

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

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

1. Name of PropertyHistoric name: Maulhardt, Gottfried Farm **DRAFT**Other names/site number: Oxnard Farm Park; Oxnard Historic Farm Park; Oxnard Historic Farm Park and Museum; Ventura County Historical Landmark #165; Gottfried Maulhardt/Albert Pfeiler Farm SiteName of related multiple property listing: N/A

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

2. LocationStreet & number: 1251 Gottfried PlCity or town: Oxnard State: California County: VenturaNot For Publication: Vicinity: **3. State/Federal Agency Certification**

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

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

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

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>1</u>	<u>0</u>	objects
<u>4</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural field

AGRICULTURE/SUBSISTENCE: storage

AGRICULTURE/SUBSISTENCE: processing

DOMESTIC: single dwelling

DOMESTIC: secondary structure

AGRICULTURE/SUBSISTENCE: agricultural Outbuilding

Current Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural field

RECREATION AND CULTURE: museum

SOCIAL: civic

EDUCATION: research facility

EDUCATION: library

LANDSCAPE: garden

RECREATION AND CULTURE: monument/marker

WORK IN PROGRES

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Queen Anne

Other: Folk Victorian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood; Brick

Narrative Description

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

Summary Paragraph

Just 2.1-miles from Downtown Oxnard, the Gottfried Maulhardt Farm (see Figures 1, 2, & 3) is the historic pioneer settlement of the first farmers in the 200-square-mile, agriculturally vital, alluvial Oxnard Plain^{1,2}. Located in the suburban West Village neighborhood of Oxnard, Ventura County, California, the farm represents the humble beginnings of what is now the largest city in—and cultural hub of—the California Central Coast³. Focal to the farm are the three contributing buildings and a contributing, ~80ft ca. 1876 Canary Island Date Palm. The buildings reflect the oldest remaining building in the Plain (the 1872 Farmhouse) (see Figures 4, 5, & 6)—which, with its Folk Victorian and Queen Anne elements, happens to also be a rare example of materials (Douglas Fir) brought by lumbar schooners pre-railroad and offloaded at local wharves—the second oldest remaining building (the 1876 Winery/Storehouse) (see Figure 7) —which also happens to be the first brick building, the first winery, and the first basement in the region—and a ca. 1890s wood Carriage House (see Figures 8 & 9) that reflects the growing agricultural industry that grow out of their pioneering efforts. Across the Aspects of Integrity, the farm maintains sufficient integrity. East, the farm faces Gottfried Pl and an Elementary School. North, the farm is adorned with ornamental cherry laurel, walnut, and eucalyptus trees as a privacy screen from single-family homes (see Figure 10). South and west, the farm is enclosed by a manicured municipal park. (See maps)

Narrative Description

Present Condition

Presently, the farm largely maintains integrity across the Aspects of Integrity^{4,5}.

¹ Zurbuchen, Simms, & Huot (2020)

² Maulhardt (1999), pp. 74-76; p. 154

³ Visit California (n.d.)

⁴ Majewski & Tolley (2002)

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Location. All three contributing buildings and the contributing object (palm tree) remain unmoved and stand in their original 1800s locations.

Design. All contributing resources reflect their original exterior designs and maintain their design in relation to one another. The Farmhouse, whose core maintains integrity, is currently sheathed with later additions; however, the core design is still easily identifiable and plans have been approved based on historic evidence to unsheath and restore the Farmhouse's core.

Setting. While the setting has been compromised by surrounding developments, which have displaced most original farmlands, the farm itself maintains its feeling and internal setting, and is thus the last standing element of an otherwise displaced setting. When considering the individual contributing resources, each maintains integrity of setting as they relate to one another inside the farm. In other words, while the farm's overall setting may be displaced, the setting of each resource maintains integrity while on farm.

Feeling. Accordingly, the public is immersed with a sense of how early pioneers settled and farmed when they approach and enter the farm, which maintains original and integral contributing resources, two 1880s historically representative grape vineyards, a great collection of old representative farm implements (including a ca. 1870s carriage wagon [see Figure 12], a ca. 1880s wine press [see Figure 13], two 1903 lima bean threshers [see Figure 14], and numerous tractors), and rotating crop displays grown to exemplify the historic crops grown on the property and throughout the Oxnard plain (e.g., lima beans, sugar beets [see Figure 15], lemons, avocados, walnuts, etc.).

