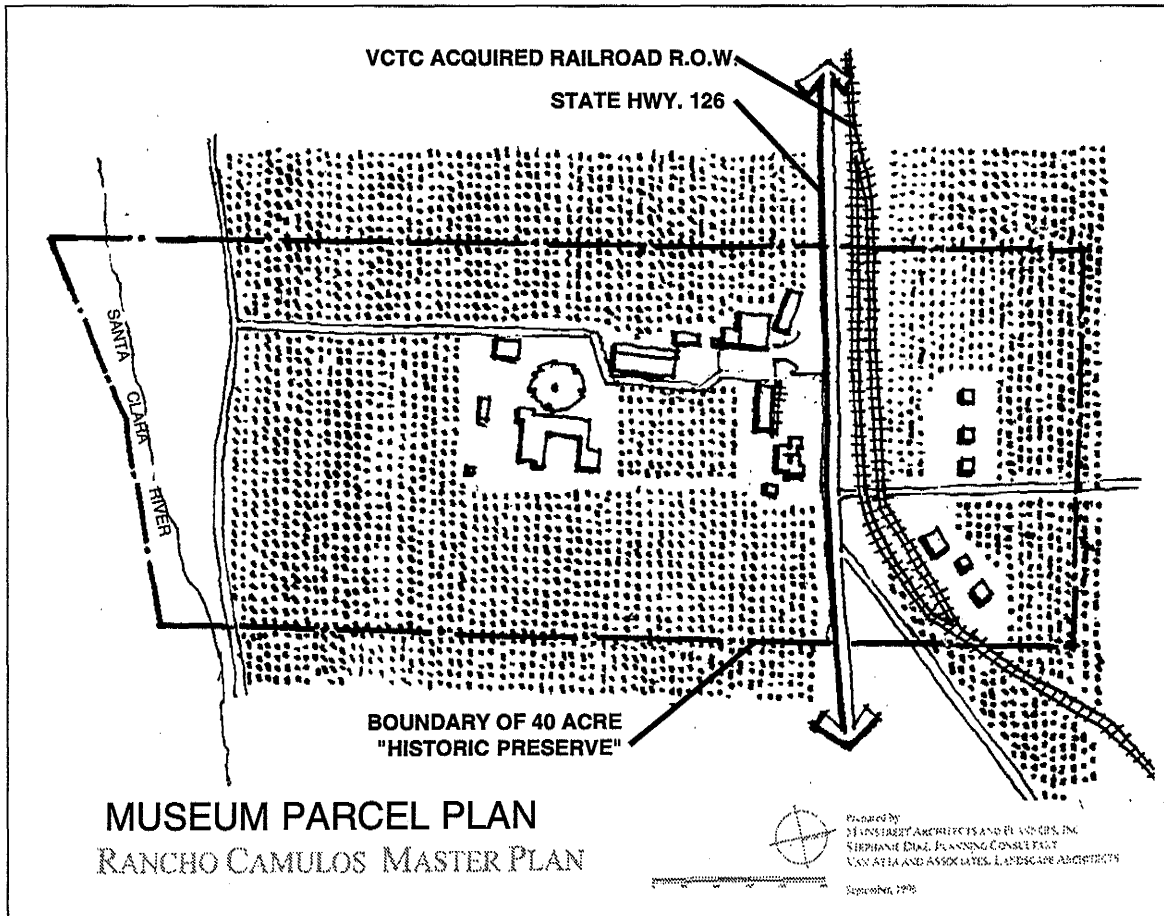
Camulos remains a working ranch, with produc-



*The Regional Context of Piru includes other small, rural communities and areas of significant suburban growth.*



tive orchards of citrus, primarily oranges. The ranch is situated on Assessor's Parcel No. 55-220-04. The museum parcel that surrounds the ranch structures is 40 acres in size and is bisected by Highway 126. The main site south of the highway is composed of eleven structures: the Ygnacio Del Valle Adobe, the Nachito Del Valle Adobe, barn, bunkhouse, winery, chapel, school house, gas station, shed and two garages. The ranch headquarters and operations are located in the barn and bunkhouse structures situated just south of Highway 126. The former Southern Pacific Railroad right-of-way runs through the ranch area, just north of Highway 126. Next to the railroad are two railroad-related residences and three farm labor residences. The museum site currently produces both Valencia and navel oranges. The oldest citrus trees are just east of the barn. They were planted in 1916. Outside the museum site boundaries, to the northeast is the del Valle family cemetery.



## Existing Setting

The following descriptions of the site's setting and resources have been excerpted from the National Register of Historic Places nomination prepared by Judy Triem and Mitch Stone.

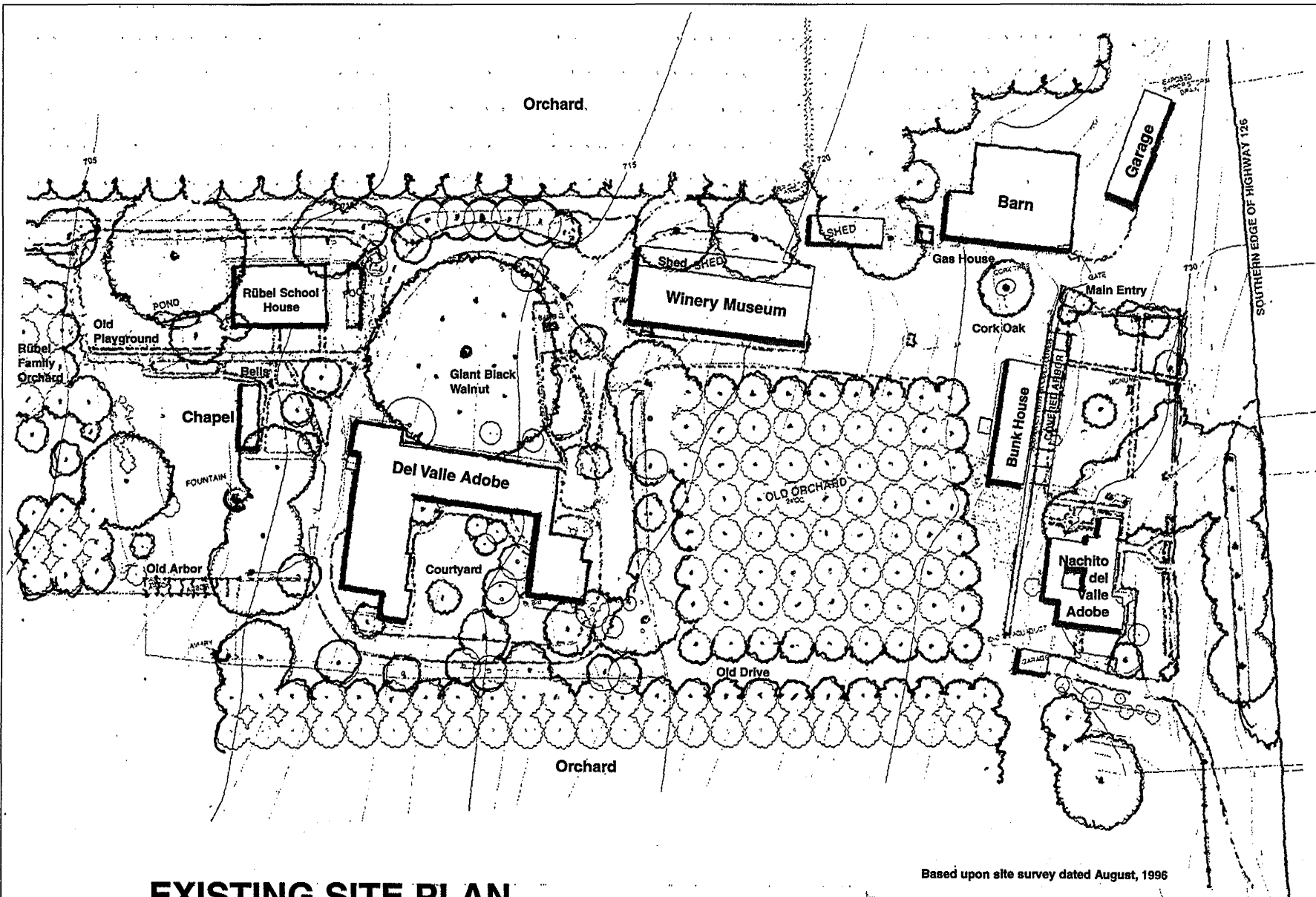
The **Ygnacio del Valle Adobe** was built in several phases, beginning in 1853 and reaching essentially its present plan by 1880. The

first four rooms, built circa 1853, form the southeastern portion of the U-shaped adobe. The medium gable roof was evidently covered originally with wood shingles, but is now covered with asphalt composition shingles. Four doors open onto the porch or *corredor*. Two adobe buttresses frame a solitary window at the eastern corner on the south elevation. A small wooden balcony is located at the east end of the south

wing. A door opens onto the balcony from below the gable peak. A brick chimney punctuates the roofline.

Between 1861 and 1862, an addition created tree rooms adjacent and to the west of the original four rooms. A wine cellar under this portion of the adobe is accessed through double wood doors below the porch. Steps lead up to a raised

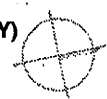
# RANCHO CAMULOS



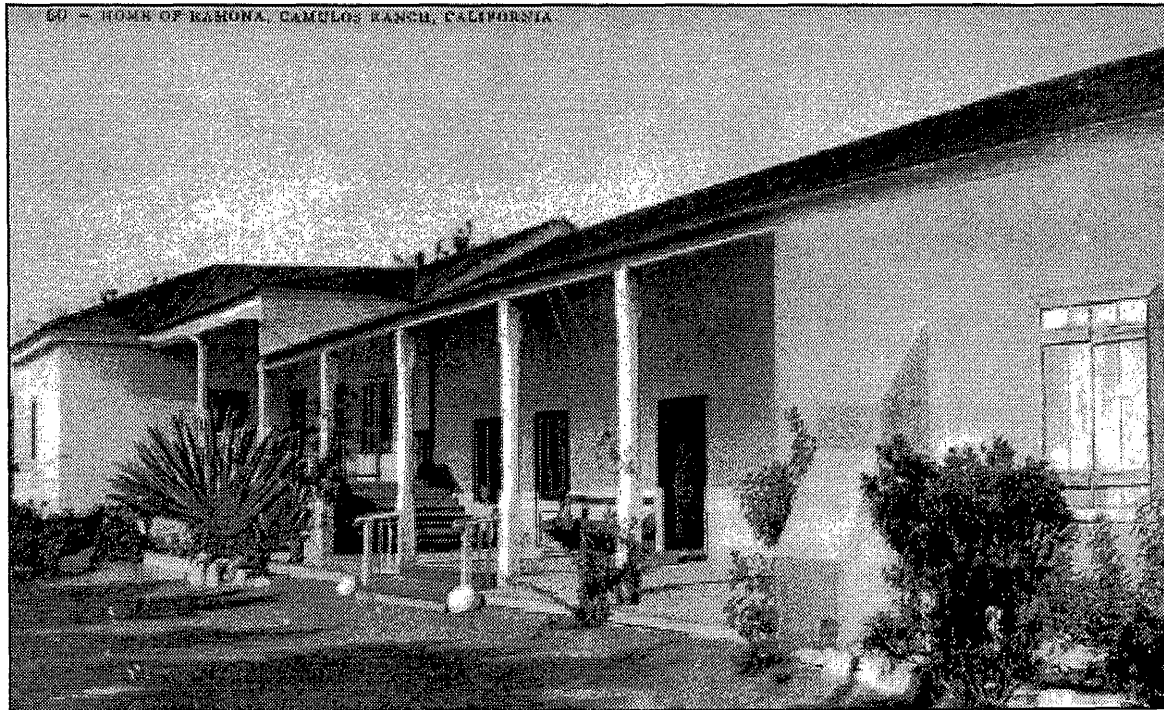
**EXISTING SITE PLAN** (EXCLUDING NORTH SIDE OF HIGHWAY)  
**RANCHO CAMULOS MASTER PLAN**

Based upon site survey dated August, 1996

Prepared by  
 MAIN STREET ARCHITECTS AND PLANNERS, INC.  
 STEPHANIE DIAZ, PLANNING CONSULTANT  
 VAN ATIA AND ASSOCIATES, LANDSCAPE ARCHITECTS



September, 1996



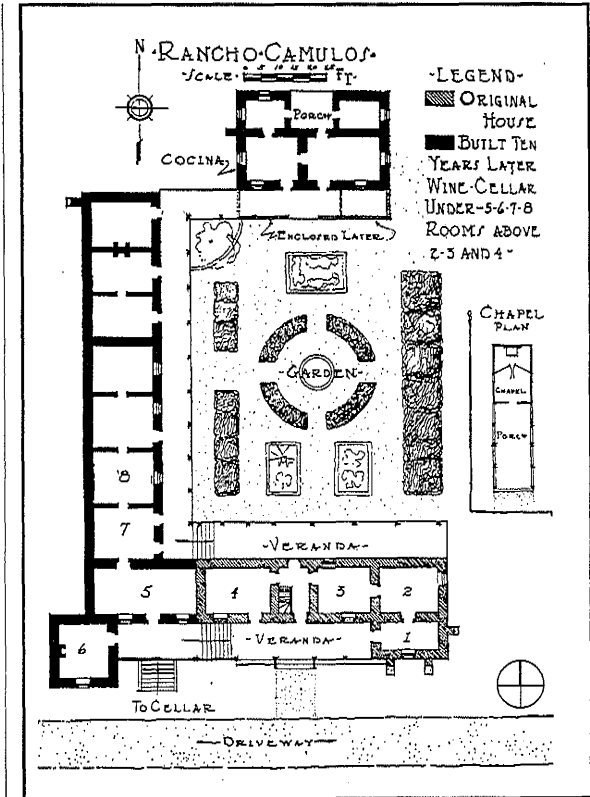
The Ygnacio del Valle adobe, constructed, beginning in 1853. Note the integral adobe buttress.

porch, presently enclosed with screens. This section of the adobe has a hip roof originally covered with wood shingles, but now covered with asphalt composition shingles. At the same time, a free-standing kitchen building was constructed at the northeastern corner of what was to become the patio area.

During the 1870s (an exact date is presently unavailable) additional rooms were added to the 1853 and attached 1861-2 sections. A screened-in *corredor* runs along the western elevation of this section of the adobe creating an

L-shaped plan. Six entrances located along the *corredor* lead into the bedroom and living areas. The final alteration to the plan of the adobe was made at some time between 1895 and 1923. This hip-roofed, one-room addition to the north end of the west wing was constructed of stone and covered with plaster to read like adobe. The kitchen was eventually connected to the main body of the adobe by means of a breezeway, completing the U-shaped plan.

The most architecturally intrusive alterations are the addition of large picture windows on



Plan of the del Valle Adobe, c 1925, from Rexford Newcomb's book "Old Mission Churches and Historical Houses of California." Note original house, shaded.

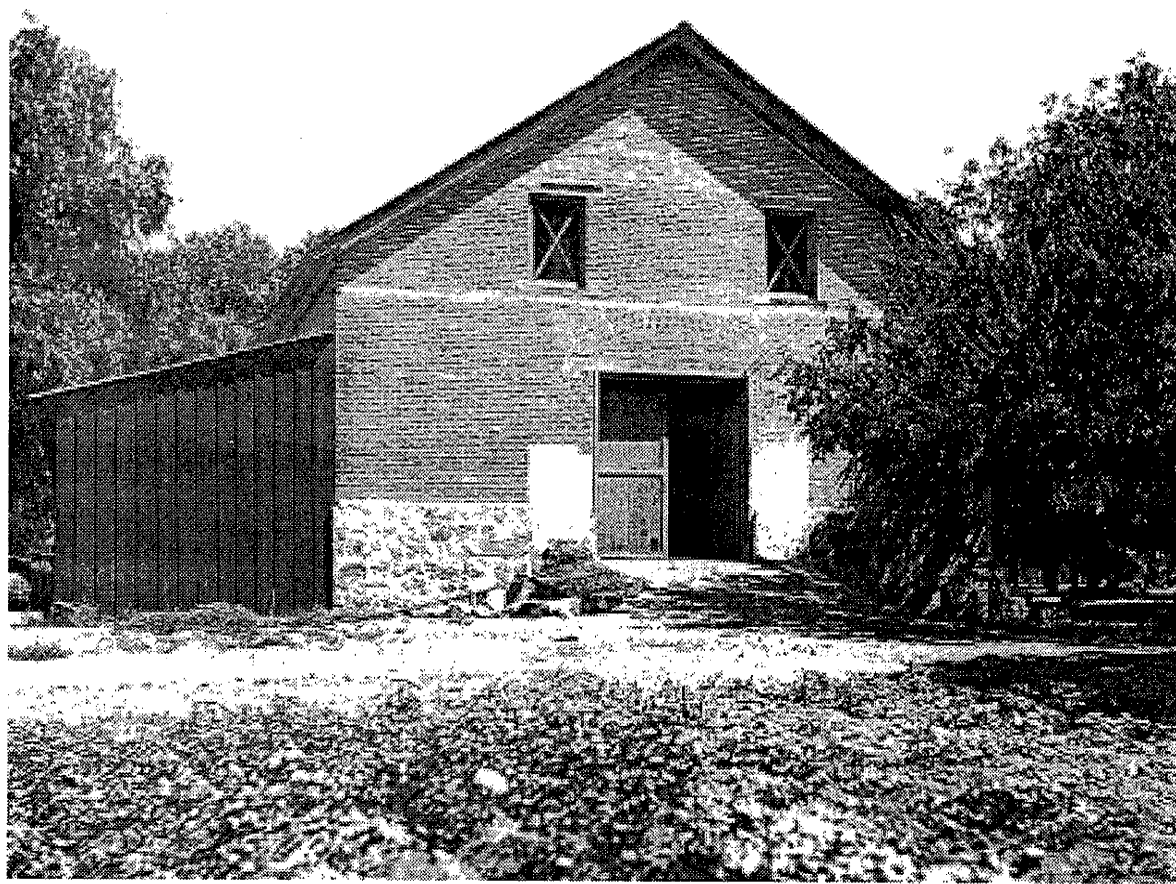
the west side of the west wing, and on the north side of the south wing made in the 1950s. The original kitchen in the north wing was remodeled into a garage and servants quarters between 1925 and 1934.

The one and one-half-story brick **Winery** was built in 1867. The medium-pitched front facing gable roof of this long, rectangular plan building is covered with wood shingles. The brick build-

ing has several large openings: the northern elevation contains large wooden doors with a wood lintel and a relieving arched brick pattern above. The wooden doors have recessed vertical panels. At the south end of the winery, the large wood double doors are accessed by a ramp. The ramp as well as the building's foundation are constructed of stone. Wood sash windows are symmetrically placed below the roofline on all four sides of the building. Additional single wood doors are located on the east and west sides of the building. A shed roofed structure was added to the west side of the building at an unknown date. It is constructed of board and batten siding and is used for farm equipment and automobile storage.

Wines were probably aged in casks in the basement under the winery. Camulos was known for its fine brandies and wines primarily between the 1870s and 1890s. When grapes were no longer grown for commercial purposes, probably after 1900, the building was converted to use as storage. In later years, August Rubel converted the winery building to a museum housing del Valle family artifacts.

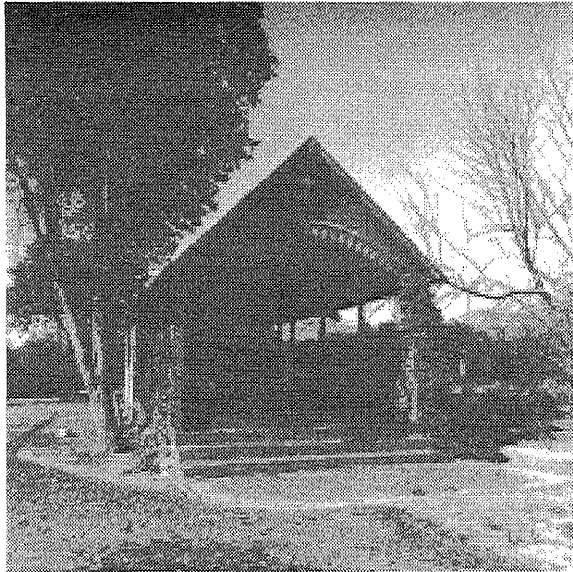
The present Chapel was also constructed circa 1867, although some form of an earlier chapel existed by 1861. The wood frame chapel measures fourteen-feet wide by twenty-feet in length, with a thirty-foot long porch extending off of the eastern end of the building. The building is



*The Winery, constructed of brick in 1867, later served as a museum for the many del Valle period artifacts.*

constructed on wood and brick piers and covered with plaster. The unusual front gabled porch roof contains a barrel vaulted beaded-board wood ceiling similar to the interior ceiling in the chapel. The gable end is covered with board and batten siding and contains a small white wooden cross. The arch extends across the front of the porch and is trimmed with a decorative

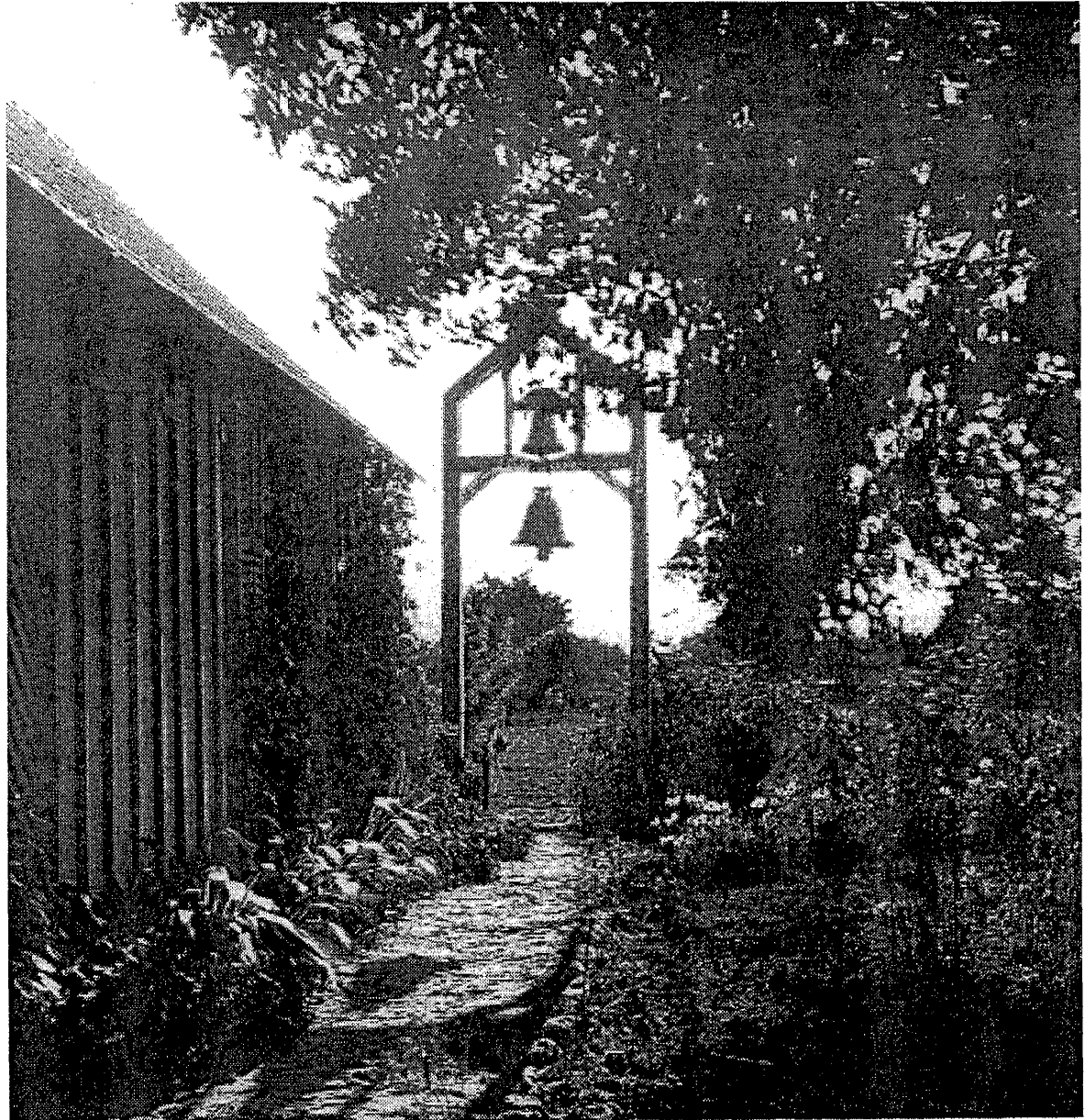
fleur-de-lis design that is repeated as a pendant at the gable peak. Three concrete steps lead up to the wooden porch partially enclosed by woven latticework sides. Two raised paneled doors open into the small chapel and are surrounded by wood moldings. Windows are located on the north and south sides. The wood sash window on the north contains a decorative



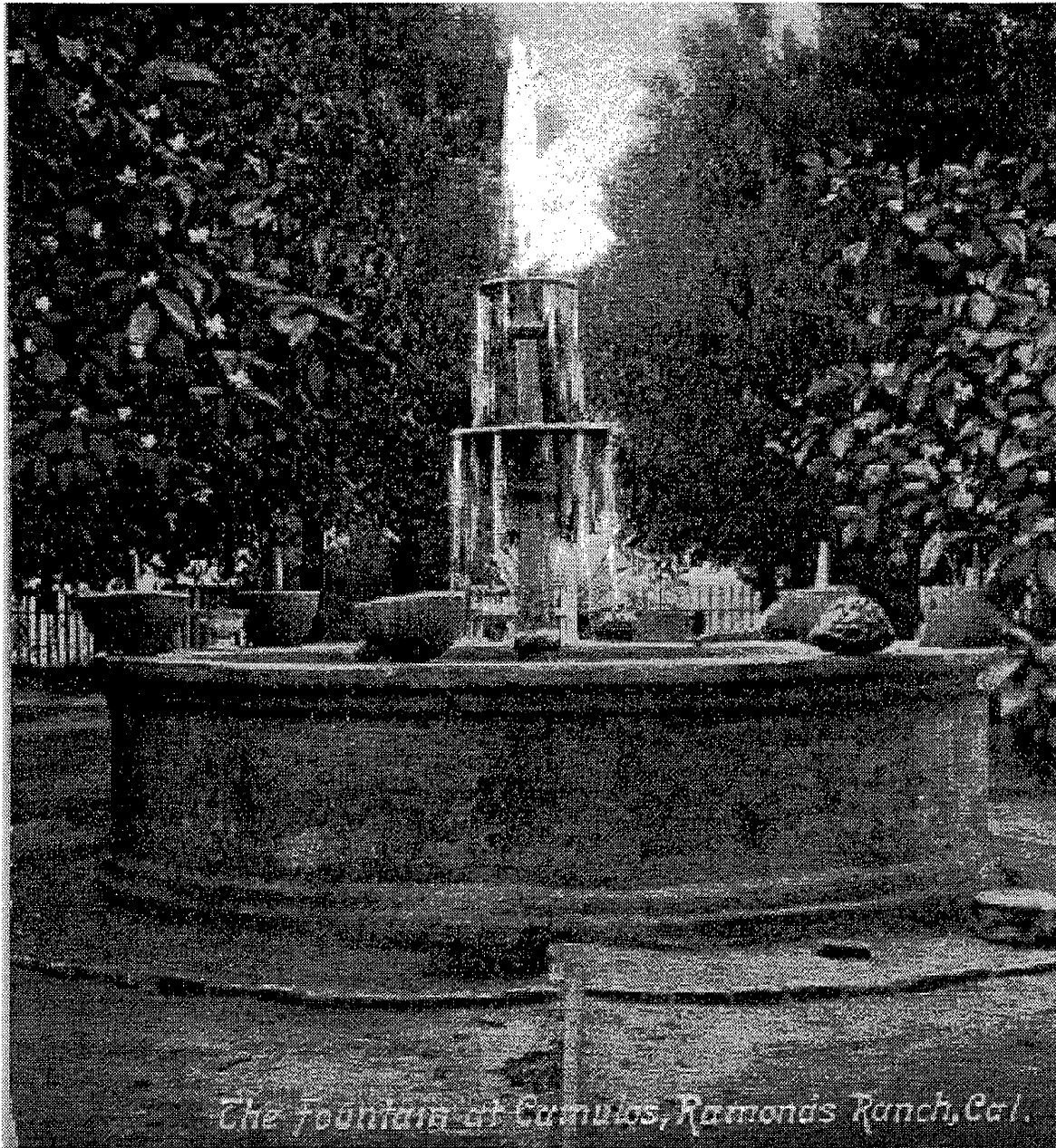
*The Chapel served the del Valle family, ranch workers, friends and family as a place of worship and prayer. The Rübél family continued this use, and kept the Chapel essentially as it had been at the time of the Ranch purchase.*

stained glass window in the upper half. Louvered wood shutters are held back by decorative wrought iron stays.

Directly adjacent and to the northwest of the chapel are the **Bells**. Three bells hanging from a freestanding wooden frame were features of Camulos since at least the 1870s, and possibly earlier. The largest of the three bells was cast by Russians in Kodiak, Alaska, and was used to call worshipers to morning prayer or mass in the chapel. A second slightly smaller bell was also cast in Kodiak, Alaska, in 1796.



*The Chapel Bells of Rancho Camulos. One of the original three is missing as it was taken by Belle Del Valle to her new home.*



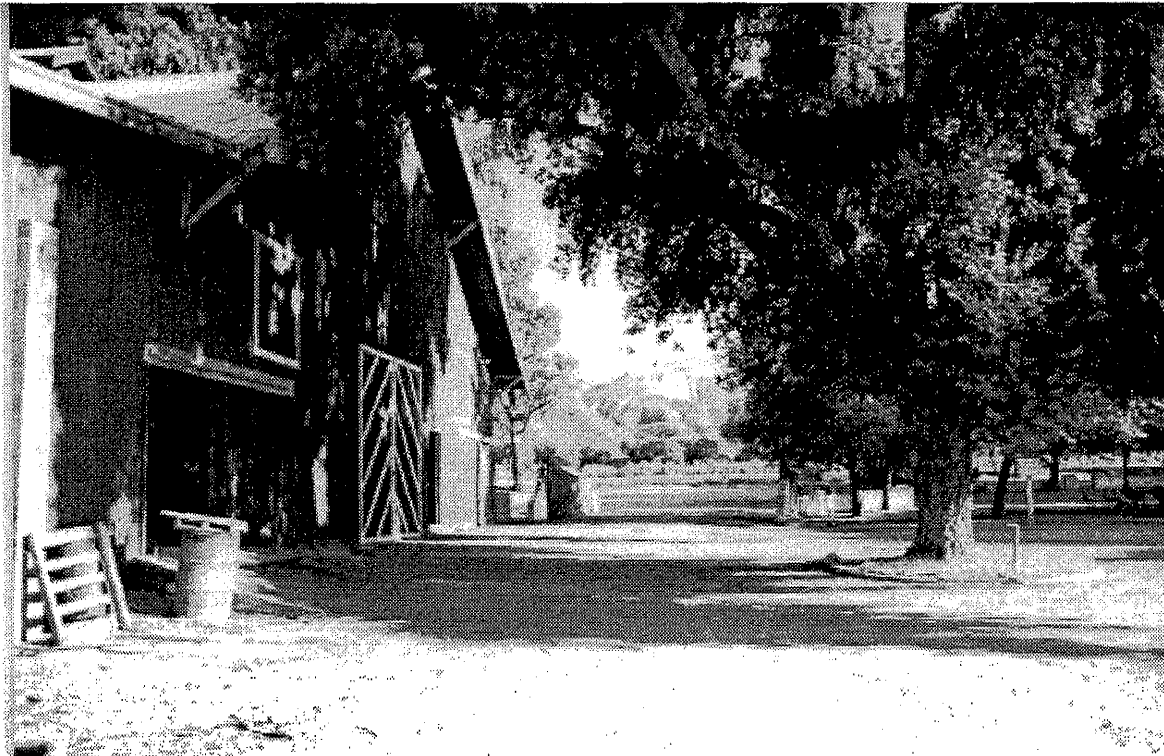
*The Fountain at Camulos, Ramon's Ranch, Cal.*

*The fountain, as it appeared around 1890.*

This bell originally hung at the San Fernando Mission and may have been removed to Camulos by Antonio del Valle when he was administrator at San Fernando. A third, smaller bell is missing as it was removed by Belle Del Valle to her new home.

The **Fountain** adjacent to the chapel and the south wing of the adobe is a circular brick object about two to three feet in height. The brick at one time had been covered with plaster, but this is now mostly flaked away and the bricks exposed. In the center a tapered raised brick stem supports two, flat plaster and fired clay bowls above the main fountain. Photographs indicate the central stem has been changed from the original, which was more slender and had smaller bowls. The date of the fountain is believed to be 1853 according to a dated sketch located in the Del Valle Collection at the Bancroft Library. The Rübél Family rebuilt the fountain circa 1934.

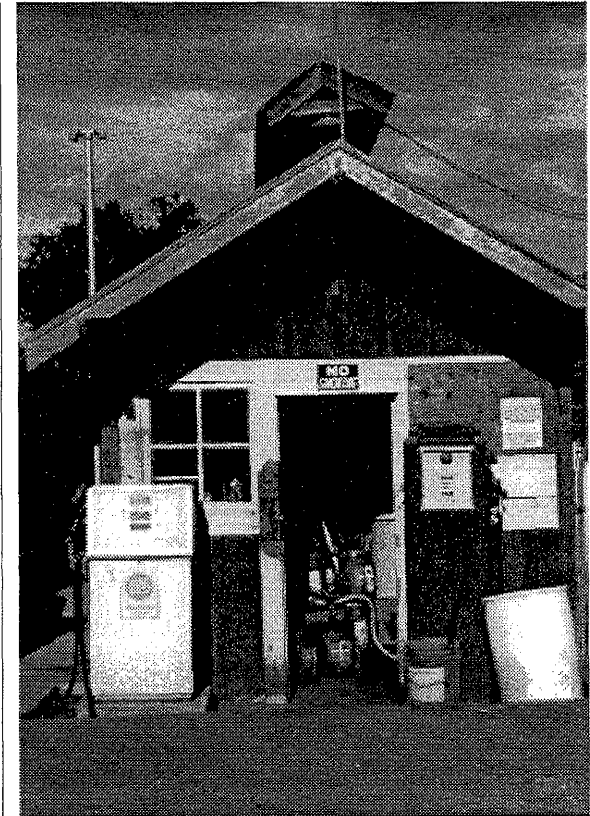
The **Barn**, located in the work area of the ranch headquarters near the State Highway, measures 54 by 64 feet. It is rectangular in plan with a high gable roof and knee brackets under the eaves. A gabled vent is located on the ridge line. All of the openings on the barn are cut out of the board and batten siding and swing outward on hinges. Large double doors are centered under the front gable and are highlighted with diagonal stick ornamentation. The barn has a concrete floor. The date of the barn is unknown, but the modest



*The barn, constructed circa 1910. Note the Cork Oak to the right in this picture.*

Craftsman-style detailing (brackets, rafters and trim) suggests a circa 1910 date. Planting records indicate that the 1909 to 1916 period is when the largest number of walnuts, apricots and orange trees were planted. These dates might coincide with the construction of the barn, gas and oil house and bunkhouse. A shed roof addition of concrete blocks and board and batten was made to the south side of the barn, probably circa 1950.

The **Gas and Oil House** was probably built about the same time period, circa 1910. It has similar Craftsman-style detailing. The tiny nine by ten foot rectangular plan building has a low front gable roof with a raised gabled monitor vent across the ridgeline. Exposed beams and rafters are located under the eaves. Wood casement windows are found in threes or singly with plain wood moldings. The building is covered with board and batten siding and rests on a concrete slab foundation. South of the gas and oil house



*The Oil and Gas House, constructed circa 1910.*

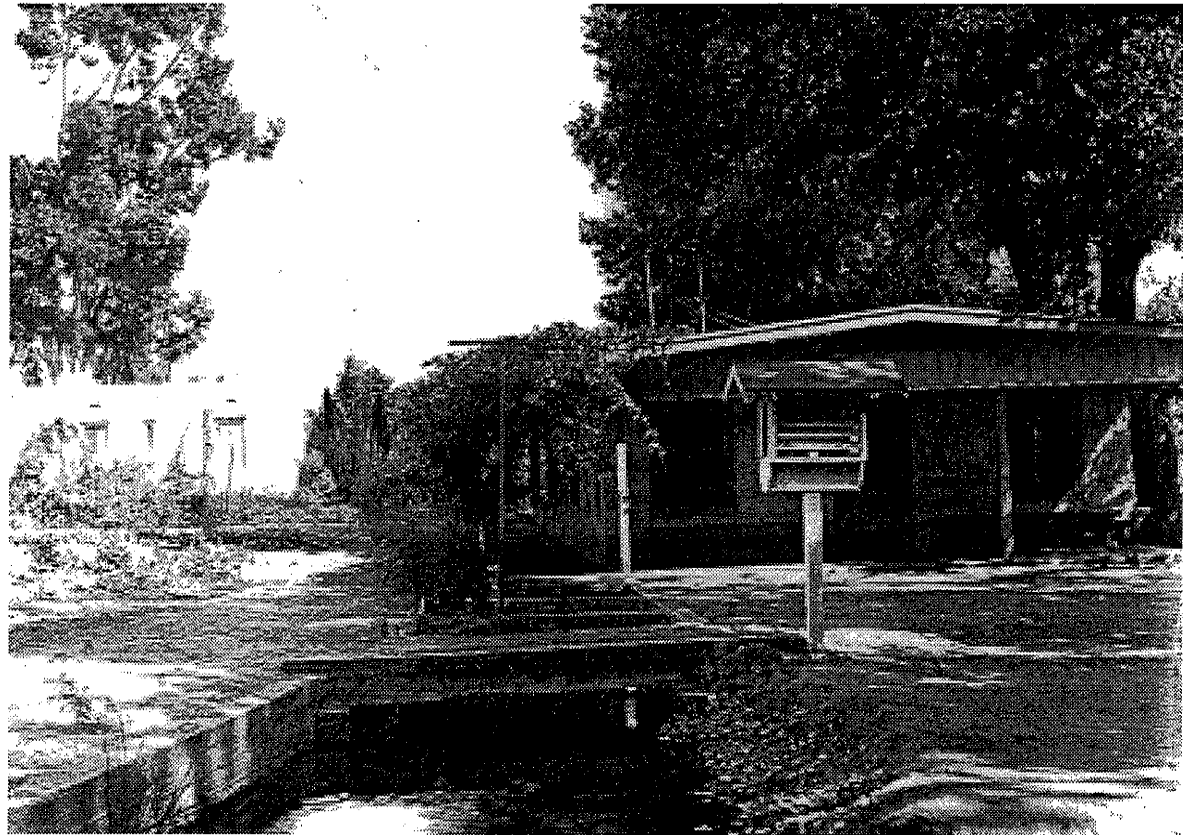
is a rectangular shaped board and batten clad shed with a corrugated metal roof. It is open on the east side and was built circa 1910.

The **main bunkhouse**, built circa 1916, is a long rectangular plan building with a low pitched gable roof and exposed rafters and knee brackets under the broad eaves. The recessed front porch at the southeast corner has been enclosed with screens. The Craftsman style bungalow is covered with shingle siding and rests on a concrete

slab foundation. Windows are both double hung and casement with wood moldings. A detached pergola extending along the north side of the bunkhouse is covered with mature wisteria vines. The eastern end of the bunkhouse, once containing the dining room, has been removed.

A long rectangular shaped four-car **Garage** is located adjacent to the main entrance. It measures 20 by 74 feet and is covered with board and batten siding with corrugated metal siding at the rear and on the roof. A portion of this building encroaches into the Caltrans right-of-way for Highway 126 and will therefore be quit claimed by Caltrans.

The **Nachito Del Valle Adobe** is located near the main road (Highway 126). It was built circa 1920 and has more recently served as the ranch manager's house and office. Built around a courtyard, this Spanish Colonial Revival style residence's northeastern wing contains a recessed arched entry. The flat roof has a raised parapet with several decorative shed roofs covered with clay tiles. A second entrance, in the middle of the building's facade, is recessed and has a tile roof with wood beam and columns. The front door is of wood planks with a small decorative window with a wood grille. The double hung and casement windows are wood frame and recessed. The windows are arranged in groups of threes and fours with stucco pilasters in between each window. The house is constructed of adobe



*The Bunk House, and adjacent arbor, constructed circa 1910. Note the open irrigation channel, which remains in use today.*

clad with stucco and rests on a concrete perimeter foundation. Internal walls are wood frame covered with lath and plaster. East of the house is a small one car stucco clad **garage** with a flat roof, situated at the approximate point of entry of the original drive leading from the road to the main house.

The **Schoolhouse** was built circa 1930 by the

Rübel family to serve their five young children and the bookkeeper's children. It was designed to blend in with the early adobe buildings with its long rectangular plan, low pitched hip roof, plaster siding and long open corridor supported by square posts along the south and east sides of the building. Windows are six over six wood sash with wood moldings. The front door is of wood planks with heavy iron handles.





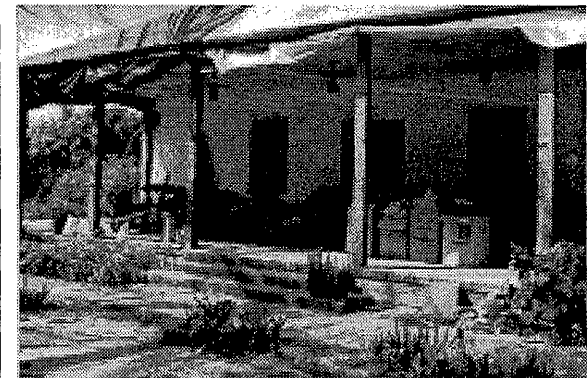
*The Nachito del Valle Adobe, constructed in 1920, was a sophisticated design focused on a small central court.*

In addition to the buildings and objects, a large number of mature trees and extensive gardens lend to the historic character of the property. These **landscape features** help divide the working portion of the ranch from the residential sections.

Surrounding the Ygnacio Del Valle adobe, schoolhouse, chapel and fountain, are well manicured lawns, concrete and brick paths, flower gardens and dozens of mature ornamental trees.

A wooden cross from 1880, commemorating the death of Ygnacio del Valle, is located next to the chapel. At the southern end of the formal lawn is the family orchard where dozens of varieties of fruit trees are grown.

Additional features include a playground, south of the schoolhouse; an aviary and remnants of a grape arbor; a small swimming pool and fish pond; and a barbecue area with brick ovens. The working area of the ranch headquar-



*The Rübel family's School House, constructed in 1930, was carefully designed to fit into the setting of Rancho Camulos.*

ters, north of the del Valle adobe, is characterized by compacted dirt, mature California Pepper trees and a Cork Oak tree. At the entrance to the ranch is a row of Eucalyptus trees and a low stucco clad wall with gates. Directly west of the Nachito Del Valle adobe is a formal lawn within the wall, several mature ornamental trees, a long arbor with mature wisteria vines and a stone historical marker with a plaque denoting the State Landmark status.

Of special interest is the California black walnut tree "El Rey Nogal", the only survivor of four "Black Eagle" seedlings planted by Juventino del Valle circa 1870. The tree has been noted by Maunsell Van Rensselaer in *Trees of Santa Barbara* as the "Camulos Black Walnut," perhaps the largest California Black Walnut (*Juglans Hindsii*) in the Santa Barbara/Ventura County



*The grounds at Rancho Camulos are abundant with garden paths, lawn, trees and lush landscaping, combining both Del Valle and Rübel family handiwork and tastes .*

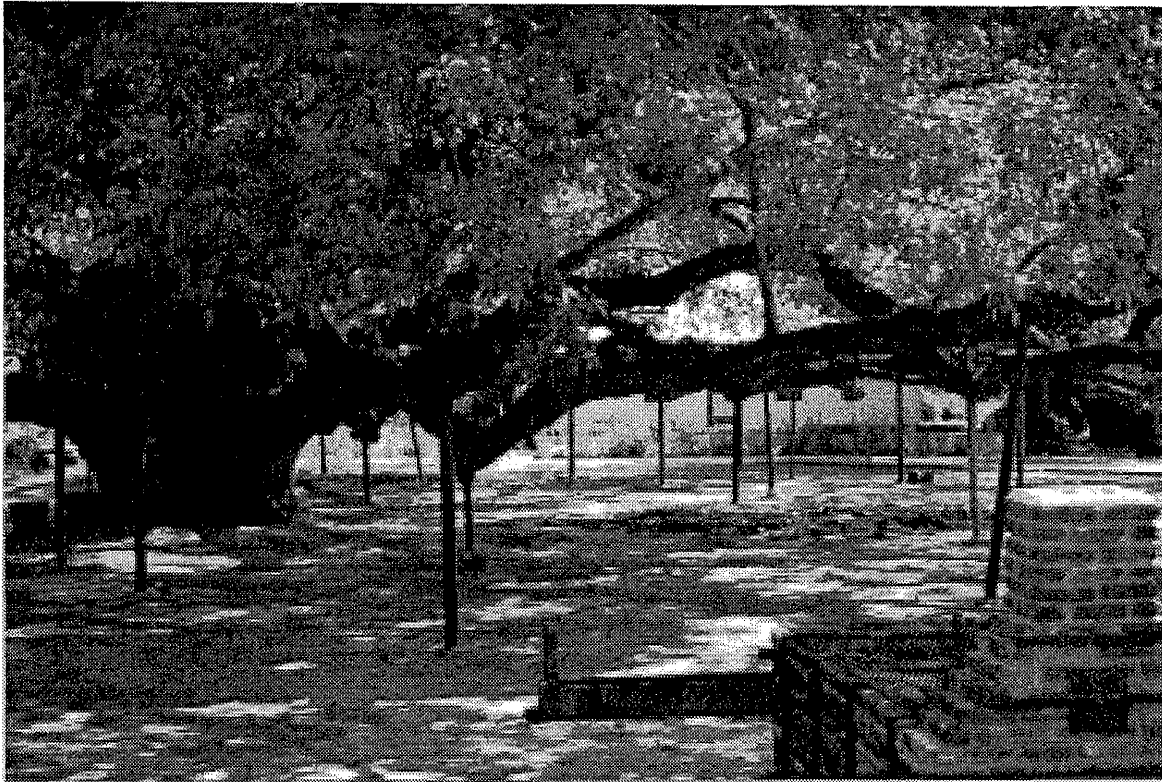


*The Rübel children enjoyed a playground located just south of the School House.*

region. When it was measured for this book in 1940, its circumference was eighteen feet, and with a branch spread of 129 feet. Today, the tree's trunk measures approximately twenty-five feet in circumference.

On the north side of the highway, a dirt road leads across the railroad right-of-way to five houses paralleling the location of the former Southern Pacific Railroad. To the east of the road and north of the railroad right-of-way is a wood frame railroad section house, built circa 1887 by the Southern Pacific Railway. A small depot was also located nearby, but has been removed. East of the section house is a duplex, used as a bunkhouse for railroad workers. Its date of construction is estimated at 1887. West of the road are three farm labor houses built by the del Valle family circa 1916.

**The Southern Pacific Railroad Section House,** built in 1887, is one and one-half stories in height



*The magnificent California Black Walnut tree has provided a century's worth of sheltering canopy for fiestas and events at the Rancho. Note the steel struts which now help support the massive branches. The brick barbeque at right, foreground, is attributed to the del Valles.*

with a medium pitched, asymmetrical gable roofline producing a saltbox-house effect. The porch is recessed under the corner of the house and supported by a capped square column. Eaves are closed. A corbeled brick chimney punctuates the roofline. The wood frame double hung windows have multi-panes and wood moldings. The house is covered with wide horizontal tongue and groove siding and rests on a wood foundation. A **water tower** located to the east

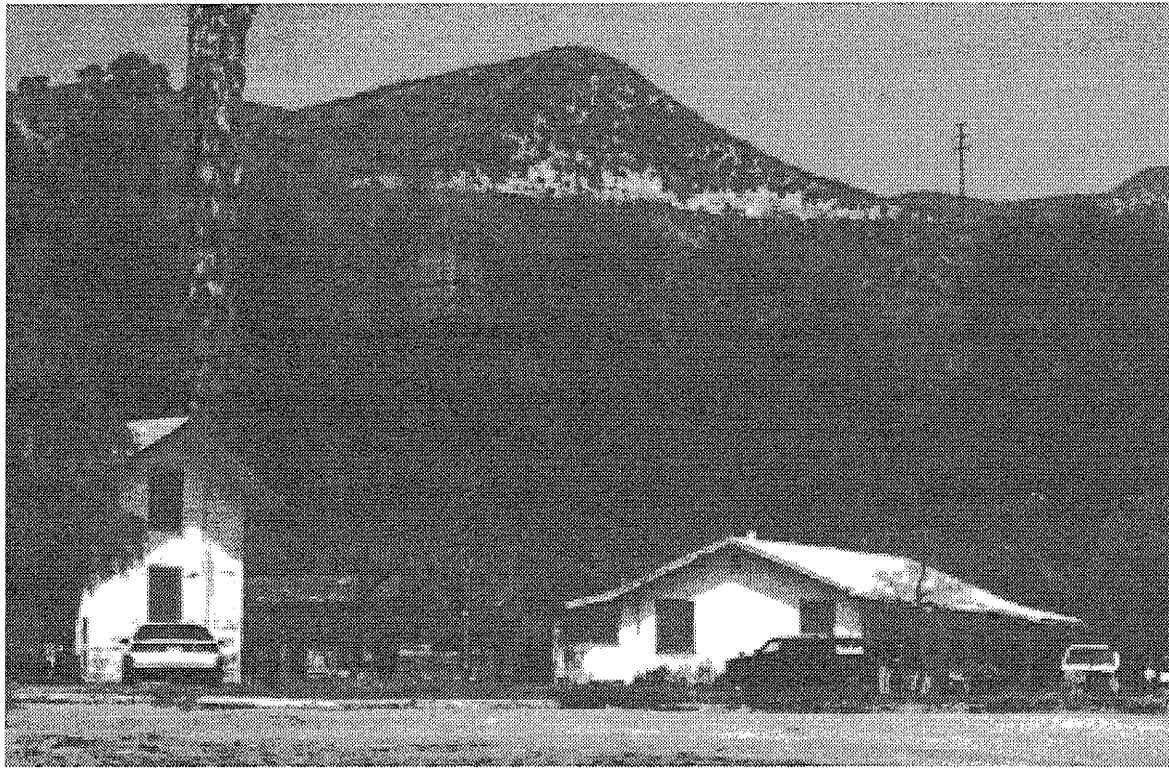
of the house is topped by a metal tank. Located at the foot of the water tower is a small wood frame pumphouse.

The **north bunkhouse** (duplex) is rectangular in plan with a medium side-facing gable roof and was built circa 1916. The roof extends over the porch and is supported by wood posts. The broad eaves are open with supporting brack-

ets on the sides. The house is covered with board and batten siding and rests on a concrete perimeter foundation. Two front entrances are symmetrically arranged and flanked by windows on each side. Windows are double hung with wood frames and moldings.

The three **farmworker's bungalows**, built circa 1916, share similar characteristics. They are primarily rectangular in plan with medium to low table roofs, exposed rafters under the open eaves, medium clapboard siding, double-hung wood frame windows with wood moldings and concrete perimeter foundations.

The 1,400 acres of Rancho Camulos are presently planted in citrus, including some of the original fruit tree stock set out by the del Valles in 1857. Undeveloped foothills and mountains enclose the setting on both the north and south, with citrus crops cultivated on the lower elevations, and cattle ranching taking place on the steeper hillsides. The nearest urban development to the adobe is located in the village of Piru, roughly two miles to the west of the site. The City of Santa Clarita is located roughly eight miles to the east, across the Los Angeles County line. With the exception of the village of Piru, and the cities of Fillmore and Santa Paula to the west, the Santa Clara Valley setting for Rancho Camulos is an uninterrupted citri-culture landscape extending from the Los Angeles County line to the City of Ventura, an area roughly thirty-five miles in length and three to five miles in width.

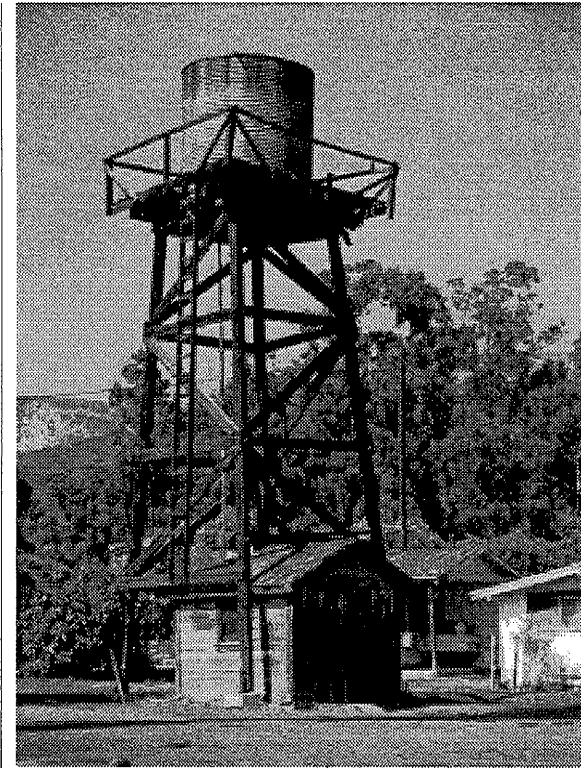


*The North Bunk House and Railroad Section House still stand near the original water tower once used to replenish the steam engine boilers of the old Southern Pacific locomotives.*

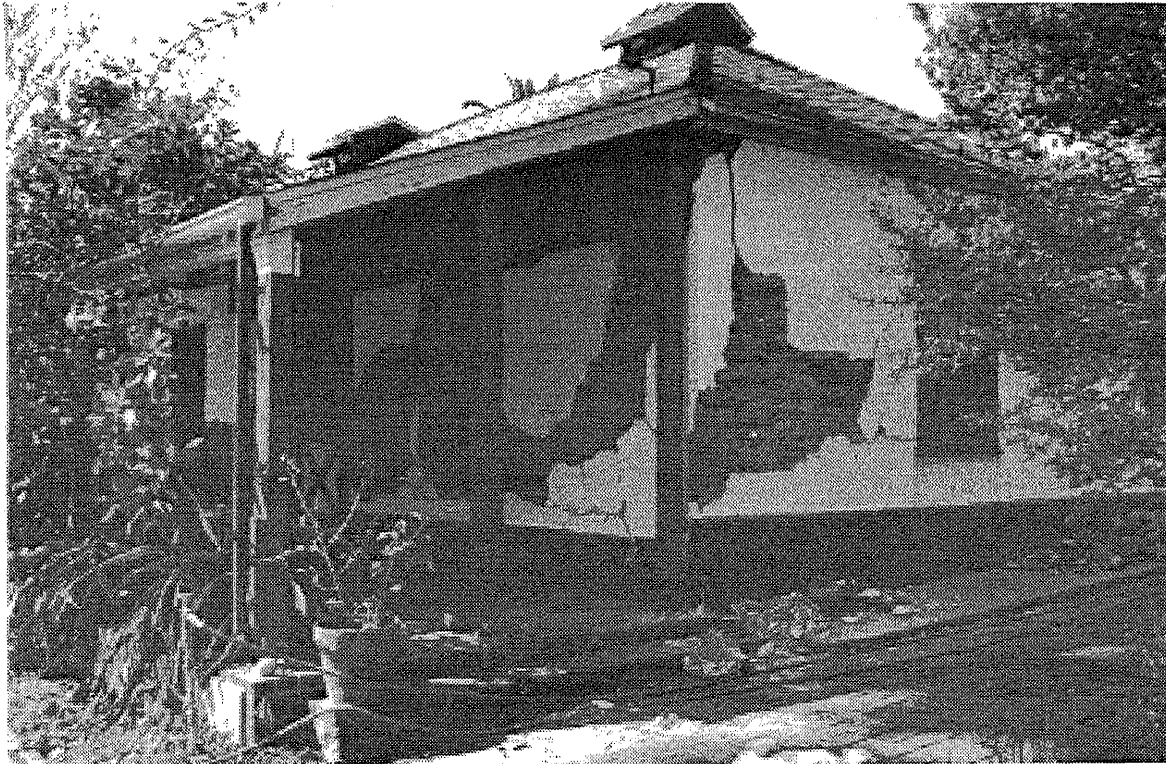
### Earthquake Damage

The January, 1994 earthquake resulted in both structural and cosmetic damage to four of the Rancho Camulos buildings. The Ygnacio Del Valle Adobe experienced the total failure of two adobe walls on the southern elevation, and the partial failure of a number of other walls. Brick chimneys toppled to the ground, and both exterior and interior plaster cracked throughout the building. A considerable volume of brick fell from

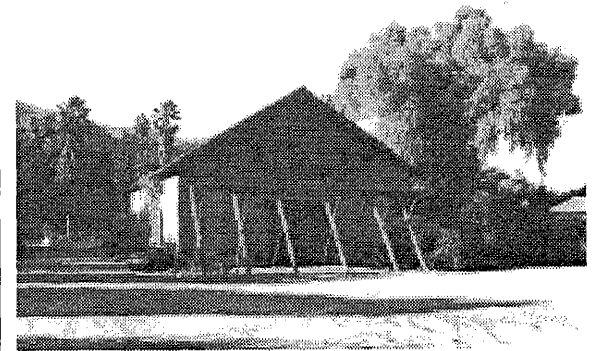
the northern and southern gable ends of the winery building. Two walls on the southern elevation of the Nachito Del Valle Adobe failed, and other evidence of damage to the exterior adobe walls of this building is evident. A chimney fell from the schoolhouse. To date, extensive shoring and bracing has occurred on two of the damaged buildings and extensive rehabilitation work will be required to return them to their historic appearance.