Materials. Not only do the buildings retain their key external materials, but the Farmhouse is a rare manifestation of pre-railroad materials (Douglas Fir) brought by lumbar schooners and offloaded at local wharves.

Workmanship. The farm's contributing resources maintain integrity in their workmanship and reflect the vernacular workmanship of a German immigrant mason/carpenter, Gottfried Maulhardt. The Farmhouse maintains Folk Victorian elements and many of its period of significance Queen Anne additions.

Association. All contributing resources maintain their original associations to one another. Overall, the farm maintains an integrity such that visitors are able to experience a glimpse into how the region was pioneered, settled, and farmed.

(Other) Natural Remains

While natural features (the land was marshy) did not contribute to the selection of the farm—the uninhabited land was chosen for its capacity to be transformed into agricultural land, which is still reflected on farm—the farm maintains its location on and association with the alluvial Oxnard Plain, which is still nestled below the Topatopa Mountains. Suburban development has entirely displaced all reminders of Natural Remains immediately surrounding the farm.

⁵ Personal Communications and assessments between Brandon Burns and Jeff Maulhardt 2022-March 31, 2022.

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Cultural Remains

Contributing Building, 1872 Farmhouse:

Predating the arrival of the first railroad in the area—the southern Pacific Railroad's original mainline through Ventura, Fillmore, and Saugus—and the first railroad (1899-1904) to Oxnard—the southern Pacific Railroad via the Montalvo cutoff, now part of the Coast Line—the Gottfried Maulhardt/Albert Pfeiler Farmhouse is a manifestation of building materials brought to Ventura County by lumber schooners and off-loaded at local wharves⁶. By all known accounts, the ca. 1872 Gottfried Maulhardt/Albert Pfeiler Farmhouse is the oldest remaining building on the Oxnard Plain⁷. The only other building that could possibly contend as the oldest building in the Oxnard Plain, the Leonard Residence⁷, is “in disrepair and it is essentially demolition by neglect”⁸. Notably, Maulhardt arrived in the region before Leonard, but lived in the old (demolished) Gonzalez adobe at the time^{7,9}. It is the pioneer residence (single-family dwelling) of one of the (simultaneously arriving) first farming families in the Oxnard Plain^{7,10}. As such, the Farmhouse represents the most significant pioneer residence in the Oxnard Plain. Currently, the Farmhouse is vacant and is intended to be a local history (particularly local agricultural/farm history) museum⁷. As recorded in An Architectural and Archaeological Assessment of the Pfeiler Farm Property, Ventura County, California, by Teresitta Majewski and Thomas E. Tolley, Technical Report 02-57, Statistical Research, Inc., Tucson, Arizona, 2002, which is on file at the South Central Coastal Information Center, California State University, Fullerton, the character defining features are, (1) wood shiplap siding; (2) random-width wood-shingle roof cladding; (3) corner boards (where different wall planes meet); (4) wide rake (board just beneath the eaves) with cyma recta molding atop; (5) tall 2/2 double-hung wood sash windows on the first floor (plain board window trim, thick wood sills with short, thick wood aprons, and simple concise molding). 1880s Queen Anne style additions include, (1) bargeboard with scalloped edge and circular cutouts; (2) naive fish-scale pattern gable wood shingling; (3) stepped fillet moldings beneath windows; (4) ovolo trim embellished bay window front corners; (5) dentil-enriched bed molding and plain friezes on polygonal bay window cornices. Exterior alterations include enlargement of the gable window openings on the second floor, replacement of the west chimney, one-story additions to the north, and northeast, and a two-story addition to the south. The interior features, as they recorded are, (1) tall baseboards (approximately 8-9 inches tall) with cyma recta trim molding atop; (2) plain, smooth plaster ceilings without crown moldings or medallions; (3) simple, thin-profile four-panel doors (of approximately 1¼-inch thickness); (4) top two panels are approximately three times the length of the lower panels; (5) mortise-and-tenon joinery; (6) black-box door hardware with white ceramic door knobs; (7) distinctive, fully mortised door hinges featuring pins with matching finials and pendants; (8) ovolo trim on door frame reveal; (9) attic flush-bead board ceiling cladding; (10) white ceramic electrical insulating medallions (where wires penetrate ceiling, probably added in the late 1890s or early 1900s); (11) diminutive near-floor-level (1-by-1-foot) casement window in rear gable end; (12) staircase treads, newel posts, and