*The original water tower adjacent to the north bunkhouse was removed in 1997 due to its extreme fragility.*

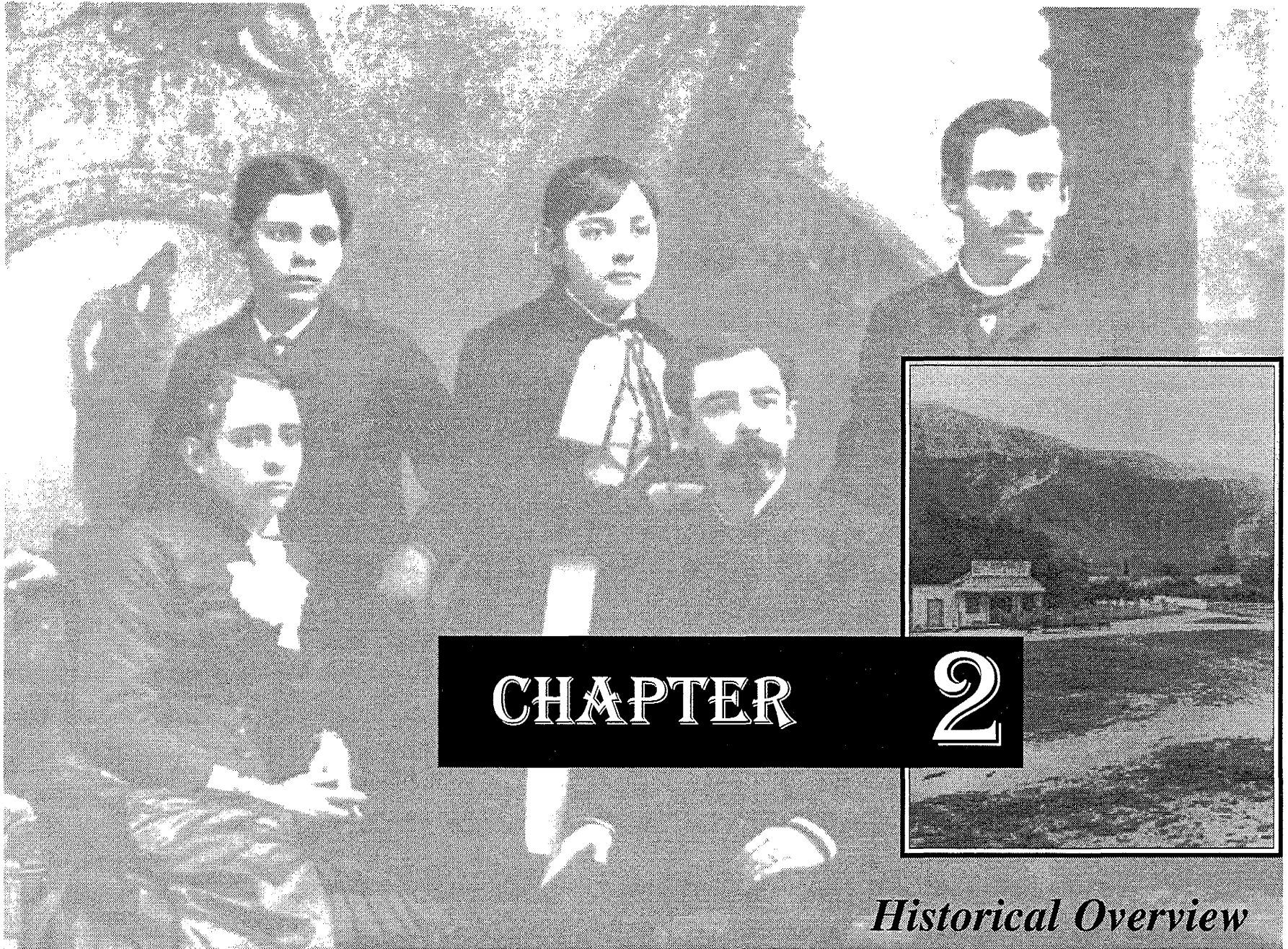


*The two historic adobe houses were badly damaged during the 1994 Northridge earthquake. Restoration is scheduled to begin in Summer of 1997.*



*The Winery's exterior gable-end masonry walls suffered extensive damage.*





CHAPTER 2

*Historical Overview*

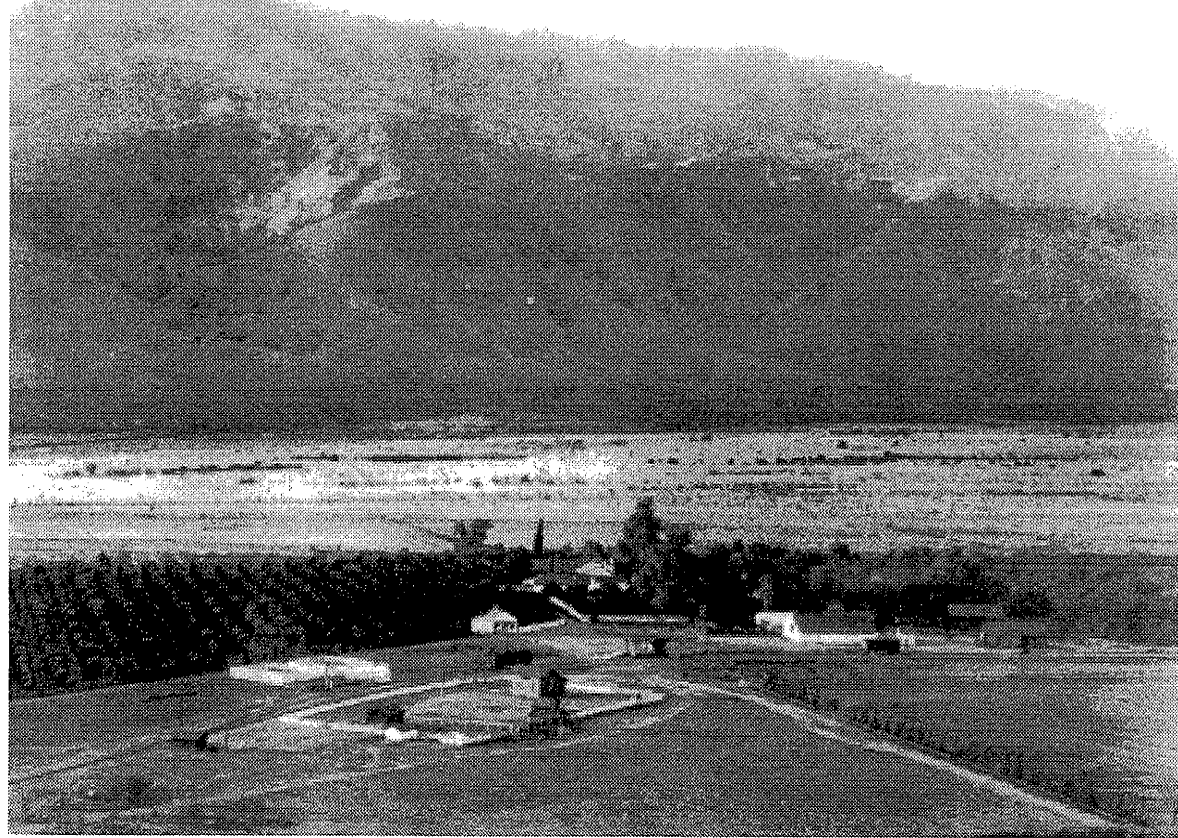
## Historical Overview

The following historical information is excerpted from the National Register of Historic Places nomination prepared by Judy Triem and Mitch Stone. The property is now designated on the National Register.

### Chronological History

The present 1,800 acre Camulos Ranch, established by Ygnacio del Valle in 1853, was carved out of the 48,612 acre Rancho San Francisco, granted in 1839 to Ygnacio's father Antonio del Valle, majordomo and administrator of Mission San Fernando. Camulos was located at the western boundary of the rancho and was originally a Tataviam Indian village known as *Kamulus*. The San Fernando Mission used the area as early as 1804 for raising small animals and crops grown by the Indians, who numbered 416 when visited by William Petty Hartnell, Inspector General of the Missions, in 1839.

Antonio del Valle and his family lived at the eastern edge of the ranch near Castaic in the former San Fernando Mission granary adobe building. After Antonio's death in 1841, the land was divided among his wife and seven children. Ygnacio received the western por-



*Rancho Camulos as it appeared in the 1870's. Note the Camulos Ranch Store in center facing road, with the small Camulos Depot just to right of center.*

tion of the ranch known as Camulos and built a corral and stocked it with cattle in 1842, the same year he married Maria de los Angeles in Santa Barbara. Maria died in childbirth in 1847, and Ygnacio married Ysabel Verela in 1852. The following year he had a house built at Camulos.

The four room (thirty by eighty foot) adobe was at first occupied by Ygnacio's majordomo (foreman). Ygnacio and his new wife lived

in Los Angeles in an adobe on the Plaza, and Ygnacio continued to work in his new position as Los Angeles County Recorder. In 1852 he was elected a member of the Los Angeles City Council and the California Assembly. Ygnacio resigned from the Council in 1857 in order to devote his time to the development of Camulos. The adobe was expanded that year with the addition of three rooms within the attic. Orange tree seedlings, the first to be planted on a large





*The children of Ignacio del Valle: Josepha, Ignacio Jr., Ysabel, Reginaldo and Ulpiano, circa 1875.*

scale in Ventura County, were obtained from the nursery of William Wolfskill in Los Angeles. Between 1853 and 1861, five children were born to the Del Valles. By 1861, after the birth of their fifth child Josefa, the family moved permanently to Camulos. In 1861-62, three new rooms and a basement were added to the original adobe. Many of the Kamulus Indians continued to live and work at the ranch and helped make the adobe blocks and assist in the construction. Some of these Indians are buried in the family cemetery.

Between 1862 and 1870, seven more children were born at Camulos, for a total of twelve Del Valle children. Only half of the children lived to adulthood. During the 1870s, the west wing was extended to the north.

The drought of the 1860s took its toll on Del Valle cattle and crops, forcing the sale of the Rancho San Francisco in 1865 to Thomas Bard, agent for capitalist Thomas Scott. Bard purchased 42,216 acres of the Rancho San Francisco from the Del Valle heirs and split off the 1,500 acre Rancho Camulos selling it back to Ygnacio del Valle. In 1868 the acreage was reduced to 1,340 acres and then to 1,290 acres when Ygnacio gave his first born son Juventino fifty acres. Juventino had assumed many of the ranch management duties from Ygnacio in the 1870s.

By the time of Ygnacio's death in 1880, the ranch had grown from a few hundred head of cattle in the 1840s to a thriving, virtually self-contained ranch of approximately 1,290 acres of citrus, vineyards, almonds, grain, and vegetables supporting close to 200 residents. In addition to the del Valles, a large number of Mexicans and Indians were employed on the ranch. The single four room adobe built in 1853 grew into a twenty room adobe surrounded by numerous other buildings - a brick winery, chapel, barn and worker's housing. The isolation of the Santa Clara Valley was broken with the arrival of the stagecoach in

1874 and the railroad in 1887.

In 1886 Ulpiano, the seventh child born to Ygnacio and Ysabel, became ranch manager and introduced horse raising to the ranch. By 1900, mules replaced the horses and Ulpiano began to introduce new crops. Camulos wines and brandies became well known throughout Southern California. After Ygnacio's death in 1880, Ysabel del Valle remained as head of the ranch until her failing health forced her move to Los Angeles in 1900 to live with her daughter.

In 1908 the ranch was incorporated as the Del Valle Company by Ulpiano and his remaining brothers and sisters for the purpose of engaging in the raising of crops and livestock, the acquisition of water rights and the development of oil. Eventually, friction within the family and the death of several family members forced the sale of the ranch in 1924 to the August Rübel Family. At the time of the sale, writer Charles Lummis, a close family friend of the Del Valles, appealed to the State of California to purchase Camulos as a historic park. Lummis had long been an active preservationist and is credited, along with the Landmarks Club which he founded, as contributing substantially to preserving the missions. His magazine *Out West*, more than any other, promoted the heritage of Southern California.

The August Rübel Family moved to Camulos



*August Rübel, who purchased Rancho Camulos in 1924, had a deep appreciation for the place's rich history.*

in 1925, having purchased the ranch the previous year. August Rübel, the son of Swiss immigrants, grew up in New York. He came to Ventura County in 1922, after graduation from Harvard at the age of twenty-three. He and his wife Mary Colgate McIsaac first lived in Aliso Canyon near Santa Paula, having established the Billiwhack Dairy there in 1924.

The Rübels raised five children at Camulos

Ranch. August Rübel served in the American Field Service in France between 1917 and 1919. He returned to this service during World War II, and was killed in Tunisia in 1943 when an ambulance he was driving hit a German mine. Mrs. Rübel married Edwin Burger in 1946, who continued to live and manage the ranch after Mrs. Rübel's death in 1968.

During the Rübels' tenure, several changes occurred at Camulos. The apricot trees and walnut trees were replaced with orange trees. A school was built in 1930 for the Rübel children and those of their bookkeeper. August Rübel managed the ranch with a foreman and bookkeeper to assist him as well as a number of farm laborers who lived in the bunkhouse and labor housing on the north side of the highway.

The family grazed cattle along the Santa Clara River and kept a small number of farm animals - horses, milk cows, chickens and turkeys. An aviary was built in the 1930s to house Mrs. Rübel's tropical birds. Concrete and brick paths were added connecting the main house, the chapel, and the schoolhouse. A play area was established south of the schoolhouse and a small pond was built nearby. Several trees were planted by the Rübel family including the large elm tree and all the fruit trees in the family orchard at the south end of the lawn. No significant changes



*The Rübel Family: Standing: August (center), with son Gerald and daughter Barbara. Seated: Mary, wife of August, son Peter and daughters Nathalie and Shirley.*

were made to any of the existing buildings except the main adobe residence.

Fourteen family members now own the ranch. A private non-profit organization has been created to oversee the development and operation of the museum. This organization is led by a Board of Directors. Two of Mr. Rübel's daughters and one granddaughter are members of the

Board. Under the guidance of the Board, earthquake repair and seismic retrofit is now underway with federal earthquake relief grant money and on Historic Preservation Partners Grant.

## Agricultural Development

Throughout its long history, Rancho Camulos has been owned by only two families, both of whom have successfully adapted to the changing role of agriculture. Through each period the ranch managed to sustain itself and to adapt to new crops and methods as they were introduced. During the first phase of agricultural development, from 1842 until 1856, the land was used primarily for livestock grazing. Ygnacio del Valle built a corral in 1842 for the cattle he brought to the ranch, but his cattle brand was not registered until 1851. No doubt the Indians who lived there at the time in brush huts were enlisted to care for the cattle. By 1853, a small four room adobe was built to house Ygnacio's majordomo, Jose Antonio Salazar, overseer at the ranch.

By 1857, land title issues involving Rancho San Francisco and Camulos were finally settled, and Ygnacio del Valle purchased the 13,339 acre Rancho Temescal adjacent to Rancho Camulos on the north. He moved his livestock operation onto the new land and was now able to open Camulos to the second phase of agricultural development. This phase involved the planting of citrus, wine grapes and al-

monds.

Ygnacio del Valle planted the first citrus seedlings in 1857. He acquired them from his friend William Wolfskill. Wolfskill was the first person to grow and market citrus trees in Los Angeles, obtaining his stock from the San Gabriel Mission in 1841. Rancho Camulos became the first ranch in what is now Ventura County to plant citrus for commercial development, although on a small scale, as the lack of railroads required the fruit to be hauled by wagon to Los Angeles. At this time only one road wended through the Santa Clara Valley, and this route, the original El Camino Real, passed through the del Valle land and connected the San Buenaventura Mission with the San Fernando Mission. The first oranges grown and shipped commercially from Ventura County were from the Camulos Ranch in 1876. By 1876, the Southern Pacific Railroad passed through Saugus 17 miles to the east, thus providing a relatively nearby shipping point for Camulos agricultural products.

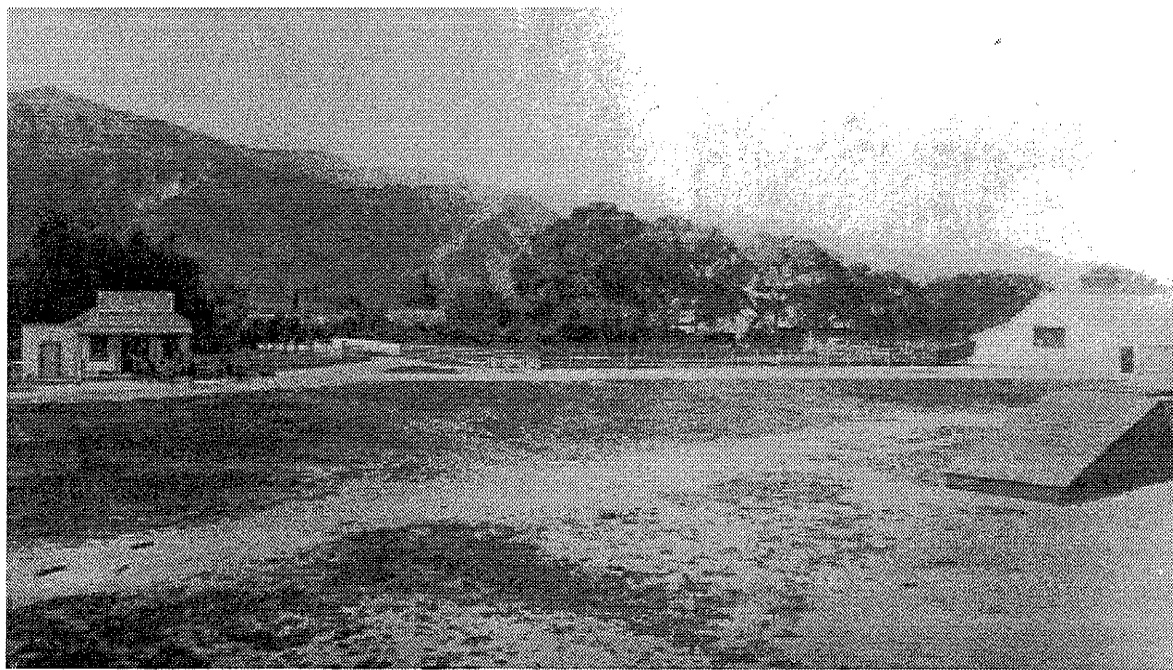
It was the wine grape that brought the first real commercial success for the del Valle family. Camulos wines and brandies enjoyed a good reputation throughout Los Angeles and Santa Barbara. During the 1860s, ninety acres of wine grapes were planted, a brick winery built and a license obtained for brandy distilling. The federal industrial census for 1870 records

Camulos Ranch winery as the largest of the four vintners in the San Buenaventura Township of Santa Barbara County, with 45 tons of Mission grapes resulting in 6,000 gallons of wine and 800 gallons of brandy. In addition to the citrus, almond trees and grape vines, a vast amount of wheat, corn and barley were grown annually.

Ygnacio's son, Juventino, served as ranch manager from 1862 to 1886, when Ulpiano took over the management of the ranch at the age of 21, just two years after his graduation from Santa Clara College. Ulpiano brought "blooded" horses to the ranch and began to raise them for racing purposes.

By 1900, Camulos was entering into its third phase of agricultural development. At this time, Ulpiano began to increase the size of the citrus orchards and add new crops and livestock. The oranges were marketed under the *Home of Ramona Brand* trademark, and handled by the Piru Citrus Association at their packing house in Piru. Between 1908 and 1917, on land that had formally been used for grazing livestock, Ulpiano added 175 acres of apricots and walnuts plus 44 acres of Valencia oranges. Between 1920 and 1923, an additional 31 acres were planted of oranges. With the addition of the large apricot acreage, an apricot shed was built and a track installed.

Water for irrigation came from the Santa Clara River. Ditches were used to bring the water



Rancho Camulos as it appeared from across the "highway" circa 1879. Note the railroad platform and ramp in the lower right foreground. The Rancho Camulos Store can be seen at the left. The roof tops of the Main Adobe can be seen in the left middle ground of the picture.

by gravity flow from the river southeast of the ranch headquarters. Later, wells were drilled on the property. At the time the property was sold in 1924, an open canal continued to bring water from the dam to the property by gravity flow. Two electric pump houses pumped the water from the Santa Clara River below the property. Today, four wells are used in addition to river water.

By the time the ranch was sold to the August Rübél family in 1924, apricots, oranges and walnuts had replaced the wine grapes and al-

monds planted during the early 1900s. The Rübels eventually replaced the walnuts and apricots with more oranges. The present-day acreage includes a total of 665 areas under cultivation, including 425 acres of Valencia oranges, forty acres of lemons, 70 acres of navel oranges, ten acres of avocados and 120 acres of row crop cultivation.

#### Ramona and the Cult of Southern California Romanticism

Although Rancho Camulos became well

known among Californians for the accomplishments of three generations of del Valles in both the political and agricultural history of the state, it perhaps is best recognized at the national level as the "Home of Ramona." When Helen Hunt Jackson published her best-selling novel *Ramona* in 1884, it was her intention to supply the general reader with an appreciation of the California Indian's plight as illustrated by the trials and tribulations of the fictional Indian girl, Ramona. Disappointed in having a *Century of Dishonor*, her earlier book reciting the past injustices of the Indians receive so little notice, she wrote *Ramona* hoping to elicit popular support for the Indians, much as her acquaintance Harriet Beecher Stowe had done with *Uncle Tom's Cabin*.

The setting and characters of Jackson's book *Ramona* are apparently composites drawn from places Jackson visited and people she met in her travels throughout Southern California during the early 1880s. Various portions of the novel were drawn from her visits to California Indian reservations, missions and ranchos. It appears likely that Jackson chose Camulos as the setting for a portion of her novel upon the advice of her close friends, Antonio and Mariana Coronel. In the opinion of the Coronels, Camulos was one of the few remaining ranches still reflecting its colonial origins. Jackson heeded their advice, briefly visiting Camulos on the morning of January 23, 1882 (Smith, 1977: 180). In her

novel published two years later, Ramona's fictional home on the "Moreno Ranch" was located "...midway in the valley [between lands] to the east and west, which had once belonged to the Missions of San Fernando and San Bonaventura [sic]." This geographical location, and the description of the setting recounted in the novel, accurately matched Camulos.

The book was ultimately to have an entirely unanticipated, but profound cultural effect. Its publication in 1884 and remarkable popularity almost perfectly coincided with the arrival of the Southern Pacific Railroad in Ventura County in 1887. The romantic story of Spanish California coupled with the vivid descriptions of the setting brought literally thousands of curiosity seekers to view the "Home of Ramona" on the "Moreno Ranch," happily overlooking its fictitious origins.

*Ramona* became so phenomenally popular that schools, streets and even towns were named in honor of the novel's fictional heroine. With the huge influx of tourists and home seekers flooding into California during the 1880s and 1890s on the newly established railroads, many communities claimed Ramona for their own in order to profit from the vast tourism bandwagon. Writers such as George Wharton James and others visited Rancho Guajome and the Estudillo house in San Diego to photograph and research the conflicting claims for the setting of the novel, a contro-



*The Romance of "Ramona" was celebrated by Camulos residents and visitors alike, so much so that "she" began to take on a life of her own in stories, rumors and legend.*

versy made possible by the death of Helen Hunt Jackson in 1885. James, in his 1909 book *Through Ramona's Country*, expressed the opinion that Camulos was still the "avowed and accepted home of the heroine." According to James, Camulos had changed little from the time of Edwards Roberts' first article in 1886. Charles Lummis, editor of *Out West Magazine* and founder of the Landmarks Club, became a close friend of the Del Valle family upon his arrival in Los Angeles in 1884. In 1888 Lummis published a promotional booklet filled with photographs he had taken at the ranch, proclaiming Camulos as

the home of Ramona.

In 1887 Ventura photographer John Calvin Brewster photographed Camulos, recreating scenes from *Ramona* which eventually were published in the *San Francisco Chronicle*. Del Valle family members and friends posed for these scenes and others that depicted the romance between Alessandro and Ramona. Occasionally the family complained about the excursion trains that stopped at the ranch and the avalanche of tourists that descended upon the ranch demanding to see Ramona, and invading the or-



The Ventura photographer J. C. Brewster photographed a series of "Ramona" scenes at Camulos, which were subsequently published in the San Francisco Chronicle.

chards and house. Reginaldo del Valle even considered at one time building a hotel to accommodate tourists, when he thought his mother's gracious hospitality was becoming a burden in her later years and the cost of accommodating so many guests was getting out of hand. The del Valle family also capitalized on *Ramona* by establishing the *Home of Ramona Brand* trademark for their oranges.

Camulos continued to receive tourists at the

ranch even after the Southern Pacific Railroad relocated its main line to the south through the Santa Susanna Pass in 1903. Two daily trains continued to make trips down the Santa Clara Valley in the 1920s until passenger service was discontinued in the 1940s. Throughout this period, Camulos continued as a scheduled stop.

D.W. Griffith's silent motion-picture version of *Ramona*, starring Mary Pickford, was

filmed at Camulos and Piru during a two-day shoot on April 1 and 2, 1910. At the time this one-reeler was made, it was billed as the Biograph Company's "most elaborate and artistic movie yet filmed." The chapel, the adobe and patio and the nearby mountains were all used as backdrops.

An article in *Sunset Magazine* for December, 1925, indicated that Camulos was still welcoming visitors. By this time the Rübels owned the property. August Rübels eventually established a small museum in the winery for the del Valle ranch artifacts. Occasional visitors, whom the Rübels referred to as "Ramona-Seekers," visited the ranch and small school groups from Piru arrived on occasional field trips.

The *Ramona* myth played a central role in fashioning a regional identity for Southern California at a time when the West was struggling to establish a historical and cultural legitimacy separate but comparable with the East. Colonial history and architecture received a tremendous boost in the public consciousness during and after the United States Centennial of 1876, and for a time, the southwestern United States freely borrowed the colonial architectural imagery of the East Coast.

As one of the most widely recognized settings for Jackson's novel, Rancho Camulos became



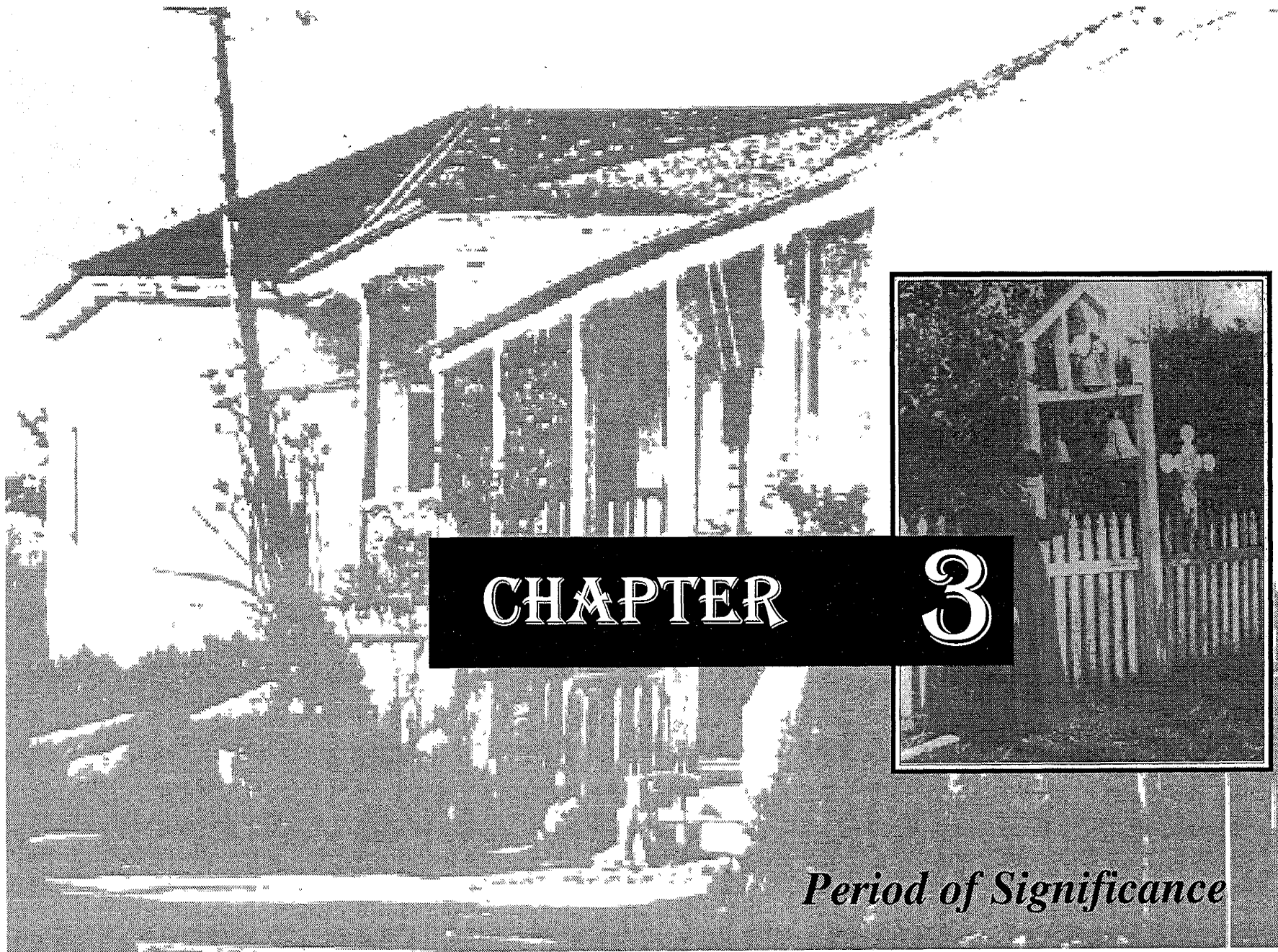
*Ramona festivals became very popular throughout Southern California.*

not only a tourist Mecca in and of itself, but also emblematic of California's colonial past in both reality and in fiction. It is a tribute to the power and influence of Jackson's novel that her popular fiction achieved a capacity to fire the collective imagination of the American public to an extent that the more prosaic reality of colonial California might never have equaled. It was in large part this brand of fictionalization and romantic invention that induced Americans to move in vast numbers

from east to west, with expectations of discovering the fabled land of Ramona.







CHAPTER 3

*Period of Significance*

## Period of Significance

This section discusses the Rancho Camulos structures that are designated for National Landmark or National Register of Historic Places listing. As the significant buildings and site features span the years from 1853 to 1943, this time frame has been declared the site's **Period of Significance**. This period of significance provides reference points for all renovation, reconstruction and preservation decisions that must be made in establishing the museum. The following discussion of building and site significance is excerpted from the National Register of Historic places nomination prepared by Judy Triem.

### Site Significance

The period of significance (1853-1943) for the National Register of Historic Places reflects the development of the working ranch at Camulos, the transition of the regional economy to one heavily dependent on citriculture, the history of an important California family, and the era of Ramona-inspired tourism. The period of significance includes all the buildings on the 40 acre nominated parcel constructed between 1853 and 1930. The first building on the property, a four-room adobe, was constructed by Ygnacio del Valle in 1853. The only new building constructed on



*View of Ygnacio del Valle adobe from Southeast entry of original drive. Note the arbor at left and the white picket fence.*

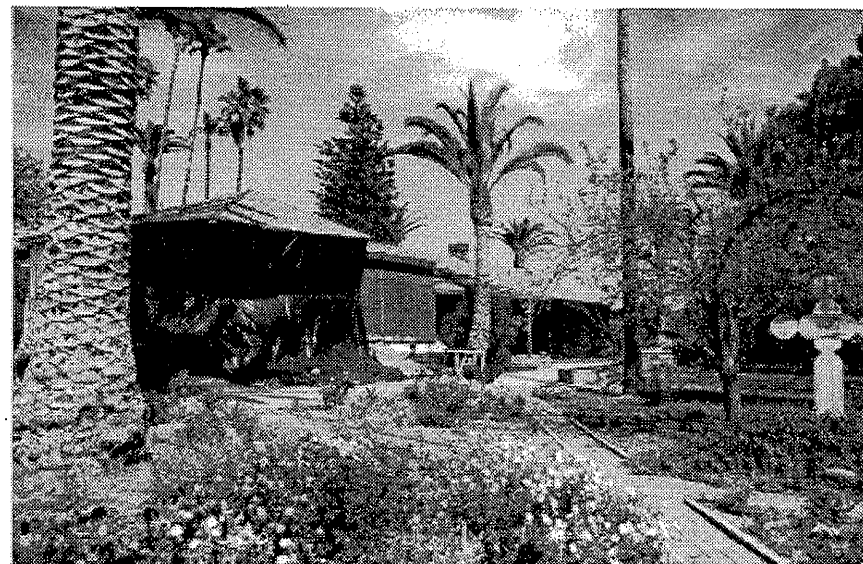
the property by Rübel, a schoolhouse built in 1930, was designed deliberately to complement the historic architectural flavor and ambiance of the ranch. Following his death in 1943, his widow began modernizing the property, introducing numerous changes, including the addition of two large picture windows in the Ygnacio Del Valle

Adobe.

The grouping of buildings at Rancho Camulos, including the Ygnacio Del Valle adobe, winery, fountain, bells, and chapel are eligible for listing as a National Historic Landmark because of their exceptional value in interpreting the social and



*Southwest corner of the Ygnacio del Valle adobe, circa 1930. Note the wooden cross at the far right (bells and Chapel are just to right of the photo).*



*Same corner, circa 1995, with temporary protective cover after Northridge earthquake. Again, note the wooden cross at right.*

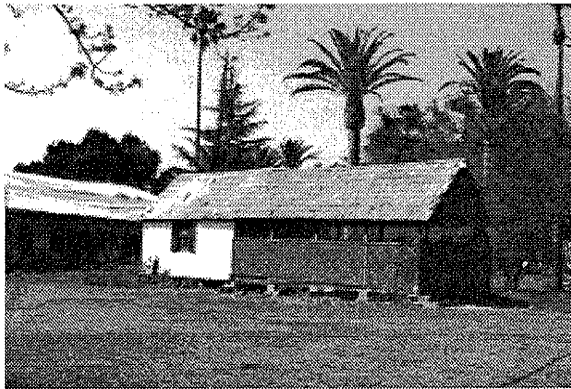
economic history of the California rancho from 1853 to 1880. These ranchos are unique to California, as they exist nowhere else. For National Historic Landmark eligibility, the period of significance is defined by the beginning construction of the first four rooms of the adobe in 1853, and the completion of the adobe, and death of Ygnacio del Valle, in 1880. During this time the rancho grew from a few hundred head of cattle to a thriving self-contained agricultural operation of 1,290 acres of citrus, vineyards and row crops supporting nearly 200 residents. The additional buildings constructed at Rancho Camulos between 1881 until 1943 are also eligible for listing on the National Register of Historic Places for their contributions to the development of agricul-

ture in the Santa Clara Valley.

The Ygnacio del Valle adobe, winery, fountain, bells, and chapel are also eligible for listing as a National Historic Landmark for the exceptional significance they attained as one of three of the nation's most prominent and widely recognized Ramona landmarks, following the publication of Helen Hunt Jackson's book *Ramona* in 1884. This singular event, combined with the arrival of the Southern Pacific Railroad at Camulos in 1887, propelled the rancho into a nationwide notoriety that proved key to the romanticizing of the mission and rancho era of California history.

The Ygnacio del Valle adobe, chapel and winery

all achieve national significance because they embody the characteristics of an architectural type that are exceptionally valuable for their method and type of construction (adobe, wood frame and brick). The Ygnacio del Valle adobe is among the finest extant examples of California-era rural vernacular architecture in the nation. In addition, the courtyard, chapel and winery immediately surrounded by the family orchard are especially valuable contributors to the interpretation of this period (1853-1880) of late rancho buildings. California adobe architecture, although regional in derivation, is an important property type because it served as the prototype for the ranch house, a style that flourished throughout the United States from the 1930s onwards. The



*The Del Valle chapel (school is in background).*

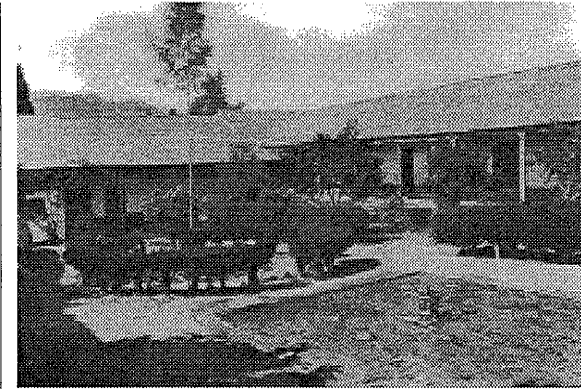
additional buildings (1881-1930) on the 1,800 acre ranch and within the 40 acre nominated site are eligible for listing on the National Register of Historic Places as contributing to the interpretation of the continuing Hispanic architectural traditions in California, and as fine representative and unaltered examples of rural agriculture buildings and railroad architecture.

The integrity of **location** (the place where the historic property was constructed or the place where the historic event occurred) for Rancho Camulos is intact; all of the buildings remain on their original sites.

The integrity of **design** (the combination of elements that create the form, plan, space, structure, and style of a property) for the site as a whole is almost entirely intact. No new buildings have been constructed since 1930, when the school house was erected. A minor addition to the barn is the only recognizable

change to the plan of the ranch complex occurring outside of the period of significance and this change generally continues the design of the earlier building to which it is attached. Several buildings from the historic period have been demolished, including the railroad depot, a blacksmith shop, post office and a number of barns. The depot was located adjacent to the Southern Pacific Railroad right-of-way, near the section house. The blacksmith shop was located to the north of the winery, within the ranch complex. The post office was located to the east of the ranch complex, on the south side of the State Highway. A grouping of barns and sheds originally located adjacent to the railroad right-of-way and to the west of the section house have also been removed. Despite these changes, the historic site planning and spatial relationships between the buildings remains apparent.

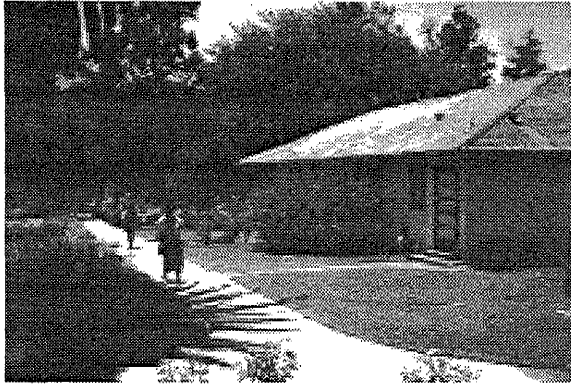
The integrity of the **setting** (the physical environment of a historic property) for the property is almost completely intact. As a working, self-sustaining ranch, Rancho Camulos is unique for the large number of original buildings that remain in their historic settings. Aspects of the retained setting are the relationships between the extant buildings and structures, the natural environment (mountains, Santa Clara River) and agricultural landscape. During the period 1920-45, the citrus industry sustained an unprecedented era of



*The Del Valle adobe courtyard with formal circular hedge, circa 1900.*

expansion, increasing the total volume of production in California nearly 150 percent. This growth engendered the profound transformation of the entire economic, social and physical character of the region. The establishment of the verdant "citrus belts" along the foothills helped to firmly establish an almost utopian image of Southern California in the national consciousness.

Located at the far eastern edge of Ventura County, Rancho Camulos reflects the rural late nineteenth century historic setting with uninterrupted views of orchards and mountains. Post-war urban development trends have almost entirely eradicated the evidence of this landscape of citrus cultivation throughout most of the Southern California region, with the conspicuous exception of the Santa Clara Valley. The setting for Rancho Camulos is particularly notable, in and of itself, as a rare survivor of a virtually intact citrus land-



*The Rübel School House and surrounding gardens.*

scape in Southern California. Some reduction of setting has resulted in the urbanizing fringe of Piru, Fillmore and Santa Paula, but this urban growth has largely remained contiguous with these historic urban areas. The widening of State Highway 126 is also responsible for some loss of the historic setting.

### Architectural Significance

The 11,000 square foot U-shaped Ygnacio Del Valle Adobe, with its two-foot thick walls and long *corredores* is an outstanding and rare example of the rural domestic vernacular style of Spanish-Mexican Colonial architecture. Although the Adobe has been expanded considerably over a fifty year period, this is a characteristic it shares with many adobes of its era, and the last major addition occurred within the period of significance (1853-1880). After 1945, the adobe had a large multi-paned steel mullioned window added on the west side of the west wing. The interior of

the kitchen in the southeast corner was also remodeled in the 1950s. Minor changes, such as the removal of louvered shutters, has occurred at various times. The roofing materials, apparently originally wood shingles or shakes, have been replaced with asphalt composition shingles. Despite these minor changes, the overall ability of the adobe to visually convey its sense of historic time and place remains excellent.

The Ygnacio Del Valle Adobe, begun in 1853, represents a mature expression of the Mexican-Spanish Colonial Rural Vernacular style, exhibiting only a few and relatively minor concessions to the Yankee-influenced style of adobe architecture then taking hold in California. The adobe evolved in a typically organic fashion, responding equally to the needs of a growing family, financial constraints and traditional hispanic building customs. The original L-shaped four room section, connected by an exterior *corredor*, expanded over the subsequent fifty years, evolving into a one-story, u-shaped plan organized around a central courtyard or *patio*. In typical Mexican and Spanish Colonial fashion, the rooms communicated primarily with the patio, providing only minimal internal circulation.

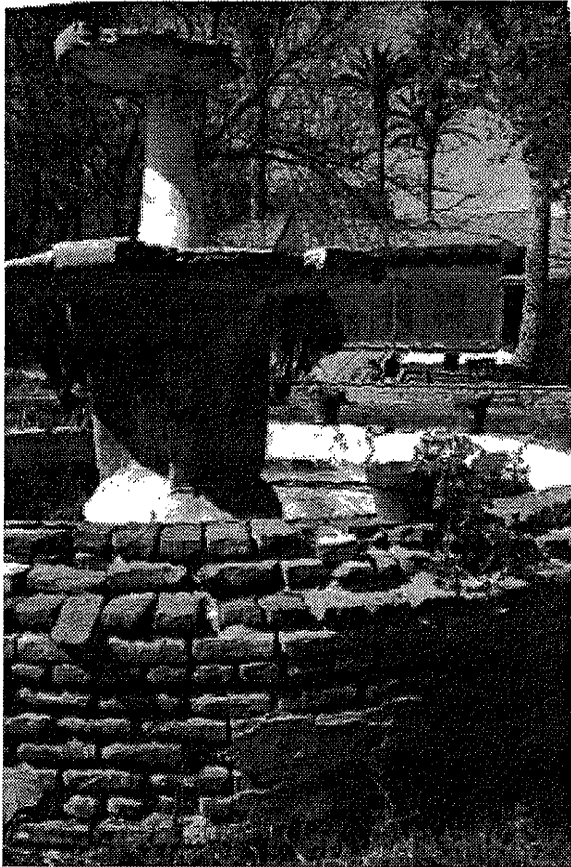
The Del Valle Adobe was planned and constructed almost entirely as a pre-Monterey style dwelling. The *corredor* and patio serve as the central organizing elements, and circulation between rooms is minimized in the traditionally hispanic fashion. The gable roof system is char-



*The Bunk House and wisteria arbor.*

acteristic of adobes constructed in Southern California after 1850, when milled lumber became sufficiently available to replace the flat-roofed construction techniques characteristic of many Southern California pueblos, including Los Angeles. Contemporary millwork is also evident in the use of six-over-six sash windows, a detail probably more reflective of the availability of suitable modern building materials than of any pretensions towards the Federal style. While construction innovations were pragmatically borrowed from non-hispanic sources, the overall architectural intent is firmly embedded in the Spanish-Mexican Colonial vernacular tradition.

Rancho Camulos shares architectural characteristics with four other ranchos in Southern California that have been declared National Historic Landmarks: Las Flores Adobe, Rancho Los Cerritos, Rancho Guajome and Rancho Los Alamos. Of the six designated National Historic Landmark adobes in Southern California, only



*The original fountain remains today, but no longer functions. The protective plaster has disintegrated.*

these four adobes were the principal dwellings on Spanish or Mexican land grants, or portions of the land grants handed down to the descendants of the original grantees, and therefore can be seen to have participated directly in the rancho economy.

### Summary

1. With respect to social and economic history, the Ygnacio Del Valle Adobe is equally significant relative to the other sites for its strong identification with the early settlement and development of California by the Californios. In addition, the number of buildings reflecting this economic history are far greater at Camulos than at any other equivalent rancho that has been previously designated as a National Historic Landmark.

2. Rancho Camulos is one of only three properties in the nation to become widely recognized for its association with Helen Hunt Jackson's 1884 novel, *Ramona*, having not only played a role in inspiring the writing of this highly influential book, but also by becoming an important tourist attraction on that account. Rancho Camulos can therefore be regarded as a key player in the invention and broadcasting of the romanticizing image of California that was to become ingrained in the national consciousness for several generations.

3. Rancho Camulos (Ygnacio del Valle) adobe exhibits the outstanding and unique features of the indigenous Mexican-Spanish Rural Vernacular (Hacienda) style of architecture to an extent at least equivalent to all of the previously designated National Historic Landmark adobes.

4. The Ygnacio Del Valle Adobe exhibits

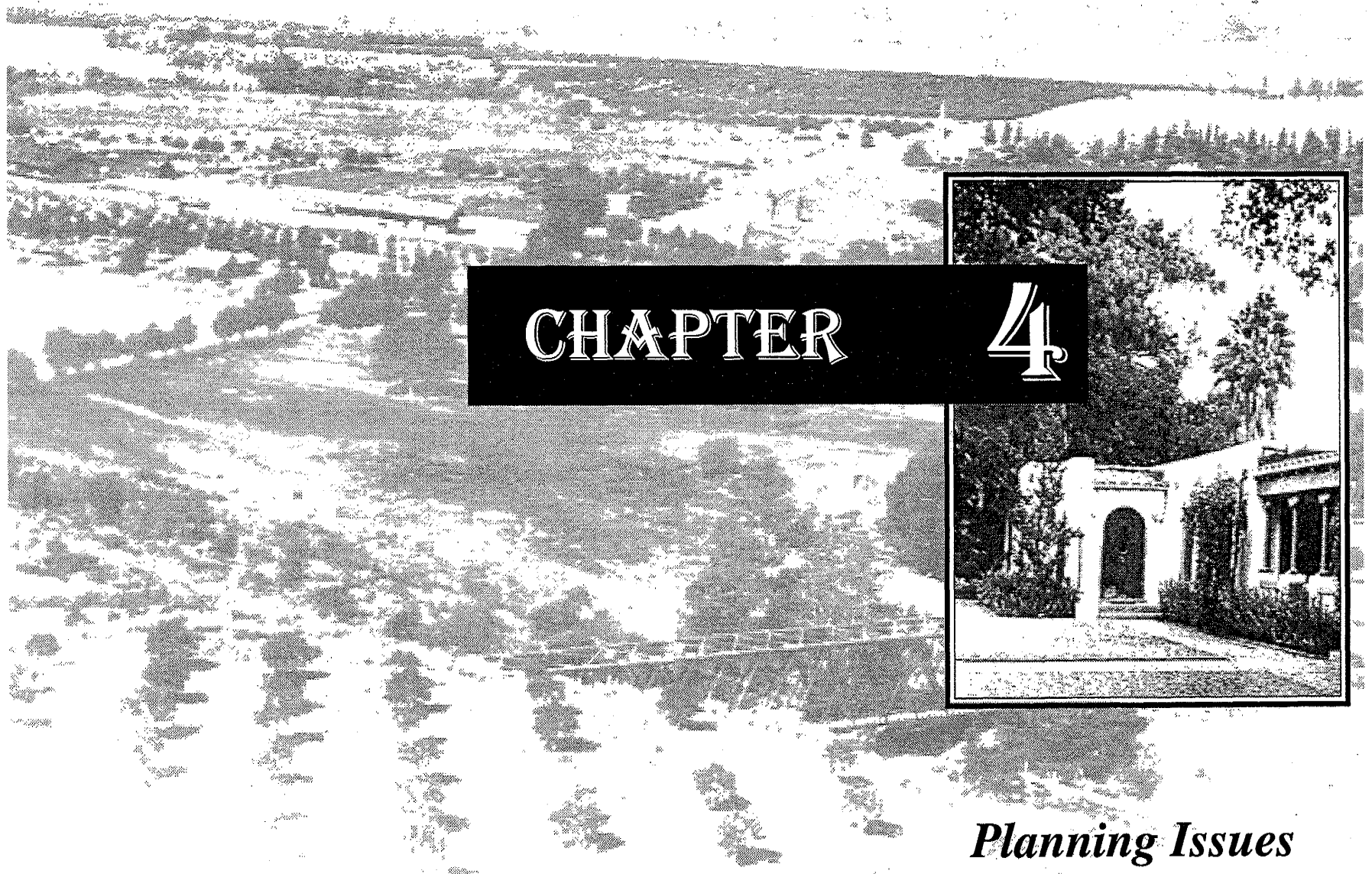
stronger integrity of design in comparison to the Los Alamos and the Rancho Los Cerritos adobes, and at least equivalent design integrity to the Guajome and Las Flores adobes. The integrity of setting for Rancho Camulos is greater than all but two of the comparable adobes (Los Alamos and Las Flores, with which it is at least equal), and its integrity of association is stronger than all but one other property (Los Alamos, with which it is at least equal).





# RANCHO CAMULOS





CHAPTER 4

*Planning Issues*

**Planning Issues**

**R**ancho Camulos is situated at the eastern edge of Ventura County, in a pristine agricultural valley named after the Santa Clara River, which flows through it toward the Pacific Ocean, not far to the west. The site is in close proximity to the small town of Piru to the west, and Newhall Ranch and the community of Santa Clarita, slightly further to the east. The town of Piru was also damaged in the 1994 Northridge quake, and a “community enhancement plan” was recently completed which will help guide improvements and rehabilitation there, trying carefully to balance economic and tourism development with preservation of the community’s historic rural character. Santa Clarita, along with the majority of the Newhall property, lies within the boundaries of Los Angeles County. The past two decades have seen a staggering pace of development in and around Santa Clarita, and there is currently a proposal by the Newhall Ranch Company to develop a new community of 25,000 homes on property just a few miles east of Rancho Camulos. This trend can be clearly contrasted with the County of Ventura’s present intention of maintaining the Santa Clara River Valley as a rural, largely agricultural setting.

**COUNTY PLANS AND POLICIES**

There are several documents and policies which the County currently refers to in reviewing and guiding land use and development decisions within the project vicinity. They include the following:

**Ventura County General Plan**

The ranch lands are designated “Agricultural 40 Acres” by the County General Plan. The maximum percentage of building coverage allowed for lands with an agricultural designation is 5% per lot. An analysis of the building coverage for the museum parcel may be part of a Conditional Use Permit process for expanded museum use in this zone. The General Plan also indicates that development planned for agricultural lands should be designed to remove as little land as possible from agricultural production.

**Piru Area Plan and Policies**

The Piru Area Plan is an integral part of the Ventura County General Plan and serves as the Land Use Element for the Piru Area of Interest which includes the Town of Piru, Lake Piru and agricultural lands to the east, south and west of the town. This Plan was adopted in 1986. Pertinent policies that apply to Rancho Camulos are summarized below:

Scenic Resources - Protect open views and vistas, prohibit excessive grading and terracing of natural ridge lines.

Local Scenic Roads - Highway 126 is designated as a Scenic Road.

Cultural Resources - Preserve cultural resources including historical properties and unique, ethnic and social values. New development is encouraged to provide design which reflects cultural traditions native to the area, important local landmarks include: Piru Mansion, Piru Methodist Church, Lechler’s Museum, Juan Fustero Historical Marker, Round Rock Rest Home, Piru Cemetery, Old Center Street Bridge, Piru Train Bridge and Rancho Camulos (including the ranch cemetery, chapel and walnut tree.

Biological Resources - Protect the Piru Creek corridor.

Agriculture and Open Space - The bulk of the Piru Area is to be maintained in agriculture and open space to promote the farm based economy and to protect soils classified as “prime” or of “statewide importance.” The County shall work to establish a greenbelt between the City of Fillmore and the Los Angeles County line.

Noise - To provide for a separation of noise sensitive and noise generating uses by the placement of berms, walls, setbacks or greenbelts.



*Just down the road from Rancho Camulos, David Caleb Cook founded the township of Piru. His vision of a new "Eden" was already well established just four years later, in 1888.*

**Land Use** - Outward expansion of the urban boundary shall be discouraged when suitable developable areas exist within the Piru Community.

**Recreation** - To provide a range of recreational opportunities and programs which are easily accessible to the residents of Piru.

### County Zoning Ordinance

The Zoning Designation on the forty acre museum site is "Agricultural Exclusive (A-E)." The

purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of non-related uses which, by their nature, would have detrimental effects upon the agriculture industry. There is a legal non-conforming museum use that has existed for many years in the winery building at Rancho Camulos. A letter from Ventura County Resource Management clarifies the legal non conforming status, see Appendix E.

Rehabilitation of the existing buildings will not need discretionary permits from the County but any new museum structures, increase in intensity of use or change in use will require a Conditional Use Permit. This is a discretionary permit to allow uses not allowed as a matter of right. Such a permit request may be denied on the grounds of unsuitable location or may be conditioned in order to be approved. Specific factual findings must be made by the decision-making body to approve a Conditional Use Permit. The findings to approve a Conditional Use Permit are outlined in Appendix A.

*Relevant Permit Requirements* in the A-E Zone are as follows:

In the A-E Zone, up to 200 square feet of office space is allowed with a Zoning Clearance. Office space over 200 square feet requires a Director Approved Conditional Use Permit. The A-E Zone also allows an *agricultural sales facility* defined as "structures or areas accessory to permitted agricultural operations for the selling, or display and selling, of agricultural products." At this time, there has been no precedent set regarding the types of uses allowed under this category. Up to 500 square feet of agricultural sales facility use is allowed with a Zoning Clearance. Facilities from 500 - 2,000 square feet require a Director Approved Conditional Use Permit and facilities from 2,000 - 5,000 square feet (including those with

tours and/or promotional/educational/entertainment activities) require a Planning Commission Approved Conditional Use Permit.

A *park with buildings* is allowed with a Director Approved Conditional Use Permit. The Zoning Ordinance defines a "park" as an area of land available for public use, at least 75 percent of which is landscaped or otherwise left in a natural state, and which does not involve off road motor vehicle use of any kind. This is currently the category recommended by the County Planning Staff for the Rancho Camulos museum use.

Privately operated *domestic water facilities* require a Zoning Clearance for four or fewer connections or a Director Approved Conditional Use Permit for five or more connections.

A *produce stand* is allowed under an agricultural sales facility. It is defined as a detached accessory structure used to sell raw, unprocessed fruits, vegetables, nuts, seed flowers and ornamental plants. A stand-alone facility is allowed to be up to 400 square feet and must sell what is grown on-site. A stand that is over 400 square feet in size requires a Building Permit and must have an associated restroom facility. The largest stands allowed are 5,000 square feet in size. No more than 20% of the items in a large facility can be processed commodities or non food items unless they serve to advance the sale of the agricultural

products or educate the public about the agricultural industry in general. If the stand sells what is grown on-site, it is exempt from Environmental Health regulations. The stand shall not be located within 30 feet of any public road. The setback area must be kept clear to provide for public parking. A permanent foundation can not be constructed. Parking is required per Article 8a "Agricultural Uses."

*Filming activities* are allowed at any time on a case-by-case basis though issuance of a Zoning Clearance.

New *ranch maintenance* buildings up to 20,000 square feet per parcel can be approved by the Planning Director "over the counter."

*Certified farmers markets* are allowed within Ventura County. Such a use can be conducted on a periodic bases with permit for a temporary outdoor festival. Food preparation as well as the cutting and slicing of fruit is prohibited. Toilet and hand-washing facilities must be provided within 200 feet of the market.

*Specific zoning standards* for the project site are as follows:

*Setbacks* - The front yard setback is 20 feet from the property line, side yard setbacks are 10 feet and the rear yard setback is 15 feet. No parking or storage is allowed in setback areas.

*Height* - The maximum permitted height is 25 feet, but can be increased to 35 feet.

*Historical landmarks* are prohibited by County ordinance from alteration, addition, defacement, removal, demolition or change of use without a Certificate of Appropriateness from the Cultural Heritage Board. This Master Plan and any subsequent alterations or change of use should be reviewed and approved by the Cultural Heritage Board.

**THE MUSEUM'S RELATIONSHIPS TO SURROUNDING AREAS**

There are currently several planning studies being developed or implemented in the Santa Clara River Valley area. These planning studies present an opportunity to exchange ideas, build on themes, identify and promote development opportunities consistent with plan objectives, and to fill in "gaps" that are identified. Pertinent planning studies include the following:

**City of Santa Paula Downtown Revitalization Plan**

This plan is currently being drafted to provide a vision and guidelines for revitalization of downtown Santa Paula. The city's goals include preservation and enhancement of Santa Paula's his-



*The nearby town of Fillmore has made a remarkable comeback from the devastation of the Northridge earthquake. New development and reconstruction have implemented the criteria of Fillmore's Downtown Specific Plan, preserving the historic context and scale of the town.*

toric buildings, uses and setting. The railroad depot and the rail connection within the Santa Clara River Valley is emphasized. Public streetscape improvements as well as several private development sites will be addressed.

### **City of Fillmore Downtown Specific Plan**

This plan has been adopted and is designed to retain and strengthen Fillmore's small town character. The railroad and citrus industry heritage, the traditional Central Park, its pedestrian oriented shopping areas and historic 1920-1930's building styles are the core of the plan. The plan also contains a master plan for the development of the city-owned railroad property that lies ad-

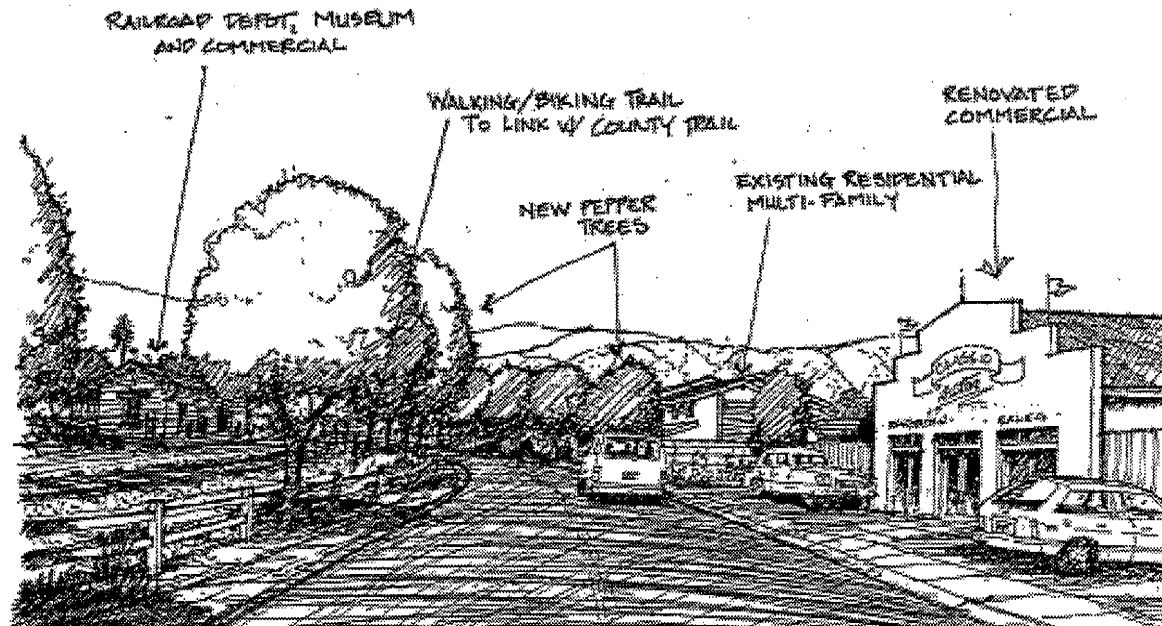
acent to the railroad tracks in the center of the downtown. The master plan calls for the expansion of Central Park, establishment of a dinner train attraction and other commercial uses to encourage tourism, to enhance the opportunities for movie industry use of the property, provide for an historic museum complex and a grand railroad station. This recently adopted plan is currently being implemented by the city. The new town center park and plaza are completed and the new City Hall has been recently opened for business. Plans for a railroad roundhouse are complete.

### **Lake Piru Recreation Master Plan**

The United Water Conservation District, which owns and operates the lake, is currently updating the Recreation Master Plan for the lake. The ten year plan will address the expansion of overnight Recreational Vehicle and tent camping opportunities as well as increasing the day use and off-season use of lake facilities. Particular needs that have been identified, that can not be accommodated at the lake include hotel/motel/bed & breakfast overnight accommodations and a large, quality sit-down restaurant. Also, existing boat storage and boat maintenance uses may be removed from the lake area.

### **Piru Enhancement Plan**

A plan for the renovation and revitalization of Piru has recently been completed and adopted by the



The nearby town of Piru's Community Enhancement Plan seeks to protect and enhance the rural character of the community.

County Board of Supervisors. This plan provides for reconstruction and rehabilitation of the town center as well as new land uses centered around a railroad related and small town theme.

### Piru Marketing and Tourism Study

During the development of the Piru Enhancement Plan, the County contracted for the preparation of a marketing and development financial report. JB Research and Beyond the Box Productions prepared a report which analyzes the local resident and tourist markets. Development concepts are presented to stimulate tourism and to attract

film shoots. The buildings in the town center must be renovated for successful new development to occur.

The excursion and dinner trains that now operate out of Fillmore estimate a total of 50,000 to 70,000 passengers for the year 1996. If the railroad can be extended to Piru, there is the opportunity to develop a small railroad depot, museum and retail stores at the terminus in Piru. Development costs for an 8,000 square foot depot/museum are estimated to be in the range of \$3.8 million.

Rancho Camulos, is located 1.5 miles east of

Piru and is identified as a "ready-made" attraction in the region. Camulos is considered a "gem" that would contribute to a historic park based on the Piru area. The museum draw could be 20,000 - 60,000 visitors per year, depending on the development and marketing as well as the improvement of other attractions in the area. For a museum operation five days a week, this would result in an average visitor base of approximately 150 persons per day, although the majority of the visitors would be expected on weekends or on arranged tours and special events.

The Piru area is currently a popular film location site with excellent potential to expand shoots. Another possibility identified in the report is weekend festivals based on historical or agricultural events.