⁶ Communication with historian Lex Palmer as cited in Majewski & Tolley (2002)

⁷ Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

⁸ Ventura County Cultural Heritage Board Chair Gary Blum as cited in the January 14, 2019 CHB Minutes p.4. As cited in Ventura County Cultural Heritage Board (2020), p. 73

⁹ Maulhardt (1999), p. 76

¹⁰ Maulhardt (1999), pp. 74-76; p. 154

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balusters; (13) board-and-batten closet doors with simple diagonal/horizontal bracing (attic only). Alterations appear to include, (1) the replacement of the west fireplace; (2) removal or covering over the east fireplace; (3) the stairs up to the second floor; (4) probable first and second-floor wall finishes; and removal of sections of the wall to provide access to multiple additions.

Contributing Building, 1876 Winery:

When Gottfried Maulhardt and five other farmers met with Father Juan Compala of the Mission San Buenaventura on December 8, 1876 to discuss constructing the first parish church (what became today's Santa Clara Parish—for the first 20 years known as the Catholic Church of New Jerusalem) south of the Santa Clara River (a necessity after years of farmers having to cross the dangerous river), Gottfried Maulhardt simultaneously began constructing a Bavarian influenced, unreinforced brick masonry building where he would store sacramental wine (grown with the property's vineyard of 250 grapevines¹¹) in the basement and charitable canned fruits and vegetables on the top floor^{12,13,14,15}. The stored goods were used both for the Maulhardt family as well as for the region's parish chapel, which was the first non-mission Catholic church in Ventura County^{12,13,14,15}. Construction was completed by 1877^{12,13,14,15}. The Bavarian influenced, unreinforced brick masonry, Maulhardt Winery consists of, according to Majewski and Tolley, (1) Running bond brickwork (no header course nor combination header/stretcher course) and stringcourse at floor level (diagonal aligned soldier course); (2) brick windowsills (with narrower headers on both corners); (3) segmental-arched (seven-header) window openings; (4) exterior wood staircase, which was recreated in 2013; (5) raking cornice (corbelled). The first level, which was used to store wine, and which is now vacant, has a dirt floor and exposed brick walls. The second level is less than 6 feet above ground-level and was originally used as a storehouse, but which was converted sometime after 1952 into an apartment, and which now remains vacant. The entire second floor is lined with wood. The original windows were also replaced when the top floor was converted into an apartment and the narrow, steel sash windows have since been removed and the openings boarded up. The deteriorated random-width wood-shingle roof cladding was replaced with composite shingle in 2005¹⁶. Some parts of the interior and exterior exposed brick walls have been damaged by inappropriate use of Portland cement as mortar and patch material. Even so, the building would be immediately identified by people who were familiar with the building when it was constructed and still serves today as an outstanding example of, and best surviving work of pioneer masonry in the Oxnard Plain.

Contributing Object, 1876 Canary Island Date Palm:

Likely planted when the Winery was built, this ca. 1876, ~80ft Canary Island Date Palm (see Figure 11) is believed to have been used to supply palms for the newly proposed chapel's Palm Sunday services¹⁶. The age of the palm tree is determined by several concurring estimates. First, a 1940s photo (see Figure 4) shows the palm to be approximately 35ft (~15ft taller than the ~20ft

¹¹ Hampton Jr. (2002), p. 89.

¹² Mervyn (1898), p. 19.

¹³ Maulhardt (1999), p. 73.

¹⁴ Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

¹⁵ Majewski & Tolley (2002)

¹⁶ Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

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Winery/Storehouse), which, given that they grow “just six inches a year”¹⁷, would place the planting date around ca. 1870. Second, the tree’s current height puts the tree in the date range—a ca. 1876 Canary Island Date Palm, growing at 6in/yr should be approximately 73ft in 2022. The height was estimated using the stick method¹⁸ from three different angles, and returned heights of ~78ft, ~81ft, and ~81ft. Third, since “The original reason that palms were planted in the New World was for use during Palm Sunday”¹⁹ and since the palm tree is planted right behind the Winery that stored the wine and canned goods for the new parish chapel, it is likely that the tree was planted alongside the Winery to likewise help with the efforts of supplying the church. Fourth, an 1879 Ventura Signal newspaper article notes that there were already many ornamental trees on the property²⁰. According to a personal communication with UCCE Los Angeles Emeritus Environmental and Landscape Horticulture Advisor, Donald R. Hodel, on 03/15/2022, a tree of this age, while probably not the oldest, would certainly be among the oldest Canary Island Date Palms in Southern California.