### The Heritage Valley

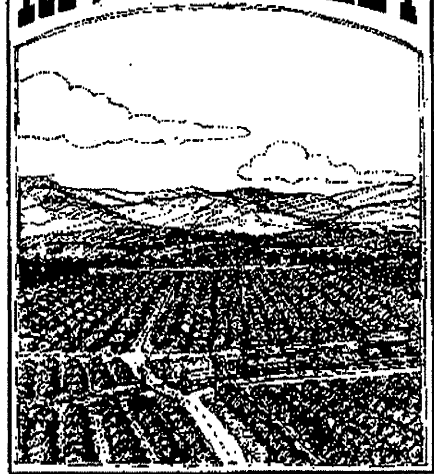
The Heritage Valley is a concept for a physical and marketing connection between Santa Paula, Fillmore, Piru and Rancho Camulos. This concept is an event in which one travels from the 1940's in Santa Paula eastward and back in time to the 1930's in Fillmore, the 1910's in Piru and the mid 1800's at Rancho Camulos. The Heritage Valley establishes a sequential journey from the urban to the small town to the rural ranch environment as one travels eastward (or vice-versa). This transportation route may one day

A HERITAGE TRAIL

THROUGH



SANTA CLARA RIVER VALLEY



AN EXCURSION THROUGH



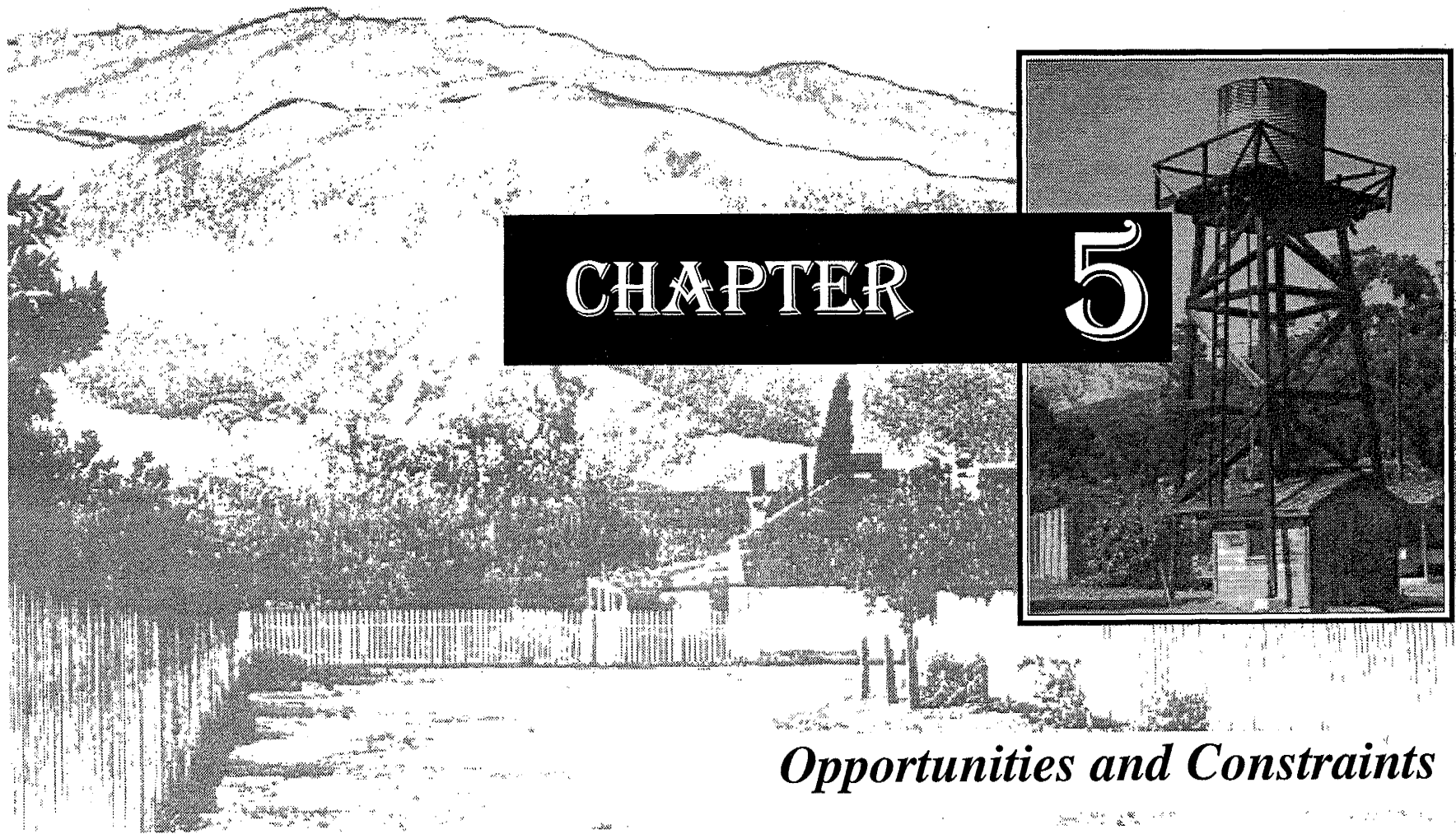
Past Present Future

link the small towns of the Santa Clara River Valley to the coastal city of Ventura to the west and the inland city of Santa Clarita to the east with railroad and bicycle trails.

The Heritage Valley is also a synergistic phenomenon that connects the marketing and tourism efforts of these communities. Piru on its own may not attract sufficient tourism to sustain its small local economy or new business investments. Likewise, Fillmore and Santa Paula are striving to attract visitors and generate tourism opportunities. The Heritage Valley concept is a way to recognize that “the value of the whole can far exceed the sum of the parts,” and that by working together to market this connection, more interest can be developed in the beauty and history of the Santa Clara Valley as a day escape or a weekend get away.







CHAPTER 5

*Opportunities and Constraints*

## Opportunities and Constraints

**F**or purposes of this Plan, *opportunities* are defined as any physical feature or characteristic which has the potential to enhance the success of the museum. These opportunities may contribute to a successful living museum and should be incorporated into the planning process. A *constraint* is defined as a feature or condition which may be in conflict with or detract from the potential museum use or which may present a concern that must be addressed. The constraints will require consideration in the development of the Master Plan to minimize or eliminate their potentially negative impacts. Some constraint issues must be addressed through capital expenditures, some may be mitigated through careful planning, and some may simply represent limits on what may occur on the property (i.e. flood plains, etc.).

### OPPORTUNITIES

The following list outlines some of the existing attributes of both the ranch and the locale that provide *opportunities* for the museum operation or historic interpretation:

#### Historical Significance

The existing buildings are important examples of adobe architecture of the era.

Many of the landscape features including the courtyard, the walnut tree, the fountain, chapel flower garden, wisteria arbor, grape arbor and orchards are clearly distinguishable and are of literary and historic significance.

The ranch is still in its historic context and setting surrounded by agriculture which results in a "sense of place" and history.

The museum use has long existed at the ranch.

The property is still a working ranch.

Various cultural influences overlap at Rancho Camulos including Native American, Spanish and Anglo-American.

Missing historic features are documented and can be reconstructed or replaced.

The historic railroad connections can be implemented through the development of the "Heritage Valley."

The Ventura County Museum of and History and Art has collections which currently are not exhibited due to space constraints and may be available for display at Rancho Camulos.

#### Visitor Serving/Visibility

The variety of environments and spaces that ex-

ist at Rancho Camulos provide opportunities for a full range of visitor experiences including large shade trees, open lawn areas, historic building interiors, arbors and courtyards.

The ranch is close to large populations centers in Ventura, Santa Barbara and Los Angeles Counties.

Rancho Camulos is directly accessible from Highway 126.

The railroad right-of-way running through the museum site has been recently purchased by the Ventura County Transportation Commission. This railroad could provide connections to other communities in the Santa Clara River Valley as well as Ventura and Santa Clarita.

#### Aesthetics

Beautiful views of mountains covered by chaparral or orchards surround Rancho Camulos.

The Santa Clara River is a visual and environmental amenity.

Attractive gardens and romantic buildings are a part of the ambiance of Rancho Camulos.

#### Community Resources

The Heritage Trail is a visitor-marketing program that is being promoted for the Santa Clara River Valley.

The town of Piru is currently developing under a recently adopted Enhancement Plan.

The United Water Conservation District has plans to enhance the facilities at Lake Piru to attract additional visitors to the area.

## CONSTRAINTS

The following list addresses some of the *constraints/restrictions* that affect the museum site:

### Environmental Concerns

There is the potential to lose producing agriculture to accommodate parking and access needs.

The County environmental constraint maps indicate that a Texaco oil/gas pipeline runs along Highway 126 through the museum site and up the old highway extension north of the museum site.

The museum site is located approximately 500 feet from the Santa Clara River. The 100 and 500 year flood zones from the Santa Clara River reach northward from the river half way to the main adobe.

Currently, there are two underground gasoline tanks located adjacent to the barn on the museum site. When the maintenance area is developed north of the highway, the existing tanks will no longer be used and new tanks will be installed

north of the highway. If the old tanks are to be abandoned, the County will require that they be removed. During this process, soil samples must be taken and if contamination is found, it must be cleaned up. County permits will be required to remove the old tanks and to install the new tanks.

New traffic trips that will be generated by the museum use will be subject to County traffic mitigation fees. This fee is currently \$111.82 per average daily trip. No fee exemptions are available for nonprofit uses. The County will require a traffic study as part of the CUP application to determine the number of new average daily trips that will be generated by the museum use. The traffic fee is collected prior to the issuance of Building Permits for construction.

### Functional Issues

There is currently a working ranch on-site and there is a need to move the maintenance area.

Accommodating the potential for volumes of visitors without disrupting the integrity of the site.

Security, both indoor and outdoor are insufficient.

Handicap access will need to be addressed.

Maintaining the historic context while adapting the site for current public safety and visitor service needs (panic hardware, restrooms).

Currently, solid waste that is generated on the ranch is picked up by ranch hands and deposited in the Chiquita Canyon land fill once a week. The museum use must also plan for regular trash pickup and potentially, special pickups after large special events.

### Health/Safety Concerns

Some of the ranch areas provide proximity to the noise and danger of highway traffic.

Highway ingress/egress safety must be considered when planning circulation routes.

Septic systems do not allow for public food preparation.

State Health will require a permit for the domestic water system. They will review the well log and distribution system plans as well as monthly water samples. These water samples will be checked for chemical and bacteriological contaminants (15 tube dilution and inorganic testing). Depending on the results of the water tests some treatment may be necessary including a continuous chlorination.

The Fire Department will review any proposed change of use for an existing building. Their concern will be to set an occupancy limit based on the size of the building and to insure that there are at least two exits, emergency lighting and panic hardware on the doors. The addition of fire sprinkler systems or fire alarm systems are not neces-

sarily required when buildings are refurbished for a change of use. This issue should be explored further when plans have been refined.

New construction will need to be equipped with a fire sprinkler system. If the restroom structure is under 700 square feet in size, it will be exempt from the fire sprinkler requirements.

A fire hydrant will be required within 150 feet of all structures on-site. The general fire flow standard is 1,250 gallons per minute at 20 psi, however, the Fire Department will look at each individual case and design a requirement based on the fire flow needed to fight a fire in the largest building with the most combustible construction type. Currently, there are two fire hydrants that serve the museum area. These hydrants are supplied with water at 40 psi and there are concerns that the pipe system is not adequate for dependable long-term usage.

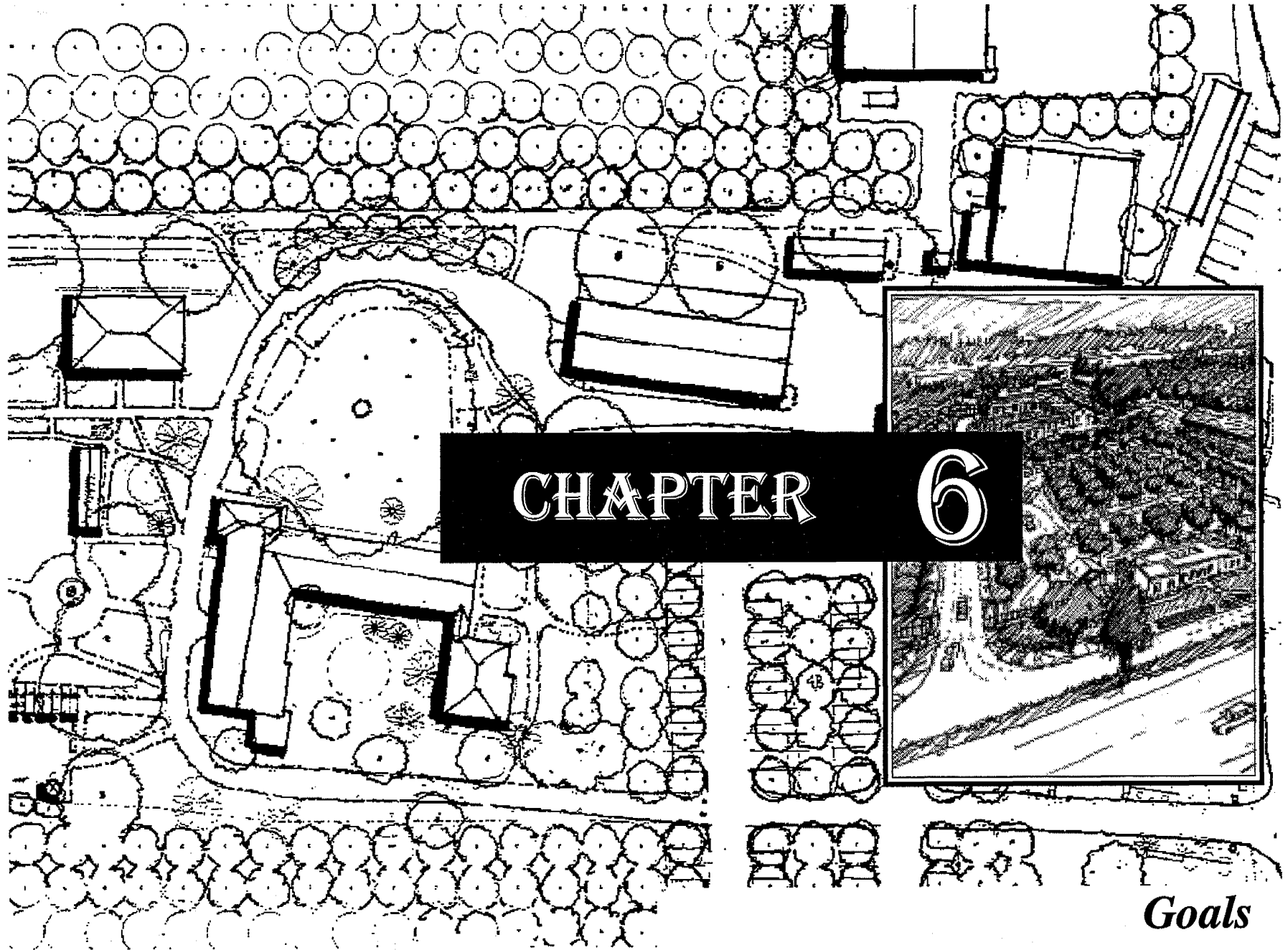
The ranch area is served by natural gas pipelines. The pipelines south of the highway were damaged in the Northridge Earthquake and therefore, gas service has been turned off in this area. If it is determined that gas service is needed for museum uses, the gas lines must be replaced.

Electrical service already exists to the museum site, however upgrades and new service may be needed to accommodate the new use. All

new lines should be installed underground to maintain the historical context of the museum site. Archaeological concerns must be addressed during trenching. No significant impacts are anticipated.

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CHAPTER 6

Goals

**Goals - Direction for Future Work**

The following goal statements have been endorsed by the Museum Board of Directors. These statements are the foundation for the Master Plan and are to be used to guide future on-site renovations or developments.

**OVERALL GOALS**

The overall goals of the Rancho Camulos Museum are as follows:

1. Carry out the Master Plan by securing funding for the following detailed studies:
  - a. Interpretive Plan
  - b. Cultural Landscape Plan
  - c. Historic Architecture Plan - Guidelines for New Construction and Renovations
  - d. Museum Maintenance, Operation and Concessionaire Plan
2. Ensure that all changes to the museum site are consistent with the Master Plan.
3. Ensure that all changes to the museum site are in conformance with the established periods of significance as described in the National Register Nomination and designation until the Interpretive Plan establishes an interpretive period for the site.
4. Ensure that all plans, maintenance projects

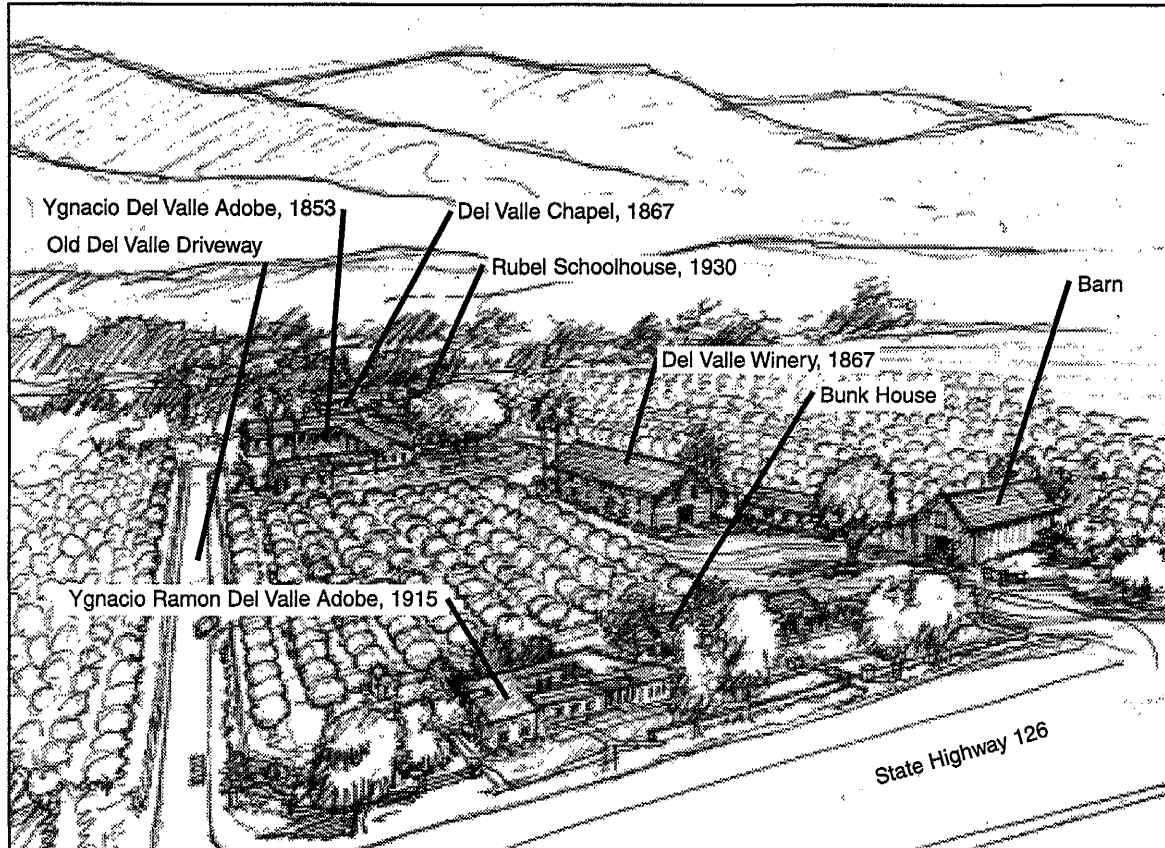
and changes on the museum site shall comply with and implement the Secretary of the Interior's Standards in order to enhance the possibilities of obtaining grants.

5. Provide accessibility to the general public that allows the visitor to experience the museum site.
6. Represent the Native American, the Hispanic, and the Anglo cultures as well as the literary aspects of the site.
7. Carry out August Rübel's intent that Rancho Camulos be preserved for everyone through the custodianship of the Board of Directors.
8. Support the continuance of Camulos Ranch as an economically viable ranching operation.
9. Establish Rancho Camulos as a significant cultural and economic resource for the community.
10. Establish Rancho Camulos as a focus of community life and special events.
11. Provide facilities for group gatherings for special events.
12. Restore or maintain the landscaping around each structure in a manner that is consistent with the era and the overall period of

significance for landscape interpretation or provide interpretation of the original landscaping.

13. Provide a holistic approach to the organization and interpretation of the site that recognizes and delineates distinctions between historic periods and influences on the property.
14. Integrate the history of the site from the Del Valle period through the Rübel period and to the present as various "chapters" in the story of this land as a significant part of California's history.
15. Establish a visitor's "arrival" and site tour experience to coincide with the historical sequence of the site. The main point of arrival at the large adobe shall be established as soon as possible after the adobe rehabilitation process is completed.
16. Provide infrastructure improvements to support each phase of the Master Plan.
17. Ensure that all automobile parking area(s) are screened or visually removed from the site so that the historic context is preserved.
18. Promote Rancho Camulos' rise to prominence as a National Historic Landmark.
19. Provide for activities and uses on-site that can generate on-going financial support for the Rancho Camulos Museum Non-Profit Cor-





*Rancho Camulos includes forty acres of historic adobe rancho which will be restored and opened as a "living museum," part of the Heritage Trail through the Santa Clara River Valley.*

poration.

## GOALS FOR THE DEL VALLE FAMILY HERITAGE

The specific goals of the Rancho Camulos Museum related to the Del Valle family influence are:

1. Ensure that the land forms, structures and landscaping encompassed within the area of del Valle family influence are representative of the time period from 1853 to 1924, the period the del Valle family occupied the property.
2. Ensure that all land and structure uses,

with the exception of integrated visitor-related and site maintenance uses, are representative of the time period from 1853 to 1924.

3. Accurately interpret the del Valle family's way of life. The museum shall provide the visitor with an accurate depiction of the romance traditions and customs of Camulos which reflect the patriarchal life of Spanish California.
4. Introduce del Valle family members and their roles in society.
7. Explain the significance of the "Ramona" story in California's history and evolution.

## GOALS FOR THE RÜBEL FAMILY HERITAGE

The specific goals of the Rancho Camulos Museum related to the Rübel family influence are:

1. Ensure that the land forms, structures and landscaping encompassed within the area of Rübel family influence are representative of the time period from 1924 through 1943.
2. Ensure that all land and structure uses, with the exception of integrated visitor-related and site maintenance uses, are representative of the time period from 1924 through 1943.

3. Accurately interpret the Rübél family's way of life.
  4. Introduce Rübél family members and their roles in society.
  5. Recognize the importance of Mr. Rübél's foresight and intent to preserve Rancho Camulos for future generations.
4. Depict the various agriculture and ranching endeavors of the del Valle and Rübél families.

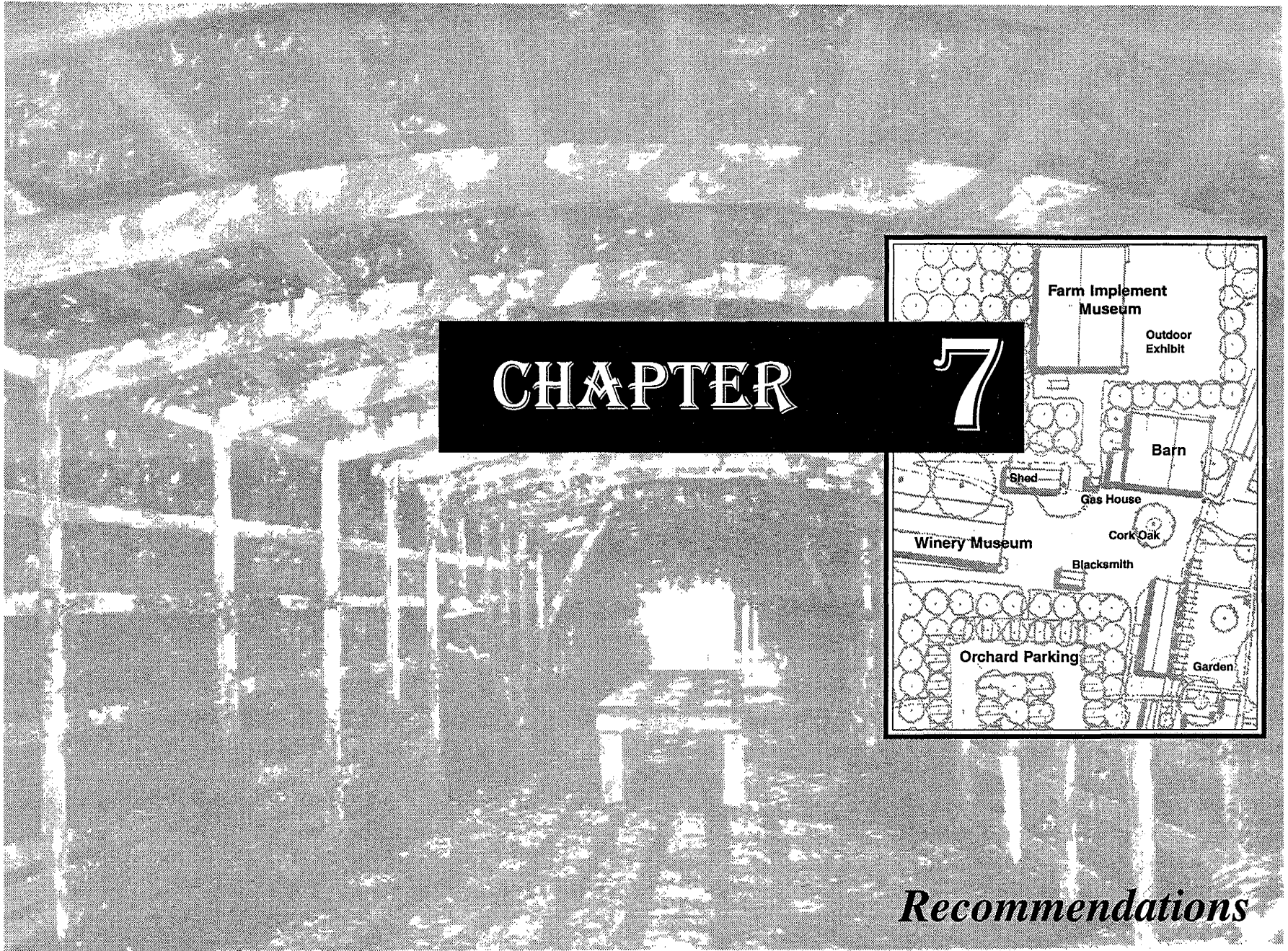
**GOALS FOR THE AGRICULTURAL/RANCHING HERITAGE**

The specific goals of the Rancho Camulos Museum related to the agriculture/ranching evolution are:

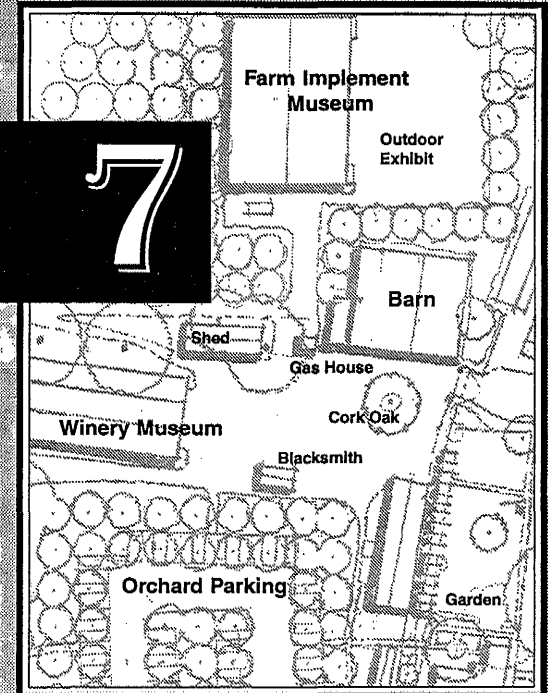
1. Ensure that the land forms, structures and landscaping encompassed within the area of Agriculture/Ranching Evolution are representative of the time period from 1853 through the present.
2. Ensure that all land and structure uses, with the exception of integrated visitor-related and site maintenance uses), are representative of the time period from 1853 to the present.
3. Represent the local and Ventura County agricultural industry evolution (including produce and livestock) over time and it's statewide significance, reflected at Rancho Camulos.







CHAPTER 7



*Recommendations*

**Framework for Recommendations**

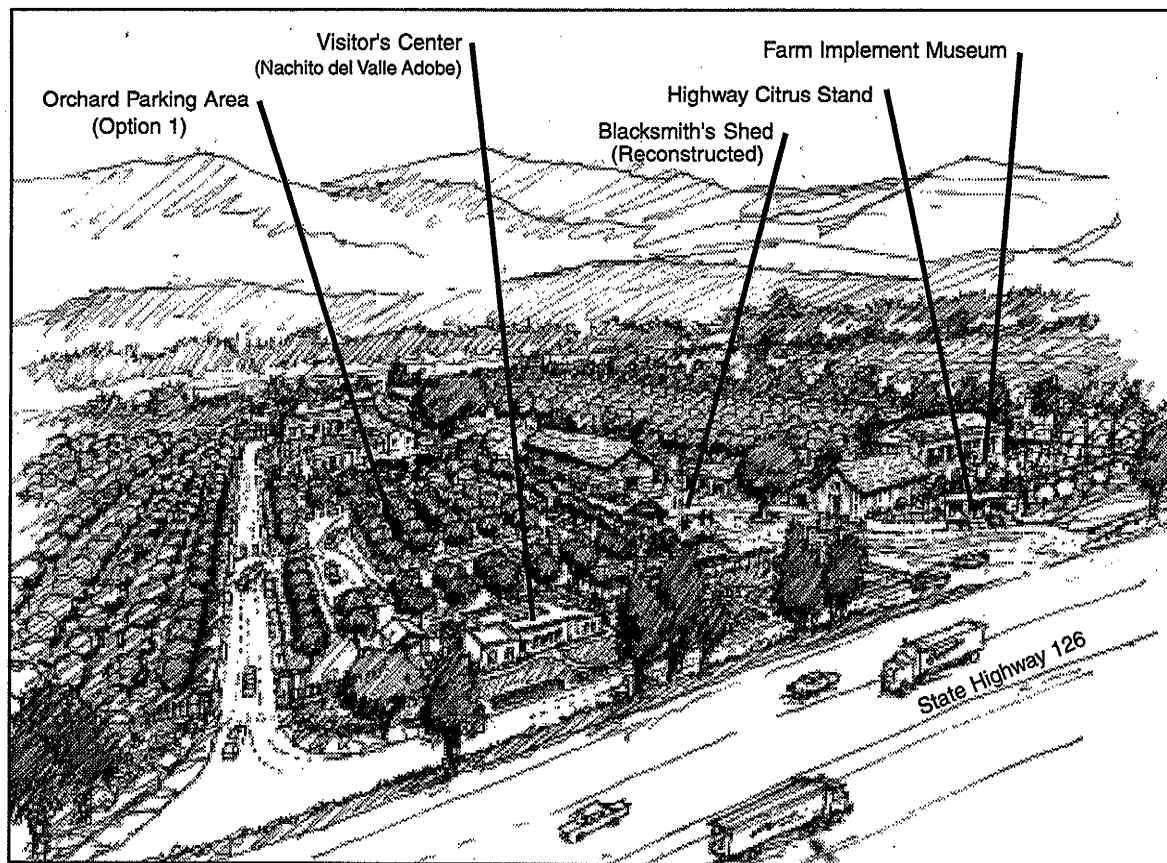
The ultimate vision for the Rancho Camulos Museum has been developed through an analysis of issues including the condition of buildings, visitor needs, costs/funding, the Board of Director's Goals and the following purpose statement:

*To allow the ranch and its artifacts to tell the story of southern California's history through the del Valle and Rübel families' experiences and to promote public enjoyment through appropriate preservation, restoration, rehabilitation and reconstruction of the site and its features.*

The recommendations illustrated in this Chapter and the next are based upon the elements outlined below.

**The Rübel Commitment**

Based upon a comparison of similar sites and museum venues, it is clear that Rancho Camulos has a story to tell that is unique from other sites. Prior to the substantial damage inflicted by the Northridge Earthquake, the buildings and historic fabric of Rancho Camulos had remained very much intact over the span of four generations. This is because the Rübel family, acquiring the property from the del Valles in 1924, considered the Rancho with a certain reverence, to be enjoyed, appreciated and preserved. Al-

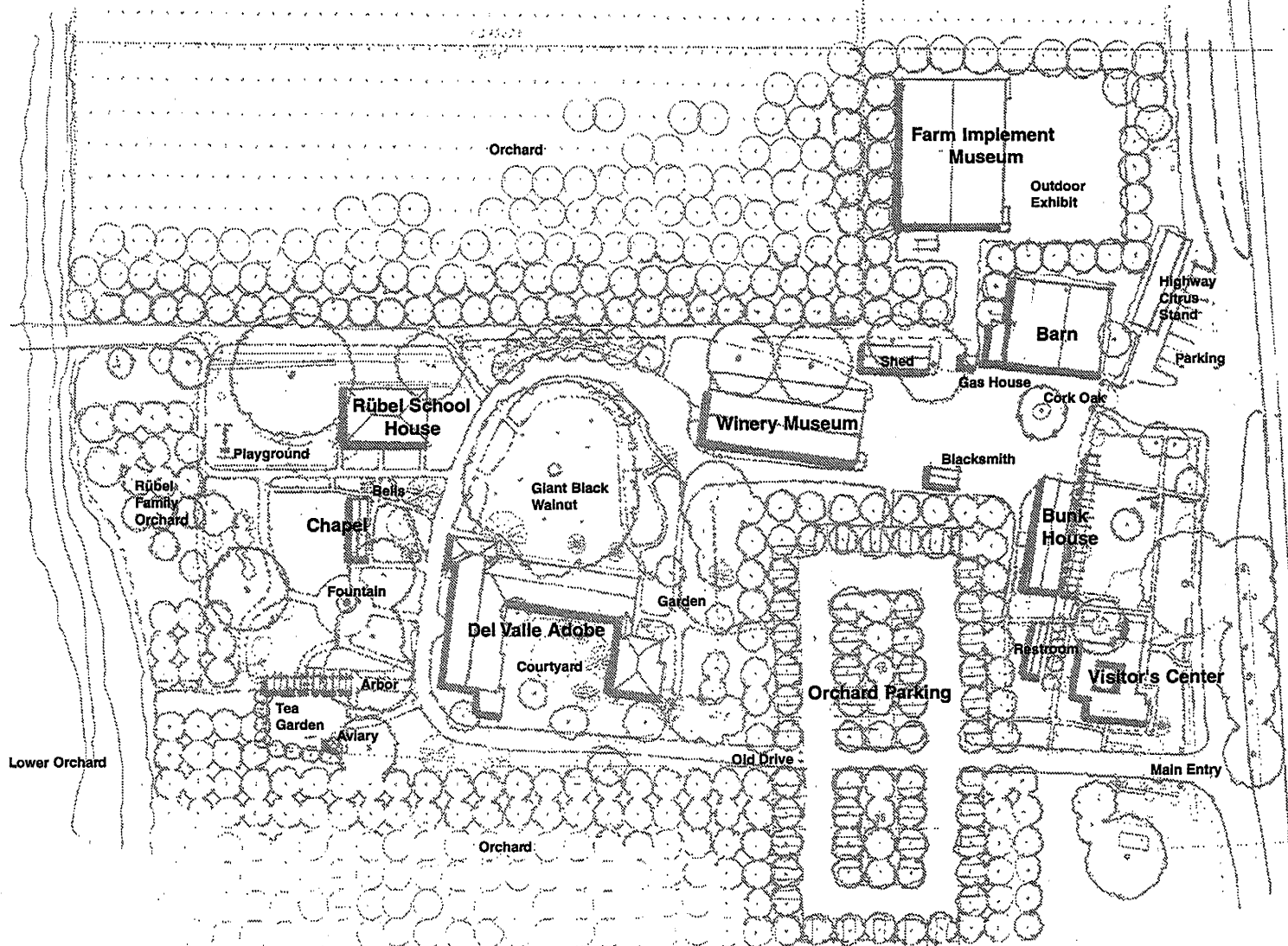


*The Master Plan provides recommendations for site organization and options for physical improvements intended to preserve the quality and character of the site while allowing for public access and education.*

though some changes were made, they were in the spirit of the place, without destroying the original qualities of the Rancho buildings. Thus, the Rübel history does not cover up the del Valle history, but rather becomes another chapter in the Rancho story. This ultimate vision of stewardship and sharing is a key component in the Master Plan.

**The Site's History and Interpretation**

The Master Plan provides recommendations for site organization and options for physical improvements. These recommendations are based on recognizing the different "realms" of history on the site, as discussed in Chapter 6, and they have been formulated with care, attempting to



## CONCEPTUAL MASTER PLAN RANCHO CAMULOS MASTER PLAN



Prepared by  
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September, 1996

balance the need and desire to preserve the site's delicate features with the functional requirements of a publicly accessible facility.

Of key importance in establishing site accessibility is the active management of cars and people on the site, through clearly delineated paths and vehicle driveways. Managing this impact in a way which minimizes the perception of intrusion on this pristine site presents a unique set of challenges. This vision document presents a strategy for pedestrian paths, and provides for vehicular access and parking.

**Option One** places parking within the Old Orchard, central to the entire site, but essentially camouflaged by the remaining orchard. This concept raised issues of concern about the centrality of the impact - that it may place cars too close to the historic features.

**Option Two** removes cars from the central museum site. Parking is planned to occur in the east orchard, away from the sensitive areas. This concept does raise concerns about the impact on producing orchards, and on the ease of accessibility for elderly visitors these issues must be addressed.

An important component for the on-site circulation plan is to bring the visitor back to the Del Valle period and then to move forward through time. To realize this concept, the original driveway entrance to the front of the

Ygnacio Del Valle Adobe should be re-established. Visitors can then enter along the original driveway, leave their automobiles in a secluded area and enter the realm of the Del Valle family on foot, arriving first at the main adobe.

### **Interpretive Plan**

A high priority for the Board of Directors will be to prepare an Interpretive Plan. This Plan will be needed to address the significance of the different time periods reflected at this site. Different interpretive themes will be developed such as the literary significance of "Ramona" and the different lives of the families that lived and worked on the site.

The Interpretive Plan will guide site and building renovations and the development of displays. The Plan will provide an accurate perspective of the site's history and provide the visitor with a better understanding of the chapters in California's history.

### **Secretary of the Interior's Standards**

The Master Plan recommendations must also be consistent with the Secretary of the Interior's Standards. The four primary treatments for historic sites that are outlined in these standards are identified here:

**Preservation** - Applying measures necessary to sustain the existing form, integrity and materials. Work including measures to protect and stabilize the property generally focuses upon ongoing maintenance and repair rather than extensive re-

placement and new construction. Limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-related work to make properties functional is appropriate.

**Rehabilitation** - Making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical or cultural values.

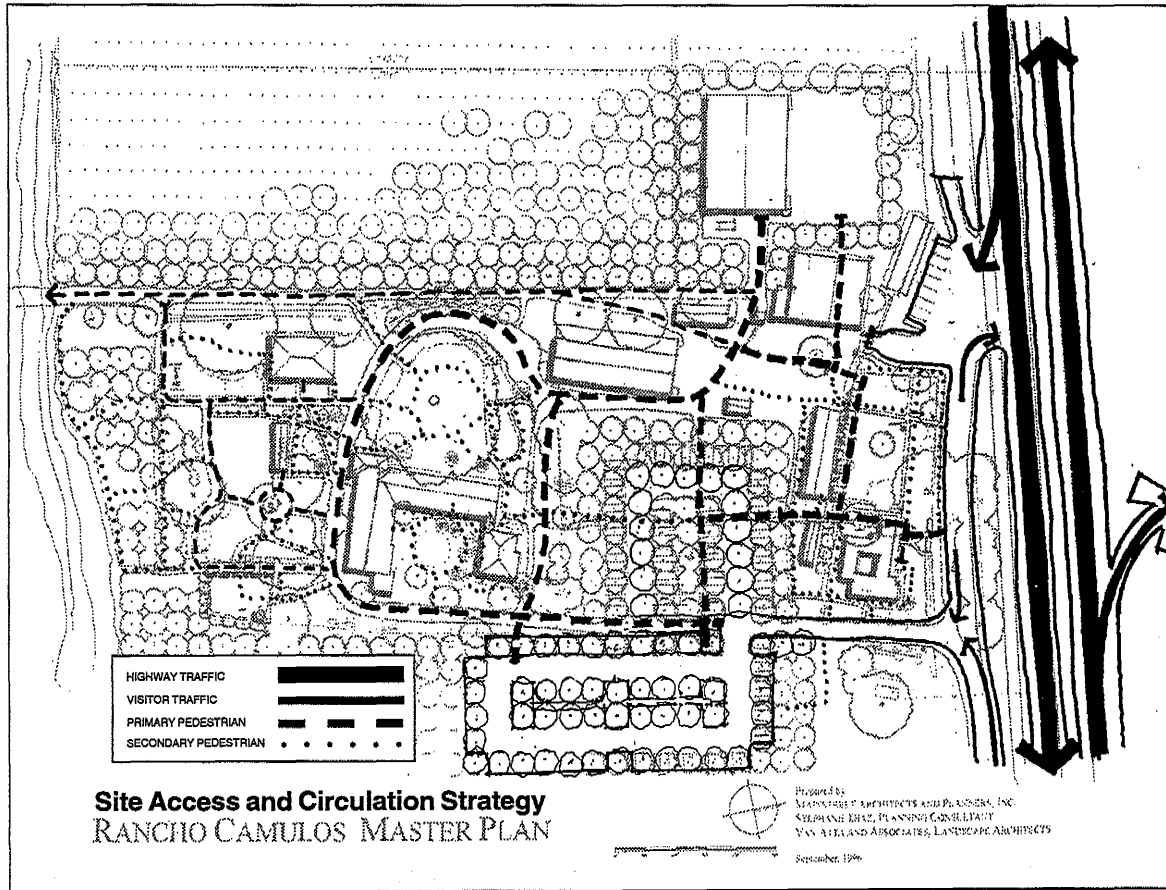
**Restoration** - Accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods and reconstruction of missing features from the restoration period. Limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-related work to make properties functional is appropriate.

**Reconstruction** - Depicting by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

### **Visitor Needs**

Although there is a desire to open the facilities to visitors as soon as possible, an analysis of the existing conditions on the site indicates that changes are necessary to accommodate both visitor safety and comfort. Currently, the site suffers





**Site Access and Circulation Strategy**  
RANCHO CAMULOS MASTER PLAN

from heavy earthquake damage that presents a safety issue for visitors and limits access to buildings. Visitors must be separated from earthquake restoration work that will be ongoing and must be directed to areas where they can safely enjoy the site.

Rancho Camulos is also a working ranch where heavy machinery and ranch traffic come and go along the driveways. Clearly

designated paths for vehicles and pedestrians must be established to separate visitors and ranch work. Also, the comfort of visitors must be considered. Drinking water and restroom facilities must be provided. A key consideration is that the Master Plan must balance the need to accommodate visitors with the need to preserve the site's historic character and integrity.

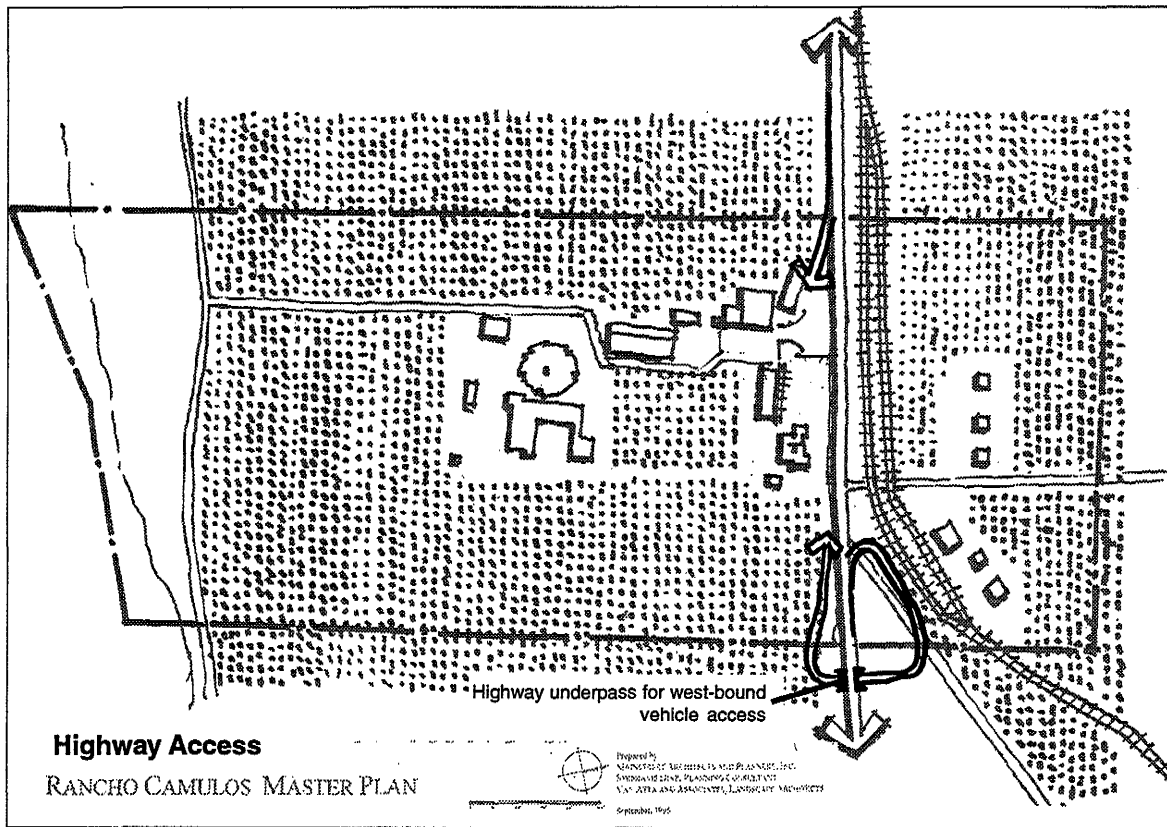
## Vehicle Access and Parking

One of the more significant and potentially negative impacts on the site will be the requirement to provide adequate access and parking for vehicles, including cars, buses, trucks and R.V.s. The exact requirement for on-site parking is difficult to determine, but some reasonable assumptions can be made which address the various uses and needs, particularly related to museum guests and users of the highway citrus stand.

Furthermore, visitor counts are likely to fluctuate somewhat on a seasonal basis, and the site will also be the setting for certain special events. These events will occur on a limited basis, but may require substantially more parking than would otherwise be needed to provide for the museum and citrus stand uses alone.

The essential strategy explored in this document focuses on accepting the modern visitor as arriving by car, but placing them in the context of the visitor who arrived by horse or cart, as was common a century ago. The original drive is once again to become the main point of entry. Upon arrival, one is met with the identical vista, down the tree lined corridor of the drive, looking toward the Del Valle adobe and the mountains beyond.

Although the drive continues all the way to the Del Valle adobe, the visitor is directed to park within the orchard, where trees have been strategically removed and which has been carefully



paved with gravel to allow for cars to be present, yet substantially camouflaged within the orchard. Visitors then leave their cars and continue up the drive by foot, thus experiencing arrival at Camulos much as the visitors of the Del Valle family did.

Thus the car can be accommodated while the intrusion of broad plains of asphalt spotted with automobiles are avoided.

#### The Need to Establish Priorities and Phas-

ing

This vision document addresses the entire 40 acre site, however the emphasis is on the area considered most sensitive to change, south of Highway 126. Included in the 40 acres are portions of producing ranch orchards, intended to preserve the agricultural environment and to serve as buffers against long-term forces of change. The ultimate plan is based on the concept that improvements will be phased over time as finances permit or opportunities arise.

The structural repairs, interior restorations and garden renovations at Rancho Camulos will be a major undertaking that will likely last through the next decade, depending on the financial resources that become available. This Chapter describes a completed vision for the Rancho Camulos site. As this "finished" condition may take several decades to realize, a phasing plan is presented in the next section to guide restoration efforts and provide a basis for the issuance of permits under the Ventura County Permit process.

The *first priority* is to address "emergency" repairs to stabilize the earthquake damaged buildings and provide seismic upgrades. During this time, garden and event areas that are apart from the construction zones can be restored.

It is a high priority to increase visitation as a means of funding the needed renovations. Visitation will be limited on-site to areas beyond the construction zones. Portable toilets and bottled water will be made available for the comfort of visitors. Once the buildings are weather tight and structurally stabilized, detailed interior work can be accomplished and interpretive displays can be created. When the main adobe is opened, visitation can increase to higher numbers and more days of the week.

Another high priority is the establishment of an adequate security system for the site and

the building interiors. Security considerations include an on-site caretaker, lighting, sensors and alarms. Also, many artifacts should be carefully catalogued and stored off-site in an environmentally controlled storage area for protection during the repair and renovation phases.

## SPECIFIC RECOMMENDATIONS

The ultimate vision includes the following potential uses, new structures and planned renovations. In some case, options are presented because either choice is consistent with the overall master plan goals.

### Preservation

Due to the earthquake damage, urgent preservation is needed to protect and stabilize the small adobe building, the main adobe and the winery buildings. Also, seismic upgrades are needed to sustain the buildings against a potential future earthquake.

### Rehabilitation

Compatible new uses are recommended to establish the museum use and provide for visitor needs. These new uses/structures will be designed, constructed and placed in a manner that preserves the historic and cultural values of the site. The Interpretive Plan may be necessary before some of these decisions are made. Adaptive reuse must be consistent with the buildings' historical roles. Potential new

uses for the museum buildings and site include:

- Farm Implement Museum
- Museum Maintenance, Storage, Exhibit Preparation
- Vehicle Parking Lot (integrated into the orchard)
- Refuse Collection and Storage

Uses considered for specific structures include:

### Ygnacio Del Valle Adobe (1853)

- House Museum display
- Interim Visitor Center until small adobe is restored
- Museum Administration
- Caterer's Kitchen
- Interim Museum Shop until small adobe is restored
- Winery use displayed in the main adobe cellar
- Caretaker's Quarters
- Tea Room

### Del Valle Winery (1867)

- House Museum Display
- Winery or Winery Museum

### Del Valle Chapel (1867)

- Museum Display
- Chapel for weddings and other religious events

### Barn (1910)

- Museum Maintenance
- Agricultural Equipment Display
- Living Animal Display

### Nachito Del Valle (Small) Adobe (1920)

- Visitor Center
- Ranch Offices
- Museum Administration
- Museum Shop
- Caretaker's Quarters

### Bunkhouse (1916)

- Museum Display
- Caretaker's Quarters
- Ranch Office

### Rübel School House (1930)

- Earthquake Restoration Display
- Museum Display
- Interim Visitor Center
- Theater/Assembly
- Art Gallery

### Western Garage (Date Unknown)

- Produce Stand
- Agricultural Equipment Display

Potential new structures associated with the museum include:

- Exterior drinking Fountains
- Restrooms (temporary and permanent)
- Directional and Informational Signage

Potential Farm Implement Exhibit Building  
 Indian Village at the River Edge  
 A temporary trailer for caretaker's quarters

Recommended infrastructure improvements include:

Water Lines  
 Fire Hydrant(s)  
 Electrical Lines  
 Septic Systems  
 Lighting  
 Security Fencing/Alarms  
 Parking Lot(s)

### Restoration

Certain features are recommended for removal due to safety concerns or the need to display the significant period. Existing structures considered for removal include:

Swimming Pool  
 Eastern Single Car Garage, if necessary to restore original driveway  
 The Barn Addition/Machine Shop (after ranch maintenance is moved)

To accurately depict the character of the property during the period of significance, many of the features must be restored. Recommended restorations include:

Re-establish the view south to the foothills  
 Re-establish a Vineyard  
 Restore the Main Adobe Interior

Restore the Small Adobe Interior  
 Restore the School House Interior  
 Restore the 1880 Cross  
 Restore the Aviary  
 Restore the Fountain  
 Restore the Del Valle Bar-B-Que

### Reconstruction

Many historic features of the site have been removed over the years and to re-establish these uses, consistent with the period of significance new construction or replacement of missing features is necessary. Recommended reconstructions include:

Reconstruct the entrance driveway and picket fencing  
 Reconstruct the blacksmith building  
 Reconstruct the railroad platform  
 Reconstruct the railroad tracks  
 Replace the gas pumps in the barnyard  
 Replace the del Valle Kitchen garden  
 Replace the Rübel Family garden  
 Reconstruct the Rübel Family aviary  
 Replace the original school yard play equipment  
 Reconstruct the Grape Arbor  
 Reconstruct the Olive Press/Mill

### THE COMPLETED VISION

Rancho Camulos will be developed as an open-air, living history museum, on a 40-acre portion of the existing Camulos Ranch. For the foresee-

able future, the existing ranch operations will continue within the 40-acre site and visitor uses will be appropriately separated. The museum use encompasses the historic structures and the surrounding grounds.

The *Ygnacio Del Valle Adobe* will be rehabilitated/restored and operated as a house museum, depicting living conditions during the interpretive period to be identified by the Interpretive Plan. A caretaker's quarters may be created in a portion of the structure.

The *Nachito Del Valle Adobe* will be rehabilitated for use as the Museum's Visitor Center, museum offices, museum shop and ranch office.

The *Del Valle Winery* will be restored for general museum use and perhaps a producing winery. The *Rübel Schoolhouse* will be used for museum display and assembly space. Uses may include an interpretive media center, a site for educational classes and a community center for meeting, wedding receptions and workshops.

The *Del Valle Chapel* will serve as a museum display space and will be used for religious events or weddings.

The *Barn* and *Bunkhouse* will be developed as a museum displaying agricultural equipment and ranch worker artifacts. Live animals may be introduced into the barn area for "petting" or viewing.

The original driveway will be restored to provide access to a gravel orchard parking lot that is separated from the historic site by rows of orchard trees. From the parking lot, visitors will enter the site at the Del Valle adobe then tour the property through different realms of time. Restroom facilities would be in a sensitively designed new structure adjacent to the parking area. The grounds and gardens surrounding the structures will be restored consistent with the Interpretive Plan to provide appropriate plantings and event areas. Special events will occur throughout the year to provide museum revenues, to enliven the site and to allow Rancho Camulos to reclaim its position as a community resource. Each phase is described in detail in Chapter 8.

## THE LANDSCAPE STRATEGY

The long term program for restoration and interpretation of the site and landscaping of Rancho Camulos should be implemented under the guidance of a detailed Cultural Landscape Plan, a product which is well beyond the scope of this document.

With this in mind, these guidelines for the use and treatment of the landscape are proposed until such time as the Interpretive Plan and Cultural Landscape Plans can be prepared.

- 1) Landscape areas to be preserved, restored, created or recreated in the interim. Special gardens and other landscape features are to reflect the period in which the adjacent significant structure was built.
- 2) New landscaping desired to accommodate interim uses functionally and aesthetically is to be temporary so that recommendations in the Cultural Landscape Plan can be implemented in the future.
- 3) Existing landscape elements appropriate to the area will be retained to facilitate the cultural landscape analysis.

The goal is to provide a variety of visitor serving opportunities. Taken as a whole, many opportunities range from spaces that can accommodate large groups such as the lawn near the fountain and chapel, to areas providing more intimate experiences such as the Del Valle Adobe courtyard, this list of special landscape areas has been identified as part of the planning process.

A landscape bibliography is presented in the Appendix. The cultural landscape study may reveal additional areas and will aid in establishing the location and the appropriate historic form.

### AREA I (1853 through 1924)

**Courtyard Garden and Del Valle Home**  
The landscape about the Ygnacio Del Valle Adobe has been very well documented in photographs and literature over the years. In addition, the courtyard of this particular "Mexican Colonial rural vernacular" adobe is cited by numerous historic sources as the typical courtyard garden of its era. Re-creation of the courtyard to reflect the Del Valle era is pivotal to the landscape treatment because this garden helps to define the lifestyle of the Mexican Colonial period.

Victoria Padilla's 1961 book, *Southern California Gardens, An Illustrated History* (pages 309 to 315) provides a description of gardens of this time period. The photo used in this book to illustrate the Spanish garden as re-created in early California is of Rancho Camulos.

Her book describes the early California garden as having the essence of the Spanish courtyard, "*the same feeling of sweet repose, of tranquillity, of intimacy...*"

*"The early Californians, ...brought with them a lavishness of spirit that refused to be confined by formal design. So the California garden was less precise, less tidy, less particular, than those after which it was patterned. Flowers grew more profusely, vines escaped from the ramadas to clamber up the side of the wall; no one seemed to care - it was all part of an era when fretting and worry were not to be countenanced."*



*The grape arbor led from the Del Valle Adobe toward the river. This painting depicts the arbor in 1879. A small portion of the arbor still remains near the Del Valle Adobe, though it is in very bad condition.*

### Giant Walnut Tree

Estimates of the age of the enormous Black Walnut tree range from 100 to 150 years. According to an arborist, the best treatment for this deciduous tree is careful attention to pruning and to allow replenishment of the soils by letting the decaying leaves remain about the base of the tree. Any uses proposed under or near the tree will place the highest priority upon the health of the tree.

### Rose Gardens

Roses have played an important role in the landscape history of California and this is reflected at Rancho Camulos. The existing rose gardens are a more recent addition to the landscape, which will remain until the cultural landscape plan is undertaken to define the locations and varieties of roses that were authentic to the Del Valle period.

### Grape Arbor to the River

## LANDSCAPE RECOMMENDATIONS PLAN KEY

### Important Site and Landscape Features

#### AREA I:

- I.A Walnut Tree
- I.B Rose Garden
- I.C California Native Plant Garden (proposed interim)
- I.D Chapel Garden
- I.E Fountain and Lawns
- I.F Arbor to the River
- I.G Del Valle Courtyard Garden
- I.H Bunkhouse Aqueduct and Wisteria Arbor
- I.I Nachito Del Valle Adobe Gardens (1920)

#### AREA II:

- II.A Schoolyard Playground and Pond
- II.B Family Orchard and Gardens
- II.C Aviary and Tea Garden

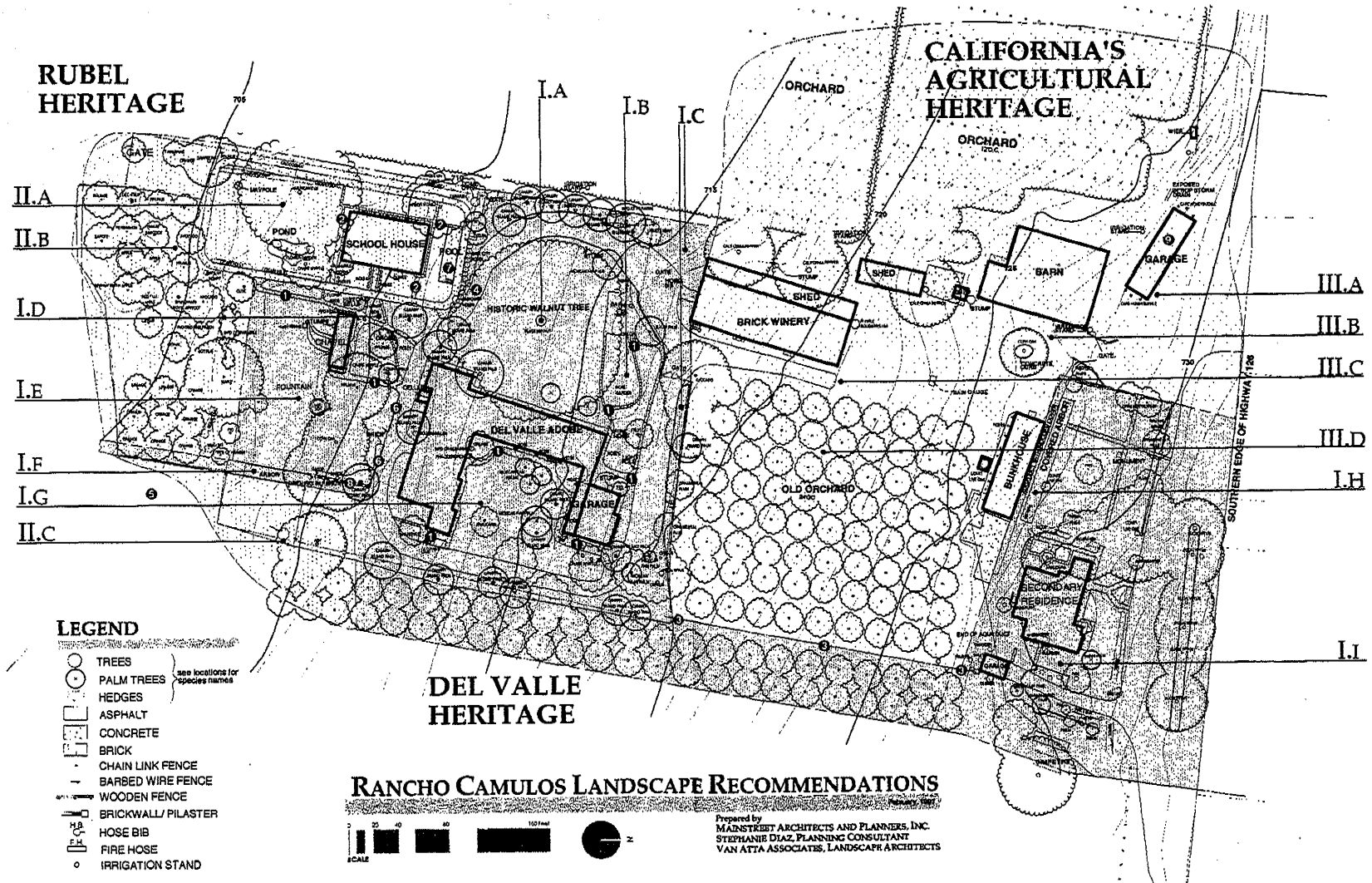
#### AREA III:

- II.A Schoolyard Playground and Pond
- II.B Family Orchard and Gardens
- II.C Aviary and Tea Garden

Remnants of an overhead arbor planted with grapes are still evident on the site. This arbor leading to the river is thought to have once been 175 feet long, consisting of 15-16 eight foot long bays. Restoration of this landscape element will establish an attractive link to the River, and is important to the interpretation of the historic and literary significance of the Rancho Camulos site.