Contributing Building, ca. 1890s Carriage House:

The Gottfried Maulhardt Carriage House is a historical outbuilding of the first farmers on the Oxnard Plain. As Gottfried Maulhardt owned horses, wagons, and other improved machinery around the 1880s-1890s²¹, the building is believed to have been designed to store them^{21,22}. The building is located east of the Farmhouse. The building was not listed in an 1879 Ventura Signal newspaper report²¹, but is long believed to have been built by Gottfried Maulhardt^{21,22}. Given his early death in 1898²³, the building was likely constructed sometime between 1879-1898²¹.

Types and Degree of Alterations

Chain of Ownership:

Chain of Ownership, Pre-Period of Significance:

Originally, the land belonged to the Chumash, and according to an interview with Robert Pfeiler several Chumash artifacts, such as steatite bowls, have been found on the property²⁴. Second, after the Chumash people moved or were forced out with the construction of the Mission San Buenaventura, the new “Rancho El Río de Santa Clara o La Colonia” was granted in 1837 by Alta California Governor Juan B. Alvarado to eight Mexican Soldiers from the Santa Barbara Presidio (Valentine Cota, Salvador Valenzuela, Vicente Pico, Rafael Valdez, Vincent Feliz, Leandro Gonzales, and Rafael Gonzales)²⁵. Specifically, Rafael Gonzalez—a former mission administrator and later the alcalde of Santa Barbara—was the owner of the site, which was his portion of the 44,883-acre Mexican land grant—he used the land for cattle²⁶. Third, Juan

¹⁷ Jordan (2004), n.p.

¹⁸ Kuhns (n.d.), n.p.

¹⁹ Nosowitz (2021), n.p.

²⁰ Hampton Jr. (2002), p. 89.

²¹ Majewski & Tolley (2002)

²² Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

²³ Maulhardt (1999), p. 88.

²⁴ Majewski & Tolley (2002).

²⁵ Maulhardt (1999), p. 36.

²⁶ Maulhardt (2013), p. 11.

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Camarillo, a member of the Hajar (1834) expedition, acquired the land from Rafael Gonzalez in 1865, which he never settled on²⁷.

Chain of Ownership, Period of Significance:

In 1867, German immigrants Gottfried Maulhardt and Casper Borchard arrived with their families and soon after leased the land from Juan Camarillo²⁸. They began farming it after having escaped the Prussian war, sailed to America (on multiple voyages, including one to the Isthmus of Panama), pursued the already-over gold rush, and traveled south to what became the Oxnard Plain²³. Fourth, Gottfried Maulhardt acquired the then 410-acre site as his portion of a joint purchase of 1,230.31-acres by Johannes Borchard, Jacob Maulhardt, and himself from Juan Camarillo on December 26, 1872²⁹ (see Figures 20 & 21). By 1875 Gottfried Maulhardt had begun selling portions of the property and by 1887, he had sold all but just over 30-acres of the farm²⁴. In 1875, Gottfried Maulhardt sold ~205-acres to Casper Borchard³⁰. In 1887, Hiram K. Snow purchased 171-acres from Gottfried for \$17,141—though Gottfried did retain the road leading to the Santa Clara Parish Chapel³¹. Sixth, Sophie Maulhardt continued to own the land upon her husband Gottfried's passing in December 1898³¹ and kept it until she sold it in 1905^{31,32} (see Figure 22).

Chain of Ownership, Post-Period of Significance:

Seventh, in 1905, Louis Pfeiler—an 1866 immigrant from Austria/Hungary, who had eventually moved to the Port Hueneme area and taken up farming in the early 1870s³²—purchased the 30-acre farm as a wedding gift for his son Albert Pfeiler (eighth)³². Albert farmed and maintained the property until, following tradition, he gifted the property to his son Robert “Bob” Pfeiler (ninth) for his wedding on December 5, 1937²⁴. Bob Pfeiler farmed and maintained the property until his death in 2002³³. Tenth, With the death of Bob Pfeiler, the Pfeiler family sold the 46-acre ranch to John Laing Homes for development³³. Eleventh, after discussions with Jeffrey Maulhardt, John Laing Homes deeded 0.86-acres (the existing property), to the City of Oxnard³³. In 2007, the City of Oxnard began leasing the farm to the Oxnard Historic Farm Park Foundation³⁴. Twelfth, on January 6th, 2022, the Oxnard Historic Farm Park Foundation purchased the farm from the City of Oxnard³⁴. Today, the farm (Ventura County Landmark No. 165 – Gottfried Maulhardt/Albert Pfeiler Farm Site) is known as the Oxnard Historic Farm Park, which is owned and operated by the Oxnard Historic Farm Park Foundation, Inc. whose purpose is to restore and preserve the two oldest remaining structures on the Oxnard Plain dating back to the 1870s, as well as creating displays for vintage farm equipment, growing garden plots of crops from the past, and creating a home for Oxnard History where the community can gather for public and private events³⁴.

²⁷ Maulhardt (1999), pp. 78-80.

²⁸ Maulhardt (1999), pp. 74-76; p. 154

²⁹ Maulhardt (1999), pp. 77-78.

³⁰ Maulhardt (1999), p. 157.

³¹ Maulhardt (1999), p. 88.

³² Maulhardt (1999), p. 434.

³³ Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

³⁴ Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

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Site Alterations³⁵:

In addition to the alterations noted in the chain of ownership, it is important to reiterate that all of the original farm except for the remaining 0.86-acre farm itself has been displaced by suburban development. While crops such as barley, corn, lima beans, and sugar beets were replanted and could not be expected to remain today, the standing agriculture, such as lemons, avocados, walnuts, and grapes, have been displaced at unknown times. Additionally, the numerous buildings the Pfeiler family added to the original farm have been demolished as has a single Gottfried Maulhardt built barn. To bolster the setting and feel of the farm, the Oxnard Historic Farm Park Foundation has made numerous restorations. Such restorations are reflected as part of the contagious farm in the resource list and are not separately labeled there. While not particular to the farm's historic design, the Oxnard Farm Park now has two significantly sized noncontributing structures. Unlisted, the farm also contains insignificantly sized structures (e.g., sheds, pilasters, implement display barns, a staging arbor, a BBQ pit, etc.). Notably, the farm also maintains a brick courtyard laid by local Port Hueneme Navy Seabees, and an emergency response mandated service area (decomposed granite)³⁴. Both of which were added to the farm under the Oxnard Farm Park Foundation.

Site Alterations, West Vineyard:

On the west side of the property, about 12 feet east of the Winery's west wall is an approximately 2,068ft² vineyard comprising 30 cuttings of 1880s Zinfandel Blanc grapevines from Santa Cruz Island (see Figure 25). The cuttings were purchased from the Nature Conservancy with the agreement that the vines would not be propagated for sale³⁴. The original vines, which were planted in the 1880s by Italian immigrants, were probably obtained from California sources. While not original to the property, the west vineyard enhances the farm's integrity by restoring some of its historic setting. As an 1879 Ventura Signal article notes, Gottfried Maulhardt grew "a small vineyard of 250 grapevines of the choicest varieties"³⁶. Together with the East Vineyard, the farm now boasts 60 cuttings and ~3,320ft² of time-appropriate grapevines.

Site Alterations, East Vineyard:

On the east side of the property, approximately 130ft east from the east wall of the winery is a second vineyard (~1,252ft²) of 30 cuttings of 1880s Zinfandel Blanc grapevines from Santa Cruz Island. The vineyard likewise contributes similarly to the farm's integrity and benefits Californians by giving us a sense of how pioneers farmed Southern California.

Site Alterations, Historic Garden:

As the pioneer settlement of the first farmers on the Oxnard Plain, the farm maintains ~2,512ft² of space dedicated to the rotation of crops historically grown on the property and throughout the Oxnard Plain, such as barley, lima beans, corn, and sugar beets. Located in the southeastern corner of the property, the historic garden was originally planted in 2016 by (and continues to be

³⁵ All following site alterations are from Personal Communications with Jeff Maulhardt 2022-March 31, 2022, unless noted.

³⁶ Hampton Jr. (2002), p. 89.

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maintained by) the UC Master Gardeners of Ventura County, and is approximately 25ft east of the Carriage House's east wall. Together with the ~3,320ft² of 1880s Zinfandel Blanc grapevines, the farm maintains ~5832ft² of historically representative crops, which add to the farm's integrity of setting and provide Californians with a sense of how pioneers farmed Southern California.