### Chapel Gardens

Beautiful flower gardens now grace the area about the Chapel. These gardens are an important part of the current appeal of the



RUBEL  
HERITAGE

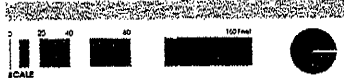
CALIFORNIA'S  
AGRICULTURAL  
HERITAGE

DEL VALLE  
HERITAGE

**LEGEND**

- TREES
- PALM TREES see locations for species names
- HEDGES
- ASPHALT
- CONCRETE
- BRICK
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WOODEN FENCE
- BRICK WALL/ PILASTER
- HOSE BIB
- FIRE HOSE
- IRRIGATION STAND

**RANCHO CAMULOS LANDSCAPE RECOMMENDATIONS**



Prepared by  
MAINSTREET ARCHITECTS AND PLANNERS, INC.  
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VAN ATTA ASSOCIATES, LANDSCAPE ARCHITECTS

**Priority Items**

- 1** Remove brick walkways in del Valle area, replace with tamped earth lined with rocks
- 2** Retain brick walkways in Rubel area
- 3** Driveway entrance to del Valle Adobe to be recreated
- 4** Relocate drive outside of Walnut Tree drip line
- 5** Eucalyptus trees removed/trimmed to restore view of mountains
- 6** Picket fence to be reconstructed
- 7** Old swimming pool to be removed
- 8** Walls to be removed
- 9** Highway fruit stand to be reestablished

Rancho Camulos site, and it is recommended that they remain until the Cultural Landscape Plan is completed. Until this time, the historic plant list in the appendix can serve as a guide for any new plantings.

### **Fountain and Lawns**

The large open lawn area is to be retained at this time and historic fountain is to be restored as a focal point. This area has the best potential for larger gatherings because it is in the quiet heart of the site, has charming views of the main adobe, the chapel and bell, the schoolhouse and the river and mountain backdrop.

### **Bunkhouse, Aquaduct and Wisteria Arbor**

The aqueduct should be restored to create understanding of the role and use of water in the residential portion of Rancho Camulos. Preservation of the arbor and nurturing of the wisteria vines will create an intimate and cool place for visitors to rest.

### **Nachito Del Valle Adobe (1920)**

Remnants of a formal garden still exist about this dwelling. This landscape can be restored to represent a garden typical of the 1920's thus adding to the interpretive value of the site.

### **Proposed California Native Plant Garden**

The Rübels family descendants wish to create a temporary garden along the fence south of the old orchard. This is an aesthetically im-

portant area as it is now the point at which visitors enter the Del Valle era portion of the site.

A garden composed of plants native to the region is desirable because such a garden is educational, can reinforce the 'sense of place', and will be low maintenance and require little water.

### **AREA II (1924 through 1943)**

#### **Schoolyard Playground and Pond**

The re-creation of a playground and the equipment used by the Rübels children will reestablish the ambiance of the original use, while providing a play area for visitors' children.

#### **Aviary and Tea Garden**

Restoration of Mrs. Rübels' aviary can provide a setting for a tea garden to provide a place of refreshment for visitors in character with the original use.

#### **Family Orchard and Garden**

Preservation of the Rübels Family orchard and re-establishment of the vegetable gardens will establish a sense of everyday life of the Rübels family.

### **AREA III (1853 through the present)**

#### **Barn, Winery and Garage**

The landscape in these areas has always been utilitarian. Early photos reveal the areas about these buildings to be composed of packed earth and fine textured vegetation of a weedy nature. However, significant mature trees in the areas have potential cultural significance. For example, a Cork Oak, whose bark is used to make wine bottle corks, is planted in the vicinity of the Winery. The planting of olive trees in the vicinity of the winery could support the olive mill restoration. The landscape in these areas will retain a practical emphasis.

#### **Parking Orchard**

A portion of the orchard to the east of the driveway is to be adapted to parking use. This location was selected to minimize the negative visual impact of a large parking area and to enhance visitor experience. The perimeter orchard trees, will completely screen the vehicles. A pleasant arrival in an orange grove 'sets the stage' for the visitor's experience and the location just off the center of the site, places visitors in the best location to explore the site in historic sequence. A demonstration orchard with a variety of citrus trees may be considered here.

### **OUTLYING AREAS**

#### **River's Edge Native American Village**

Native Americans had an important role in the literary and actual history of Rancho Camulos. Research will be undertaken to



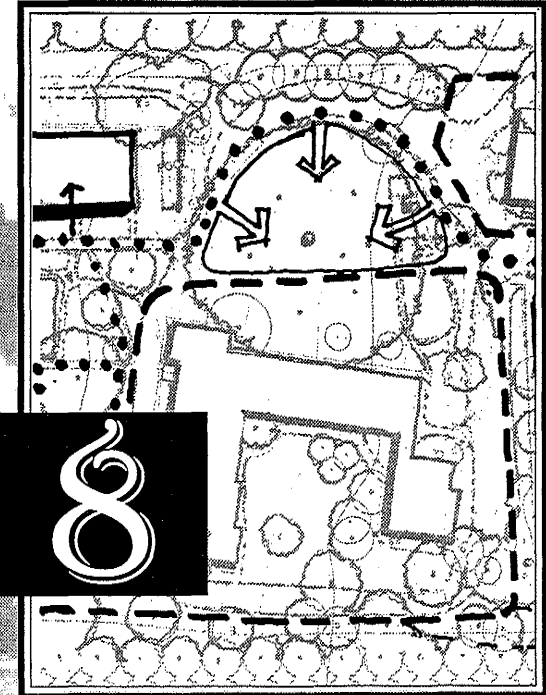
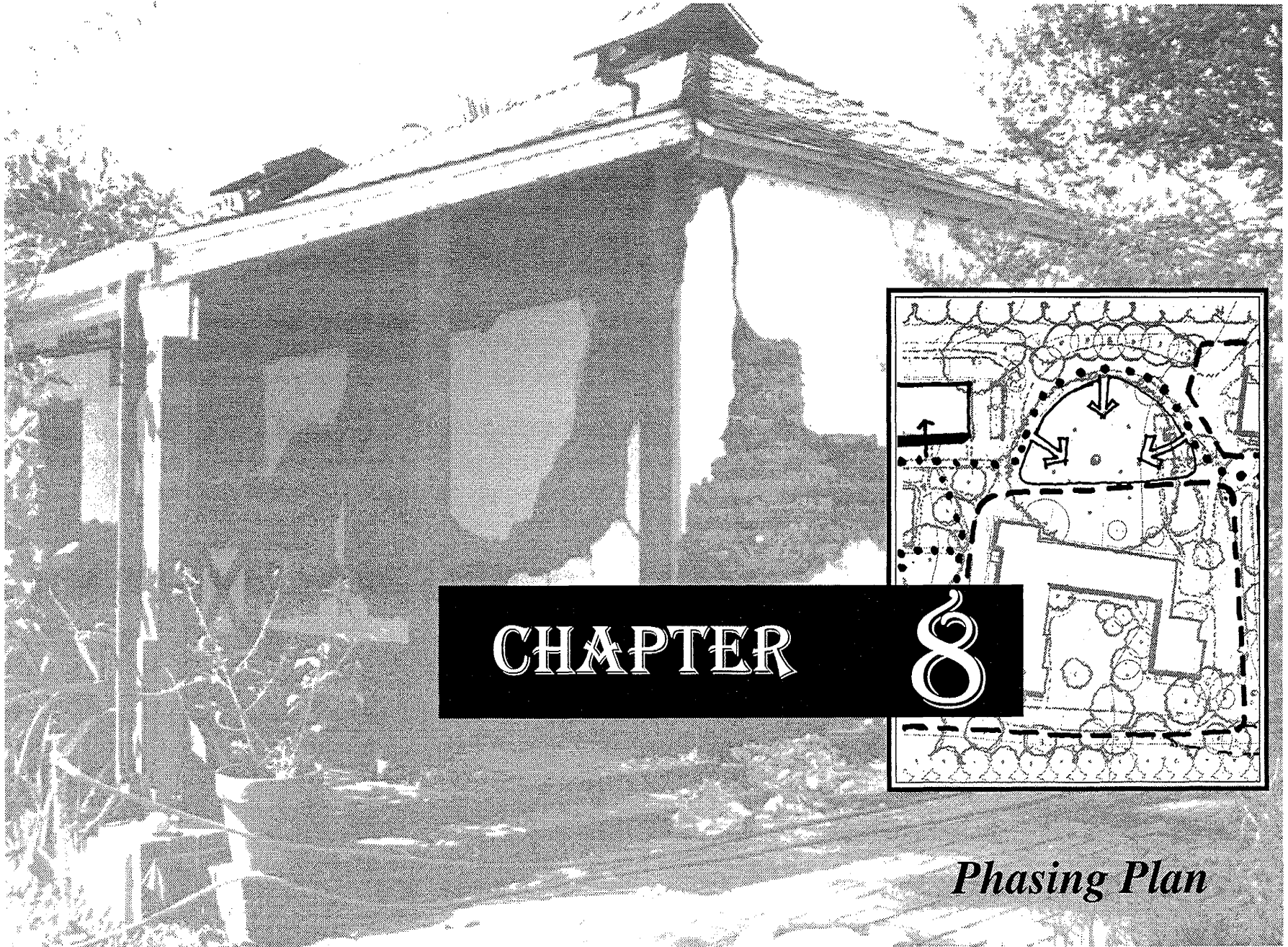
determine the locations and character of Indian settlements in the project vicinity. Depending upon the results of the research, a village may be established in or near the Rancho Camulos Historic Preserve for the purposes of commemoration and education.

**Camulos Rail Depot Site**

Although it is across the highway from the primary site, the boundaries of the Historic Area do extend north of the highway to include the site of the original depot and railroad housing. It is anticipated that the railroad right-of-way will once again become active, and will likely bring tourists to the site. Future planning should incorporate preservation and interpretation of the site's historic features.



# » RANCHO CAMULOS «



CHAPTER 8

*Phasing Plan*

## PHASING PLAN

**D**uring the formulation of this plan, it became apparent that, with Rancho Camulos' limited funds and a general lack of public awareness about this valuable historic resource, a phasing plan needed to be devised *which would allow for public access in the immediate future*, even as work begins on the repair of the site's key buildings. With this in mind, the School House was identified as an excellent interim interpretive facility, where people can learn about the history of the place, the dire circumstances of the recent destruction, and opportunities to help support the restoration efforts. This document provides a phasing plan which can begin to be implemented now. This plan will also be used to establish a public outreach mechanism for fundraising. Its phasing plan is a planning tool to guide restoration efforts, and decision-making processes in the coming months and throughout the years that follow.

This plan is not intended to dictate exactly what will happen on the site and during what phase. Rather, this plan provides an overall strategy and general guidelines that may be modified depending on funding opportunities that become available. In addition to the Five-Phase Plan detailed in this section, Chapter 9 outlines a list of special projects that may be undertaken during any phase when the means and opportunities arise. In general, the descriptions of future projects and operations are

basic. Further study and planning will be necessary to clarify specific approaches to interpretation, architectural restoration, new construction and landscape renovations. A letter from the County of Ventura Resource Management Agency outlines the improvements that would be allowed under a "legal non-conforming" status. (See appendix.) Other improvements or changes in intensity of use will trigger the need to apply for a conditional use permit.

### PHASE 1 EARTHQUAKE RESTORATION/ INTERPRETATION

This phase addresses the need to make major structural repairs to the earthquake damaged structures while beginning to accommodate visitors and providing some interpretive displays. As structural work progresses on the site, interpretive displays of earthquake restoration processes and photographs of the original buildings will arouse public interest in the site. This will provide a source of monetary support and an interested public that will return to the site to observe the rebuilding process or to view the completed work. The details of this phase are provided below:

#### 1.1 The Audience:

The general public, potential sponsors, local families on day trips, school groups, and those needing a venue for special events will be the

primary site visitors during Phase 1.

#### 1.2 The Message:

Interpretation will be provided for the site's history, families, literary significance, as well as the earthquake restoration processes. The importance of preservation and the fragile nature of the site will be key topics.

#### 1.3 What is On Display:

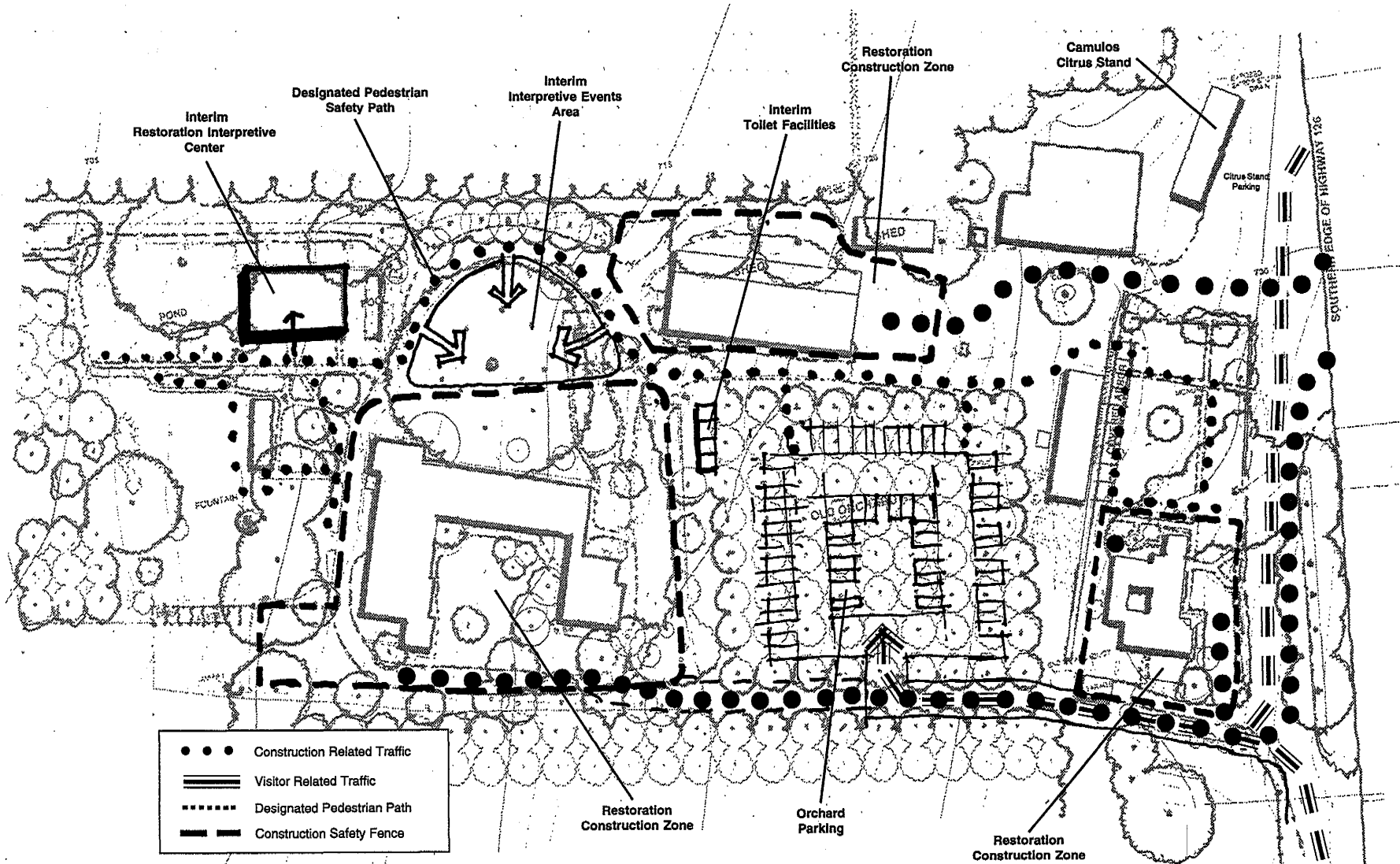
The grounds (outside of construction areas), building exteriors, the schoolhouse and the chapel will be available for public viewing. The school house would serve an interim use as an interpretive center for the restoration effort. Event/special use areas are available at the school yard, under the walnut tree and the lawn area adjacent to the fountain.

#### 1.4 Visitation Schedule:

The museum will be open one weekend a month, on a regular basis, for public "stop by" day trips. Approximately 50 visitors would be expected on these weekends.

Weekday or closed weekend tours will be provided by family members or docents on an "Appointment Only" basis. Approximately two tours per month are anticipated for school groups with an average of 75 visitors per month (the majority would be arriving by bus).

Special Events such as fund raisers or leasing of the premises for weddings will occur approxi-



**Phase One:**  
**Earthquake Restoration/Interpretation Strategy**  
**RANCHO CAMULOS MASTER PLAN**



Prepared by  
 MAINSTREET ARCHITECTS AND PLANNERS, INC.  
 STEPHANIE DIAZ, PLANNING CONSULTANT  
 VAN ALBA AND ASSOCIATES, LANDSCAPE ARCHITECTS

September, 1996



mately five times each year with approximately 200 visitors at each event.

**1.5 Site Work:**

Safety fencing will be installed around the construction work area. Two construction staging areas will be set aside: one north of the adobe along the driveway and one north of the aviary. Minimum fire safety and ADA requirements will be implemented on-site. Portable toilets will be placed on the site: three near the school house and three adjacent to the old orchard area. The collections currently stored in the school house should be removed to an environmentally controlled storage place off-site for protection and to free-up the school house space for an interim visitor center and earthquake restoration interpretive center. The swimming pool should be removed for safety reasons. The original arbor and aviary can be restored during this first phase, as funding allows. Circulation and parking improvements would be constructed, as described below. Bottled drinking water would be available at the school house prior to the installation of drinking fountains in Phase 2. Portable restrooms may be located on-site.

**1.6 Landscape Strategy:**

Prior to initiating any significant landscape projects on the property, a Cultural Landscape Study and Landscape Interpretive Plan should be completed in order to maintain the historic integrity of the site.

In conjunction with this, it is desirable to maintain an attractive landscape and to provide multiple sites for planned events. In order to achieve this, even on an interim basis, certain planting areas can be maintained or enhanced. The existing flower gardens around the Chapel may be maintained in their existing spirit and additional temporary planting may be placed along the chain link fence across from the walnut tree, rose garden and Del Valle adobe kitchen.

The Eucalyptus south of the site, along with other diseased trees, should be removed or thinned to restore views to the foothills. Plantings which are clearly not appropriate for the periods to be interpreted can be removed and composted to minimize handling and transport of green waste.

Landscape features, such as concrete pool and certain garden walls, which are not considered appropriate to any period of significance, should be removed at this time. This will help reduce the visual clutter and will direct visitors attention toward the more significant features of the property.

Begin reconstruction of the Rbel area lawn and playground according to photographs and oral histories. These photos show a white picket fence surrounding the area.

Restore or stabilize the fountain to inhibit fur-

ther deterioration. If funding is available, initiate restoration of the Aviary, Arbor, and the 1880 Cross.

**1.7 Circulation Strategy:**

Currently, Highway 126 is under construction to provide two travel lanes in each direction and a center turn lane. A tunnel will also be built under the highway to provide ranch and museum access between the northern and southern portions of the ranch. This tunnel will be of sufficient size to accommodate two-way visitor traffic and one-way bus traffic. Visitors wishing to enter the site from west-bound Highway 126 will turn right onto a graveled ranch/museum access road that will lead around a small orchard and south through the tunnel to the museum site. Visitors wishing to enter the site from east-bound Highway 126 will make a right-hand turn off the highway onto the frontage road adjacent to the barn area. A gate and signage at the barn area entrance will indicate service vehicle use only and visitors will be directed to the parking in front of the small adobe or down the restored original driveway.

To re-create the original entrance to the main adobe, the original driveway will be reconstructed. This driveway begins at the property's highway frontage on the east side of the Nachito Adobe and continued south to wrap around the south side of the Del Valle Adobe. The small garage located east of the Nachito Adobe may be moved or removed, if determined appropri-



ate to restore the original driveway alignment. If the garage is not moved or removed, the driveway can be placed immediately to the east of the garage. The driveway will be graveled and lined with picket fencing as can be seen in early site photographs.

During Phase 1, construction on the main adobe will interfere with portions of this driveway alignment, therefore only the portions north of the main adobe will be open for public use to allow access to the orchard parking. This driveway will provide access to a new public parking lot that is described below.

After removal of the swimming pool, the interior driveway will be realigned to circumvent the walnut tree drip line. This driveway will provide both pedestrian access within the site as well as emergency vehicle passage.

### 1.8 Parking Strategy:

During Phase 1, ranch-related vehicles and museum staff will park in the barn area. Initially, visitor automobile and bus parking can be accommodated along the frontage road adjacent to the small adobe. Some new parking spaces can be constructed under the eucalyptus tree stand that runs parallel to the highway.

A parking lot should be created in the orchard area immediately east of the original driveway alignment. This parking area could be a long lin-

ear lot that accommodated approximately 50 automobiles in a double row. This arrangement would reduce the number of orchard trees that would be removed.

For large-scale special events, overflow parking can be accommodated in the orchard just east of the parking lot and in the barn area.

### 1.9 Infrastructure Strategy:

Testing and permitting of the water system will be performed during this phase. If system upgrades are called for, engineering plans will be prepared.

### 1.10 Signage Strategy:

Two interim highway signs will announce the reconstruction and limited museum visiting hours. Interim directional signage would be provided on-site. The materials and style of this signage will be consistent with the rural agrarian context of the place.

### 1.11 Security Strategy:

Security will be enhanced with outdoor lighting triggered by motion detectors. A temporary trailer may be brought on-site for a caretaker residence. Snarling dogs are always a plus for any security plan. Fire protection must be addressed for the main structures.

## PHASE 2

### DEL VALLE ADOBE STRUCTURAL RE-

## PAIR

### 2.1 The Audience:

Potential donors, local families on day trips, school groups, and those needing a venue for special event functions will continue to be the primary site visitors during Phase 2.

### 2.2 The Message:

Interpretation will continue to be provided for the site's history, families, literary significance, as well as the earthquake restoration processes. Family life in the adobe and the school house can be emphasized when the interior of the adobe can be viewed.

### 2.3 What is On Display:

The grounds (outside of construction areas), building exteriors, the schoolhouse which continues to serve as an interim visitor center/restoration exhibit, and the Chapel will be available for public viewing. The construction fencing will be removed from the main adobe and visitors can walk up on the porches and peer into the windows. Simple displays that illustrate the rooms' original use and furnishings can be viewed. Room-by-room restoration will be on-going during this period. The adobe courtyard becomes available for event/special use in addition to the school yard, the walnut tree and lawn area adjacent to the fountain. The aviary and the tea garden can be renovated and opened to the public during this phase. Also, the play yard ad-



acent to the school house can be developed with period appropriate play equipment.

**2.4 Visitation Schedule:**

The museum will be open every weekend except certain holidays, for public "stop by" day trips. Approximately 50 visitors are expected each weekend.

Weekday tours will be offered by family members and docents on an "Appointment Only" basis. Approximately two tours per month for school groups with an average of 75 visitors per month (the majority would be arriving by bus) is expected.

Special Events such as fund raisers or leasing of the premises for weddings will occur approximately six times a year with approximately 200 visitors at each event.

**2.5 Site Work:**

As major structural work is completed on the Del Valle Adobe, the southern construction staging area will be removed. The original driveway alignment can then be completed through to the front of the main adobe. Construction staging for interior work would remain on the north side of the main adobe. Some new interpretive displays will be created in the Del Valle Adobe and the schoolhouse.

**2.6 Landscape Strategies:**

The Aviary and adjacent grounds may be reno-

vated and developed as a Tea Garden for visitor/event use. The restoration of the Rbel school yard can be completed for events, including birthday parties and other children's activities.

**2.7 Circulation Strategy:**

The original driveway alignment around the front (south side) of the Del Valle Adobe will be completed. This will be used for pedestrian access from the orchard parking lot to the front of the adobe.

**2.8 Parking Strategy:**

Staff and ranch/service vehicles will continue to use the barn area parking. Visitors will be directed to the orchard parking lot through appropriate signage along the frontage road. Buses can park on the frontage road or in designated areas of the orchard parking lot.

**2.9 Infrastructure Strategy:**

Any necessary water system and fire hydrant improvements will be started during this phase. This will include the placement of exterior drinking fountains.

**2.10 Signage Strategy:**

Two interim highway signs will continue to announce the reconstruction and limited museum visiting hours. Interim directional signage on the site would be provided on-site to direct cars and limit intrusions into sensitive restoration areas and ranch operations. The materials and style of this signage will

be consistent with the rural agrarian context of the place.

**2.11 Security Strategy:**

Additional security for displays inside the main adobe and the schoolhouse will be provided. Interior burglar alarms and additional fire protection will be installed.

**PHASE 3**

**DEL VALLE ADOBE AND SCHOOL HOUSE INTERIOR RESTORATIONS**

**3.1 The Audience:**

Potential donors, local families on day trips, school groups, and those needing a venue for special event functions will continue to be the important site visitors during Phase 3. In addition, the museum will now hold a regional draw because the Del Valle Adobe will be open for tours.

**3.2 The Message:**

Interpretation will continue to be provided for the site's history, families and literary significance. The earth quake restoration process will become near completion. Family life in the adobe can be emphasized now that the interior can be visited. The agricultural evolution on the property and in the region can be portrayed.

**3.3 What is On Display:**

The grounds, building exteriors, the school-





house restored interior, the chapel, and the main adobe restored interior. Interior displays will be developed in the main adobe and the school house. An interim visitor center could be located in the Del Valle Adobe to free-up space in the schoolhouse to provide Rübél family interpretive displays. Special events can be held in the adobe courtyard, the school yard, the walnut tree, the lawn adjacent to the fountain, as well as the aviary and the tea garden. Assembly use can occur in the school house.

### 3.4 Visitation Schedule:

The museum will be open up to five days per week, except certain holidays, for public "stop by" day trips. Approximately 50 visitors are expected each day.

Large group tours will continue by appointment. Approximately two tours per month are expected for school groups with an average of 75 visitors per month.

Special Events (fund raisers or leased premises) for weddings, etc. will continue but may increase up to eight a year. One or two large events may occur with approximately 400 visitors at each event.

### 3.5 Site Work:

A permanent restroom structure should be built during Phase 3. This structure can be located in the parking area. Any required new upgraded fire hydrant installation should be com-

pleted along with any necessary water main upgrades. ADA and fire safety upgrades are completed for the schoolhouse to allow an indoor assembly use. The construction staging area would be moved to the north end of the Winery building. The driveway/walkway segment on the north side of the Del Valle Adobe would be opened. Permanent on-site directional signage as well as permanent highway signage will be installed. If the number of visitors or special events usage requires more parking, the parking lot can be extended into the orchard to the east. Restoration work on the winery would be on-going during this period, depending on funding. A caretakers quarters can be accommodated in a portion of the Del Valle Adobe or in a separate mobile home in a concealed area.

### 3.6 Landscape Strategies:

Begin restoration of the Del Valle Courtyard and Kitchen Gardens, consistent with the Cultural Landscape Plan.

Renovate landscaping at the highway frontage.

### 3.7 Circulation Strategy:

On-site circulation would be improved with the removal of the construction staging area just north of the Del Valle Adobe. Safety fencing will temporarily restrict access to the construction staging area north of the winery.

### 3.8 Parking Strategy:

Parking will continue to be provided on the frontage road and in the orchard lot. If daily use and special event usage is impacting the orchard lot, it should be expanded to the east to provide additional parking spaces. This lot should also be constructed of gravel, not pavement.

### 3.9 Infrastructure Strategy:

No major infrastructure improvements are needed in Phase 3.

### 3.10 Signage Strategy:

Permanent highway announcement and directional signs as well as permanent on-site directional signage should be provided in Phase 3. Two interim highway directional signs should direct automobile traffic to the proper highway turn-off. The materials and style of this signage will be consistent with the rural agrarian context of the place.

### 3.11 Security Strategy:

No additional security measures are anticipated in Phase 3.

## PHASE 4

## WINERY REOPENED AS EXHIBIT HALL

### 4.1 The Audience:

The museum will now hold an even greater regional draw because the exhibits in the winery

will now be open for viewing. Potential donors, local families on day trips, school groups, and those needing a venue for special event functions will continue to be the important site visitors during Phase 4.

#### **4.2 The Message:**

The evolution of agricultural technology on the property and in the region can be emphasized as well as potential on-site wine/brandy making process and olive pressing.

#### **4.3 What is On Display:**

In addition to the grounds, and structures, the winery becomes an exhibit hall with family, agricultural, winery and site memorabilia.

#### **4.4 Proposed Visitation:**

During Phase 4, the museum will be open up to five days per week, except certain holidays, for public "stop by" day trips. Approximately 50 visitors would be expected each day.

Special group tours will continue by appointment. Approximately four tours per month for school groups with an average of 200 visitors per month is expected.

Special Events (fund raisers or leased premises) for weddings etc., may increase up to twelve per year with an average of 400 visitors at each event.

#### **4.5 Site Work:**

If food service or wine-tasting is to be accommodated during Phase 4, a package wastewater treatment plant may be required, representing a substantial cost. Depending on funding, some restoration work would be on-going on the Nachito Adobe.

#### **4.6 Landscape Strategy:**

Plant Demonstration Vineyards and Olive, Almond and Apricot orchards, as deemed appropriate in the Cultural Landscape Plan.

#### **4.7 Circulation Strategy:**

No major changes in circulation are anticipated at this time.

#### **4.8 Parking Strategy:**

If an expanded orchard parking lot was not constructed during Phase 3, it should be constructed during Phase 4. This lot would enlarge the existing lot by adding 20 to 30 parking spaces to the east of the driveway.

#### **4.9 Infrastructure Strategy:**

Site improvements associated with the package treatment plant would be needed, if this facility will be provided in Phase 4.

#### **4.10 Signage Strategy:**

Additional directional and interpretive signage should be provided as necessary for the expanded facilities.

#### **4.11 Security Strategy:**

Security will be enhanced for the winery. Internal burglar alarms and fire protection will be provided.

### **PHASE 5**

#### **AGRICULTURAL HERITAGE**

**Bunk House, Blacksmith and Barn Exhibits are Developed; Nachito Adobe is Restored.**

#### **5.1 The Customer:**

The museum will now hold an even greater regional draw because the barn area will be available for museum use and interpretation. Potential donors, local families on day trips, school groups, and those needing a venue for special event functions will continue to be the important site visitors.

#### **5.2 The Message:**

The agricultural evolution on the property and in the region can continue to be emphasized. Additionally, live animals can be introduced to the site for viewing or petting. The life of ranch hands can be portrayed. The blacksmith shop can be interpreted.

#### **5.3 What is On Display:**

In addition to the grounds and structures, the main bunkhouse, the barn, the gas house and the reconstructed blacksmith shop can be interpreted. The interim visitor center may continue to be located in the Del Valle Adobe or may be moved to the Nachito Adobe when re-



pairs are completed. Displays are developed in the Bunk House, the Blacksmith Shop and the Barn. The ranch office is moved to the small adobe and ranch operations & maintenance are moved to the north side of the highway. In addition to the established special events areas, new areas would become available in the barn yard and on the lawn to the west of the small adobe. Picnic spots under the trellis adjacent to the bunkhouse could be developed.

**5.4 Visitation Schedule:**

The museum would be open to the maximum extent feasible under the available funding up to five days per week.

Special Tours will continue by appointment. Approximately four tours per month for school groups with an average of 200 visitors per month.

Special Events (fund raisers or leased premises) for weddings etc., will remain at twelve per year with an average of 400 visitors at each event.

**5.5 Site Work:**

The Blacksmith Shop would be reconstructed and the ranch operations would be relocated to the north side of the highway. Some repair work may continue on the Nachito Adobe.

**5.6 Landscape Strategy:**

Plant additional demonstration gardens, such

as walnut trees, wheat and corn fields, consistent with Cultural Landscape Plan.

**5.7 Circulation Strategy:**

Once the ranch maintenance use moves to the north side of the highway, pedestrian circulation will be enhanced in the barn area. Walkways between the bunkhouse area and the Nachito Adobe will be enhanced.

**5.8 Parking Strategy:**

No ranch service or staff parking will be provided for in the barn area. This area will be reserved for museum interpretive use and special events.

**5.9 Infrastructure Strategy:**

Electrical upgrades may be necessary in the barn area structures.

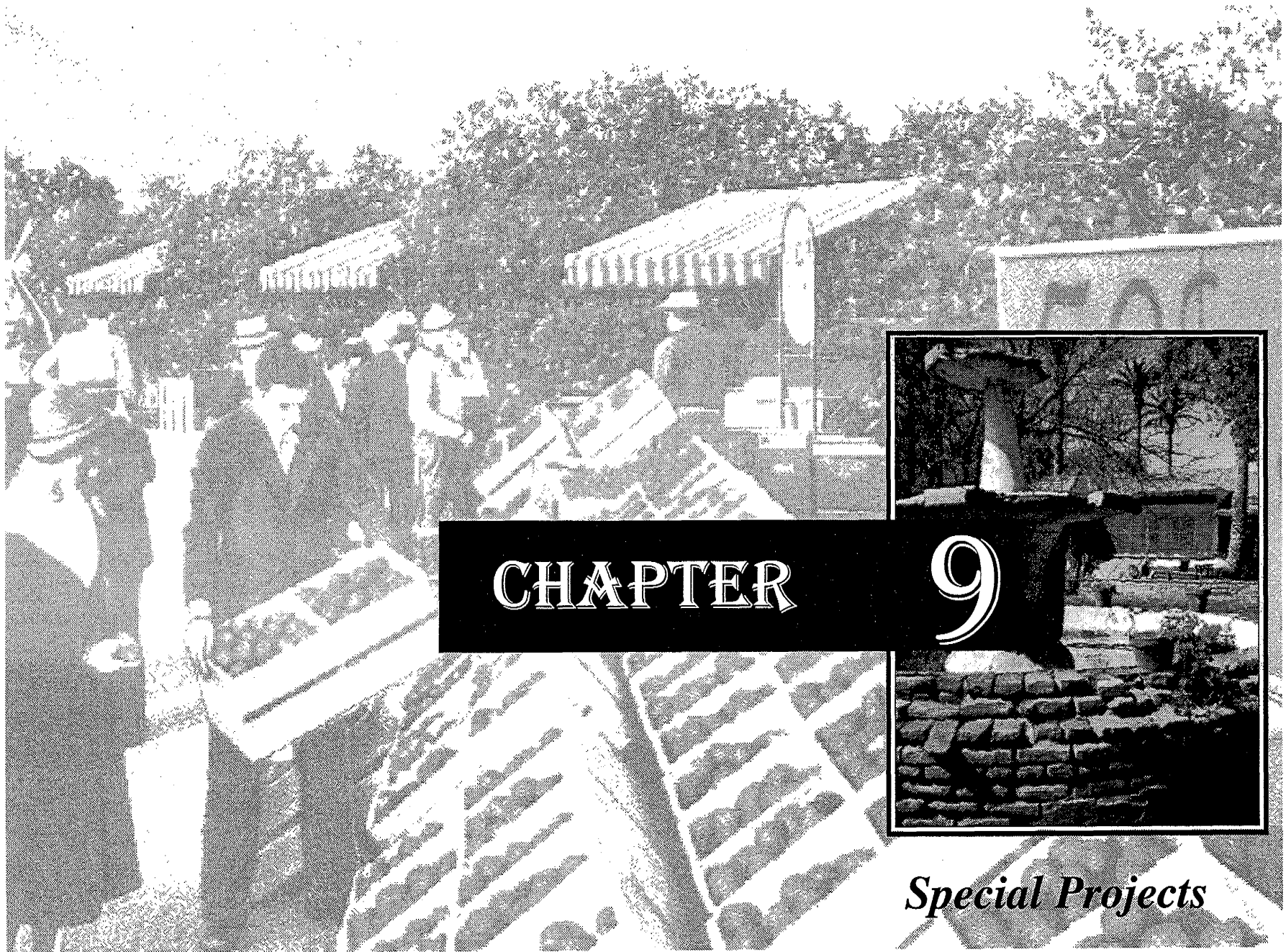
**5.10 Signage Strategy:**

New signage directing ranch service and maintenance uses to the north side of the highway will be developed. Additional directional and interpretive signage should be provided as necessary for the expanded facilities.

**5.11 Security Strategy:**

Additional security will be added for the new display areas in the barn, bunkhouse and blacksmith shop. Also, security will be addressed in the small adobe for the ranch headquarters. Both burglar alarms and fire protection will be added.





CHAPTER

9

*Special Projects*

## Special Projects

There are several key projects with the potential for adding significantly to the presentation of the site and the potential for generating operating revenues. These projects are not tied to any specific phase. They can be implemented at any time, funds permitting.

### Ventura County Agricultural Implements Collection

If at any time during Phases 1 through 5, it is determined that this collection or a portion of the collection should be displayed at Rancho Camulos, this collection can be interjected into the programming/phasing plan. Rancho Camulos is an appropriate location for this collection as the Rancho spans a broad range of the County's agricultural history and most importantly, it is still a working ranch. An effort should be made to accommodate at least the portion of this collection that originally came from Rancho Camulos. The implements could be accommodated in the winery and/or in a new structure to be built west of the barn. This structure could be from 5,000 to 20,000 square feet in size, depending on the size of the collection, funding and environmental factors. This building must be very sensitively designed to blend with the existing historic context.

### Highway Produce Stand

Although this use could be developed on the site at any time, development should be considered in Phase 1. This stand has the potential to meet two high priorities. First, it provides a marketing/advertising device. The colorful stand will attract highway travelers, provide a reason for them to stop and learn more about the Museum. The stand will also provide an additional source of funds for the site renovations. A new freestanding structure could be built or the old garage could be remodeled for this use. Ventura County Permits will be needed.

### Train Tracks and Passenger Platform

When a railroad connection to Santa Clarita or the town of Piru is completed, a replica of the original Camulos train platform should be constructed. Railroad related history could be added to the interpretive plan offered at the museum.

### Native American Village

This use could be developed on-site at any time funding becomes available. The village would be located on the north bank of the Santa Clara River at the end of the ranch road that leads south from the main adobe.

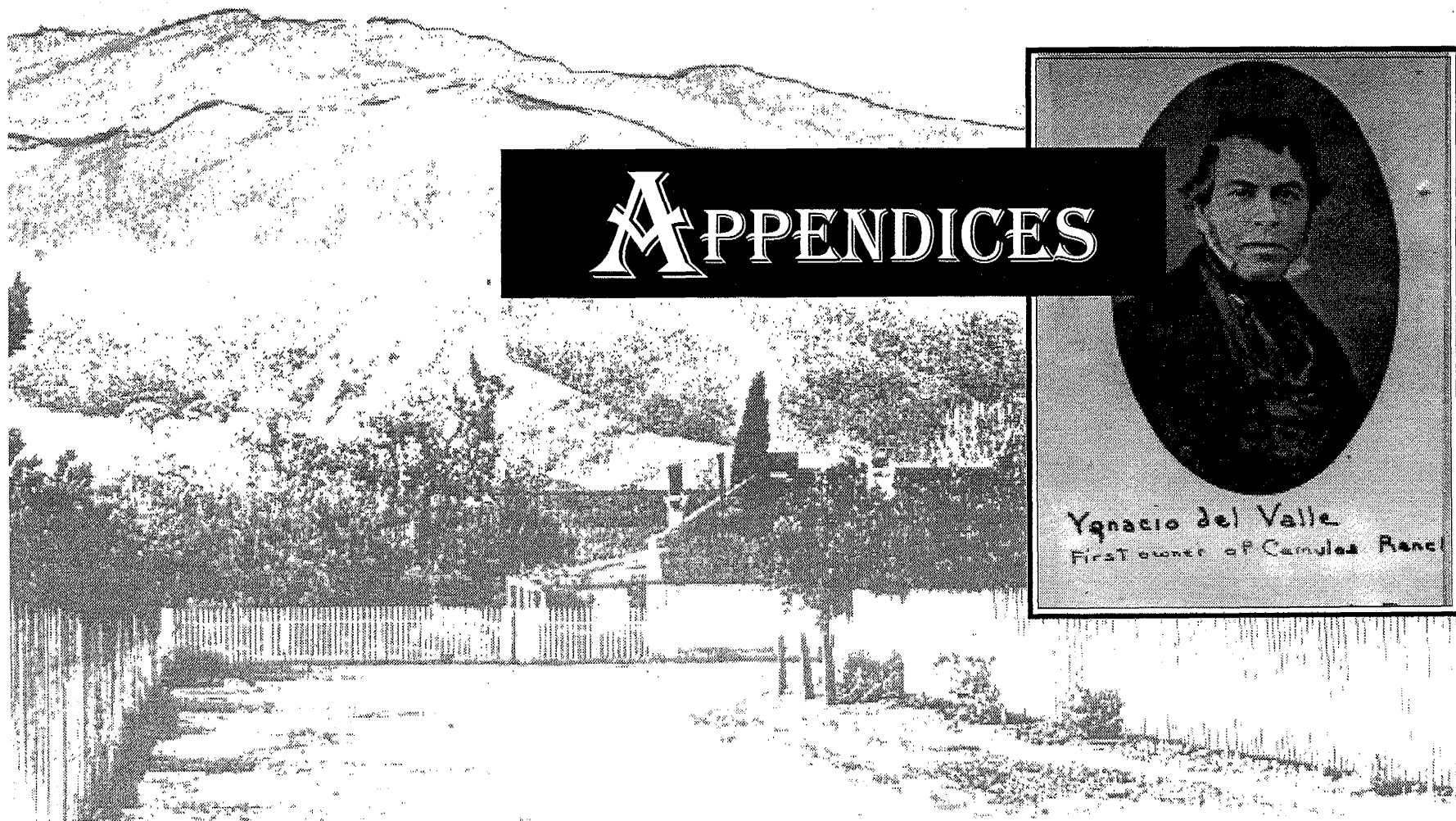




# ☞ RANCHO CAMULOS ☞

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**Appendix B**

## CALIFORNIA HISTORIC PLANT LISTS

As Adapted from *Southern California Gardens*, 1961, by Victoria Padilla, 1961.

### California Mission Plant List

Plants used horticulturally during the California Mission period included:

#### TREES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Ceratonia siliqua</i>	Carob
<i>Cornus</i>	Dogwood
<i>Cupressus</i>	Cypress
<i>Ficus carica 'Mission'</i>	Mission Fig
<i>Olea europaea</i>	Mission Olive
<i>Pistacia chinensis</i>	Pistache
<i>Platanus racemosa</i>	California Sycamore
<i>Punica granatum</i>	Pomegranate
<i>Quercus spp.</i>	Oak (N)
<i>Schinus molle</i>	California Pepper
<i>Umbellularia californica</i>	California Laurel
<i>Washingtonia filifera</i>	California Fan Palm (N)
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Ziziphus jujuba</i>	Jujube

Citrus - Oranges, Lemons, Limes and other fruit trees

#### SHRUBS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Agave americana</i>	Century Plant
<i>Arundo donax</i>	Giant Reed
<i>Ceanothus</i>	Wild Lilac (N)
<i>Heteromeles arbutifolia</i>	Toyon (N)
<i>Juniperus</i>	Juniper
<i>Musa</i>	Banana
<i>Nerium oleander</i>	Oleander
<i>Opuntia tuna</i>	Prickly Pear Cactus

<i>Prunus ilicifolia</i>	Wild Cherry
<i>Rosa</i>	Rose of Castile
<i>Vitis</i>	Mission Grape
<i>Yucca whipplei</i>	Our Lord's Candle
Native	

#### HERBACEOUS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Alcea rosea</i>	Hollyhock
<i>Chrysanthemum frutescens</i>	Marguerite
<i>Jasminum</i>	Jasmine
<i>Lavendula</i>	Lavender
<i>Lillium</i>	Lilies
<i>Lonicera</i>	Honeysuckle
<i>Narcissus</i>	Daffodil
<i>Portulaca grandiflora</i>	Portulaca
<i>Tagetes</i>	Marigold
<i>Zantedeschia</i>	Calla

### Spanish California Plant List (1769 to 1849)

Plants used horticulturally during the Spanish occupation of California included:

#### TREES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Catalpa</i>	
<i>Cupressus macrocarpa</i>	Monterey Cypress (N)
<i>Eriobotrya japonica</i>	Loquat
<i>Umbellularia californica</i>	California Bay Tree (N)
<i>Sambucus mexicana</i>	Elderberry (N)
<i>Schinus molle</i>	California Pepper

Citrus - Orange, Lime, Guava

#### SHRUBS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Acacia farnesiana</i>	Sweet Acacia
<i>Datura arborea</i>	Angel's Trumpet
<i>Datura suaveolens</i>	Angel's Trumpet

<i>Heteromeles arbutifolia</i>	Toyon
<i>Lavatera assurgentiflora</i>	Tree Mallow
<i>Nerium Oleander</i>	Oleander
<i>Punica granatum</i>	Pomegranate
<i>Prunus ilicifolia</i>	Wild Cherry

#### HERBACEOUS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Aloysia triphylla</i>	Lemon verbena
<i>Geraniums</i>	Cranesbill
<i>Lavendula</i>	Lavender
<i>Rosa</i>	Roses
<i>Rosmarinus</i>	Rosemary
<i>Salvia spp.</i>	Sage

#### VINES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Cestrum nocturnum</i>	Night Jasmine
<i>Clematis lasiantha</i>	Virgin's Bower
<i>Jasminum grandiflorum</i>	Spanish Jasmine
<i>Jasminum officinale</i>	White Jasmine
<i>Mandevilla laxa</i>	Chilean Jasmine
<i>Passiflora edulis</i>	Passion Fruit
<i>Rosa banksiae</i>	Lady Bank's Rose
<i>Vigna caracalla</i>	Snail Vine

### Rancho Plant List (1840 to 1880)

Plants used horticulturally during the California Rancho period included:

#### TREES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Acacia</i>	Acacia
<i>Catalpa</i>	Catalpa
<i>Eucalyptus varieties</i>	Eucalyptus
<i>Ficus</i>	Fig
<i>Morus</i>	Mulberry
<i>Olea europaea</i>	Olive
<i>Platanus racemosa</i>	California Sycamore(N)



<i>Punica granatum</i>	Pomegranate
<i>Quercus</i>	Oak (N)
<i>Robinia</i>	Locust
<i>Schinus molle</i>	California Pepper
Palms	
Citrus - Orange	

### SHRUBS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Agave</i>	Agave
<i>Carissa grandiflora</i>	Natal Plum
<i>Ceanothus</i>	Wild Lilac (N)
<i>Rosa</i>	Roses
<i>Syringa</i>	Lilac

### HERBACEOUS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Agapanthus</i>	Lily of the Nile
<i>Aloysia triphylla</i>	Lemon verbena
<i>Catharanthus</i>	Periwinkle
<i>Hippeastrum</i>	Amaryllis
<i>Fuchsia</i>	Fuchsias
<i>Kniphofia uvaria</i>	Red-Hot-Poker
<i>Eschscholzia californica</i>	California Poppy

### VINES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Lonicera</i>	Honeysuckle
<i>Wisteria sinensis</i>	Wisteria

### Era of Awakening (1880 to 1900)

Plants used horticulturally during the late 1880's in California included:

### TREES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Acacia farnesiana</i>	Sweet Acacia
<i>Araucaria araucana</i>	Monkey Puzzle Tree
<i>Archontophoenix alexandrae</i>	Alexandra Palm
<i>Brahea dulcis</i>	
<i>Cedrus deodara</i>	Cedar
<i>Ceratonia siliqua</i>	Carob
<i>Chorisia speciosa</i>	Floss Silk Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupressus</i>	Cypress
<i>Eriobotrya japonica</i>	Loquat
<i>Erythrina crista-galli</i>	Coral Tree
<i>Erythrina lysistemon</i>	Coral Tree
<i>Eucalyptus varieties</i>	Eucalyptus
<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Grevillea</i>	Grevillea
<i>Jubaea chilensis</i>	Ch. Wine Palm
<i>Juglans</i>	Walnut
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Leucadendron argenteum</i>	Silver Tree
<i>Livistona australis</i>	Palm
<i>Lyonothamnus floribundus</i>	Catalina Ironwood
<i>Morus</i>	Mulberry
<i>Platanus</i>	Sycamore (N)
<i>Quercus agrifolia</i>	Coast live Oak (N)
<i>Quercus robur</i>	English Oak
<i>Schinus molle</i>	California Pepper
Palms	
Citrus- Oranges, Lemons, Grapefruit	

### SHRUBS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Callistemon</i>	Bottlebrush
<i>Camellia</i>	Camellia
<i>Canna</i>	Canna Lily
<i>Carissa grandiflora</i>	Natal Plum
<i>Dracaena</i>	Dracaena
<i>Eugenia uniflora</i>	Surinam Cherry

<i>Gardenia jasminoides</i>	Gardenia
<i>Hakea</i>	Hakea
<i>Hydrangea</i>	Hydrangea
<i>Nerium oleander</i>	Oleander
<i>Phormium tenax</i>	New Zealand Flax
<i>Pittosporum</i>	Pittosporum
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Prunus lyonii</i>	Catalina Cherry
<i>Strelitzia nicolai</i>	Bird of Paradise
<i>Syzygium jambos</i>	Rose Apple

### HERBACEOUS

<u>Botanic Name</u>	<u>Common Name</u>
<i>Zantedeschia</i>	Calla

### VINES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Baumontia grandiflora</i>	Easter Lily Vine
<i>Bougainvillea glabra</i>	Bougainvillea
<i>Bougainvillea spectabilis</i>	Bougainvillea
<i>Clytostoma callistegioides</i>	Trumpet Vine
<i>Jasminum</i>	Jasmine
<i>Macfadyena unguis-cati</i>	Cat's Claw
<i>Pyrostegia ignea</i>	Flame Vine
<i>Rosa 'Cecile Brunner'</i>	Cecile Brunner Rose
<i>Rosa Banksiae</i>	Lady Bank's Rose
<i>Solandra maxima</i>	Cup-Of-Gold Vine

### The Golden Age (1900 to 1930)

### TREES

<u>Botanic Name</u>	<u>Common Name</u>
<i>Acacia baileyana</i>	Bailey Acacia
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cycas revoluta</i>	Sago Palm
<i>Eucalyptus citriodora</i>	Lemon- scented Gum
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Podocarpus gracilior</i>	Fern Pine
<i>Washingtonia filifera</i>	California Fan Palm

*Washingtonia robusta* Mexican Fan Palm  
Conifers

**SHRUBS**

<u>Botanic Name</u>	<u>Common Name</u>
<i>Azalea</i>	Azalea
<i>Bougainvillea</i>	Bougainvillea
<i>Canna</i>	Canna Lily
<i>Geranium</i>	Cranesbill
<i>Hydrangea</i>	Hydrangea
<i>Musa</i>	Banana
<i>Roses</i>	
<i>Tibouchina urvilleana</i>	Princess Flower

**VINE**

<u>Botanic Name</u>	<u>Common Name</u>
<i>Wisteria sinensis</i>	Wisteria

**Appendix C  
RANCHO CAMULOS RESEARCH  
RESOURCES**

**PHOTOGRAPHS:**

Hundreds of images exist or were made of Rancho Camulos. Major collections include:

- 1884: *Ramona* published with Camulos illustrations by Henry Sandman.
- 1886: J.C. Brewster published the "Ramona's home photographs with stage scenes." (There is a set at the Ventura County Museum of History and Art.)
- 1887: Author George Wharton James and C.C. Pierce developed a portfolio of Camulos photographs (The C.C. Pierce photographs of Camulos are at the USC Regional History Center.)
- 1887: Alexander Francis Harmer sketched Camulos. (Originals are said to be at the ranch.)
- 1888: Charles F. Lummis published the photos "Rancho Camulos: Home of Ramona."
- 1895: Adam Clark Vroman photographed Camulos. These photos were used to illustrate the 1915 version of *Ramona*. (Vroman photos are at the Seaver Center.)
- 1899: Publication by Adam C. Vroman and T. F. Barnes of *The Genesis of the*

*Story of Ramona*. It contains 30 illustrations from original photographs.

- 1909: George Wharton James published *Through Ramona's Country*. This contains more than 100 illustrations.
- 1910: A film version of *Ramona* (starring Mary Pickford) was filmed on location at Camulos.
- 1916: Another film version of *Ramona* (by Clune Studio movie production) was filmed on location at Camulos.
- 1923-24: Landscape views were photographed by Charles Lummis, virtually identical to below."
- 1925: Photographs were commissioned by August Rubel when the ranch was acquired from the Del Valle family. An inventory was prepared at this time as well.
- 1928: Landscape plan exists for installation of irrigation and the pond in the adobe courtyard (later removed).
- 1934: Historic American Building Survey plans prepared to document the site. (Photos in office of the ranch).
- 1950's: Rubel family slides showing the 1928 pond, with roses and white picket pergola at the north end of the adobe courtyard, school yard enclosed by a white picket fence, everything enclosed by white picket



fences earlier.

**LIBRARIES AND MUSEUMS:**

Bancroft Library  
University of California  
Berkeley, 94720  
Jean R. Gibson, Archivist  
(510) 841-2242

California Historical Society  
2209 Pacific Avenue  
San Francisco, CA 94109  
Michael McCone, Executive Director  
(415) 567-1848

Historical Society of Southern California  
200 East Avenue 43  
Los Angeles, CA 90031  
(213) 222-0546

Huntington Library and Botanical Gardens  
1151 Oxford Road  
San Marino, CA 91108  
(818) 405-2100  
(30 images of Camulos)

Natural History Museum of Los Angeles  
County,  
Seaver Center for Western History Research,  
Dr. Janet Fireman, Chief Curator, 744-3354  
Exposition Park  
900 Exposition Boulevard  
Los Angeles, CA 90007  
(213) 744-3352  
(Del Valle Collection including all of Vroman's  
Photographs)  
Southwest Museum  
234 Museum Drive  
Los Angeles, CA 90065

Jerome R. Selmer, Director  
(213) 221-2164  
(Charles Lummis Collection)

Ramona Museum of California History  
4580 Figueroa Street  
Los Angeles, CA 90065  
Dan Patterson, Director  
(213) 222-0012

USC Regional History Center

Ventura County Museum of History and Art  
100 East Main Street  
Ventura, VA 93001  
Charles Johnson, Librarian  
(805) 653-0323

**PEOPLE RESOURCES:**

Shirley Lorenz

Anne Reinders

Edna Kimbro

Judy Triem

Noel D. Vernon, Assistant Dean, Environmental  
Design, Cal Poly Pomona

Harry Lechler, Oral History

**Appendix D  
Ventura County Planning  
Findings for Approval of a Conditional Use Permit**

- a. The proposed development is consistent with the intent and provisions of the County's General Plan and Division 8, Chapters 1 and 2 of the Zoning Ordinance (Purpose and Definitions).
- b. The proposed development is compatible with the character of the surrounding development.
- c. The proposal would not be obnoxious or harmful or impair the utility of neighboring property or uses.
- d. The proposal would not be detrimental to the public interest, health, safety, convenience or welfare.
- e. The proposal is compatible with the existing and planned land uses in the area.
- f. The proposed development will occur on a legal lot.

Additional standards are set for any development in the A-E Zone:

- a. The use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area.
- b. That structures will be sited to minimize conflicts with agriculture, and that other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area.
- c. That the use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible.

**CUP Application Requirements**

The description of the lands that the CUP will cover must be determined.

Plot Plan with boundaries, existing and proposed structures, existing and proposed landscaping.

Indicate existing and proposed use of buildings.

Parking lot layout.

Water Pumping Reports.

Existing and proposed septic systems report.

Project description including phasing plans.

Projections for number of visitors, vehicles, staff.

Hours of Operation.

Traffic Report.

Architectural details and interior improvements need not be shown on plans.





**Appendix D**  
**County Planning Letter of Determination**  
**Regarding Existing Uses**

RESOURCE MANAGEMENT AGENCY  
**county of ventura**

Planning Division  
 Keith A. Turner  
 Director

September 22, 1997

Stephanie Diaz  
 856 Highland Drive, No. 4  
 Santa Barbara, CA 93109

SUBJECT: Non-Conforming Uses at Rancho Camulos

Dear Ms. Diaz

Thank you for your letter of July 24, 1997, wherein you provided information about the historical museum and other uses at Rancho Camulos. Based on that information, and a general knowledge of agricultural and ranching operations, I have made the following determinations regarding the extent of the non-conforming uses on the property.

**Museum Use:**

Maximum number of visitors on site at any given time is 75.  
 Maximum number of days museum can be open is four per month.  
 The buildings which can be used for museum purposes are:

- Del Valle Winery
- Del Valle Adobe Residence (Main House)
- Del Valle Chapel
- Rubel School House
- Barn

*Note:* The Western Garage, Bunkhouse, and the small Nachito Del Valle Adobe seem to me to have been used primarily or exclusively for ranch or agricultural purposes rather than museum uses.

**Special Events:**

Such events include fund raisers, charity events, and the like  
 Maximum number of people on site for any one such event is 400.  
 Maximum number of events per year is four.

I do have some concerns about potential traffic conflicts on HWY 126 with 400 people at an event, and the ability to easily park a sufficient number of cars for that many people on site. I would suggest that an event for any more than about 50 people not be scheduled until adequate parking areas are developed.

Also, I would like the Planning Division to be provided with a list each year of upcoming special events during that year. In that way, if we receive any complaints (although I don't anticipate any) we can adequately respond to the complainant.

800 South Victoria Avenue, L #1740, Ventura, CA 93009 (805) 654-2481 FAX (805) 654-2509



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Stephanie Diaz  
 September 22, 1997  
 Page 2

With respect to Attachment 2 of your letter, I agree that most of the items are not related to the museum use and/or will not require any permits from the Planning Division, with a few exceptions. The following are my comments on the "exception" items, numbered to match your letter:

9. Need an appropriate permit from Planning for what is now called and "agricultural sales facility." Depending on the proposed size, the permit could be a Planning Commission approved CUP.
11. Depending on the type of birds that will be kept in the restored aviary, a CUP for "animal keeping" may be needed from Planning.
15. I need more information about the specific security upgrades which are planned before I can make a final determination.
- 16/17. The proposed signs are directly related to the museum use, but can probably be considered a necessary accessory to the non-conforming use for safety purposes. However, I will need more detail as to locations, sizes, etc. before I can make a final determination. Of course, all signs must meet current Zoning Ordinance regulations.
18. A follow-up telephone conversation with you clarified information in your letter that a caretaker, for both museum and general purposes, was living on-site in the main residence for many years. Therefore, until such time as the main residence can be reconstructed and made livable, a mobile home can be placed on the property with a Zoning Clearance as a temporary mobile home during construction.
21. See my determination outlined above regarding special events.

With respect to Attachment 3 of your letter, I offer the following comments on the level of permits required from the Planning Division.

1. **New Structures** - The drinking fountains and restrooms could be allowed through the issuance of Zoning Clearances since they are merely modern conveniences necessary to adequately service the number of people allowed by the non-conforming museum use. You should check with the Building and Safety and Environmental Health Divisions regarding the use of portable restrooms. However, the Farm Implement Exhibit Building and the Indian Village would be expansions of the non-conforming use and would each trigger the need for a CUP for the museum use.
2. **Infrastructure Improvements** - As long as these were only replacements of existing systems, a Zoning Clearance could be issued. If these were additional systems to what is already there, I would need further information to make a determination. Also, see my comments above on the security system.



Stephanie Diaz  
September 22, 1997  
Page 3

3. Restoration Projects - *Trimming or removing trees* may require the issuance of a Tree Permit from Planning. Restoring the *vineyard* and the *cross* don't require any permits from Planning. See my comments above regarding the *aviary*.
4. Demolitions - Only Zoning Clearances required from Planning, and demolition permits may be required from Building and Safety.
5. Reconstruction - The *entrance driveway* requires no permits from Planning, and neither would the *picket fencing* as long as the maximum heights and setbacks required by the Zoning Ordinance were observed. The *Blacksmith Building* is not listed in Attachment 1 as being part of the historic museum use (and it seems logical to assume that it was primarily a ranch-related use) so it would be considered an expansion of the non-conformity and trigger the need for the museum CUP. Reconstruction of the railroad tracks, gas pumps, kitchen garden, Rubel family garden, schoolyard playground equipment, and arbor would require no Planning Permits. Although the *Railroad Platform* is also not listed in Attachment 1, I would consider it to be an integral part of the historic use of the property and thus related to the museum use. You also indicated there are several photographs showing people getting off the railroad at the Rancho clearly for purposes other than ranching or agriculture, which reinforces my determination. Therefore, the *Railroad Platform* could be rebuilt with a Zoning Clearance and Building Permit.

I hope these determinations are helpful to the overall effort of restoring the property and the museum use on the property. If you have any questions, please call me at 654-2481, or Jeff Walker at 654-2800.

Sincerely,

Keith Turner, Director  
Planning Division

- c: Mary Ann Krause, Supervisor Long's Office
- Christy Madden, CAO's Office
- Shirley Lorentz, Rancho Camulos
- Nick Deitch, Mainstreet Architects
- Kim Hocking, Cultural Heritage Board staff
- Todd Collart, Planning Division

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\*\*\*END\*\*\*