Site Alterations, Lemon Orchard:

On the northeast side of the property, approximately 8ft north of the Winery's north wall, the farm maintains a ~2,274ft² lemon orchard. Planted in 2014 by Jeff Maulhardt and Scott Borchard, the orchard of 19 lemon trees represents the regions historic citrus industry and later agricultural development patterns and is comprised of Eureka, Meyer, and Lisbon.

Site Alterations, Seasonal Garden & Avocado Orchard

While not exclusively dedicated to crops historically grown on the farm, ~2,696ft² along the length of the western fence is dedicated to a seasonal garden and an avocado orchard. The avocado orchard contains 10 avocado trees of 4 varieties—Haas, Lamb Haas, Fuerte, and the locally cultivated Daily 11. The avocados were planted in 2014 by Jeff Maulhardt and Scott Borchard (descendants of the first farmers) and the surrounding garden was dedicated to seasonal gardening in 2018. The UC Master Gardeners of Ventura County planted and maintained the seasonal garden.

Site Alterations, Cactus Garden:

On the northeast wall of the farm just outside of the fence, the farm maintains a ~387ft² cactus garden, which was planted in 2021 by Ventura County Master Gardener Lori Vreeke and which represents plants native to the area.

Site Alterations, Chumash Native Garden:

To provide Californians with a better sense of how the area looked prior to development as well as to remember and honor local Native Americans—particularly the Chumash—the majority of the farm's east border (outside of the fence) is lined with an approximately 1,523ft² Chumash Native Garden with QR coded signs. The garden was planted in 2016 by the UC Master Gardeners of Ventura County. (See Figure 16)

Site Alterations, Succulent Garden:

About 11ft north of the Carriage House's north wall, the ~321ft² rectangular succulent garden was planted in 2019 by the UC Master Gardeners of Ventura County and is an example of water conscious garden.

Site Alterations, Southern Wall Berries:

The ~256ft south wall is lined with black barriers and raspberries, which were planted in 2018. The UC Master Gardeners of Ventura County have planted and maintained the barriers.

Site Alterations, Ornamental Trees:

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Along the ~256ft north wall, the farm maintains ~1,833ft² of ornamental trees (cherry laurel, walnut, and eucalyptus). The trees were planted in 2010 by Dufau Landscape, Inc., and serve as a more aesthetically accurate privacy screen between the farm and the blocked-off single-family homes.

Site Alterations, Implement Barn (Noncontributing Structure):

To protect and display some of the farm's farm implement collection, a rectangular 90'x18'x15' wood implement barn with concrete footings and a tin roof was constructed by A&A Concrete and Pinnacle Construction in 2016. The ~1,862ft² structure currently houses some of the main displays, such as a ca. 1870s carriage wagon, two 1903 lima bean threshers (manufactured in neighboring Ventura), a 1924 Buick, and many other implements. These implements provide Californians with a sense of how Southern California farming became evermore mechanized and, while not original to the farm, add to the farm's integrity of setting. The Implement Barn is located in the northeast and is roughly 67ft north of the Carriage House's north wall. (See Figure 17)

Site Alterations, Pavilion (Noncontributing Structure):

About 7ft west of the Carriage House's west wall, the farm maintains an approximately 1,185ft² wood pavilion with decomposed granite floors and 18 wood picnic benches. Built in 2016 by Borchard Construction, the pavilion, which is nestled between the Gottfried Maulhardt/Albert Pfeiler Farmhouse and the Carriage House, serves as a public gathering place. (See Figure 18)

*(Date unknown) Bathhouse (Noncontributing Building) Alterations*³⁷:

Very little is known about the bathhouse, other than that it was likely built by Gottfried Maulhardt early in the historic period. Unfortunately, it has lost its historic integrity as it was moved across the farm when displaced by local development. Even so, the Bathhouse evokes a sense of life during the period of significance. (See Figure 19)

1872 Farmhouse (Contributing Building) Alterations:

The Farmhouse was originally constructed ca. 1872 by Gottfried Maulhardt^{37,38}. A Wraparound Porch was added ca. 1887, likely funded through the sale of land to Hiram K. Snow³⁷. Between 1906 and 1910, architect Von Glenn added³⁸ a, (a) bedroom (west side); (b) dining area & hidden service area (northeast); (c) indoor Bathroom; (d) formalized Kitchen (north); (e) a new mantle for the west fireplace. He also removed or covered the eastern fireplace and demolished the wrap around porch. Around 1923 (architect unknown), two upstairs rooms and a stairwell was added, as well as a door to the west-oriented bedroom for access to the flat roof above the west ground floor room. Concrete pillars and foundation were also added at this time. By 1928 (architect unknown), an addition was made to the west-side of the Kitchen as well as an alteration for an entrance room (northeast)³⁹. In 2014, the Oxnard Historic Farm Park Foundation demolished the

³⁷ Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

³⁸ Majewski & Tolley (2002).

³⁹ Majewski & Tolley (2002).

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west room addition⁴⁰. While not completed, the Oxnard Historic Farm Park Foundation has received the permits (and approval through the Ventura County Cultural Heritage Board) to restore the building to its period-of-significance design. Notably, even without this restoration, the original design, materials, and workmanship, are still identifiable in the core as-is⁴⁰.

1876 Winery (Contributing Building) Alterations:

As noted, the Winery was originally constructed ca. 1876 (synchronous with the Santa Clara Chapel). Sometime shortly after his father Albert's death in 1952 to accommodate his mother, Lydia, Robert Pfeiler converted the top floor into a small apartment with utilities (i.e., water, sewer, phone, and electric lines)³⁹. At some unknown times, Portland cement was inappropriately used as mortar and patching material, which has severely damaged some portions of the original brick walls, and windows were moved³⁹. Around 2008, about two-dozen bricks were added to replace those lost to vandalism. In 2013, the stairs were recreated⁴⁰.

1876 Canary Island Date Palm (Contributing Object) Alterations:

Although the palm tree has grown exponentially, no "alterations" have been made—i.e., the tree is in its original location.

Ca. 1890s Carriage House (Contributing Building) Alterations:

As noted, the building was not listed in the 1879 Ventura Signal newspaper report, but is long believed to have been built by Gottfried Maulhardt. Given his early death in 1898, the building was likely constructed sometime between 1879-1898. At some unknown times, a basketball hoop was added to the west elevation), and the original doors were replaced⁴⁰. In 2013, the interior partitioned office, library, restrooms, and kitchen areas were constructed⁴⁰. In 2014, the barn doors were reconstructed to their historic design³⁵.

Explanation

By maintaining the iconic 1872 Farmhouse, 1876 Winery/Storehouse, 1890s Carriage House, and 1876 Canary Island Date Palm, the farm reflects the humble beginnings of how a German immigrant community, pioneered, settled, and farmed what is now the largest city in the California Central Coast. Furthermore, the farm reflects the oldest examples of both wood and brick architecture in the alluvial plain, and the farm reflects—with strong integrity—one of the oldest examples of what made palm trees iconic to Southern California. Moreover, the unique building techniques and materials maintained on the farm reflect architectural history. In addition to the contributing historical remains on farm, the current physical environment, with California Poppy lined pathways, two 1880s vineyards of Zinfandel Blanc grape vines (60 total cuttings from Santa Cruz Island, which reflect the historic grapes grown on the property), historically representative agriculture (e.g., barley, lima beans, sugar beets, corn, walnut trees, a three-variety lemon orchard, a four-variety avocado orchard, and a seasonal garden), historic farm implements (e.g., an 1870s wagon, a ca. 1870s winepress, two 1903 lima bean threshers manufactured in nearby Ventura by the Ventura Manufacturing & Implement Co, and numerous tractors and other implements that represent historic farming), social gathering spaces, and gardens that represent

⁴⁰ Personal Communications with Jeff Maulhardt 2022-March 31, 2022.

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the prehistoric setting (i.e., a Chumash Native Garden, a succulent garden, and a cactus garden), gives visitors a unique glimpse into how the Oxnard Plain was settled and farmed.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ETHNIC HERITAGE-EUROPEAN: GERMAN

EXPLORATION/SETTLEMENT

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ARCHITECTURE
SOCIAL HISTORY

Period of Significance
1872-1905

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)
Maulhardt, Gottfried

Cultural Affiliation

Architect/Builder
Maulhardt, Gottfried

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

As the pioneer settlement of the first farmers in the Oxnard Plain, which represents the settlement patterns of Austro-Prussian war German refugees as well as the humble beginnings of what is now the largest in, city and cultural hub of, the California Central Coast, the Maulhardt, Gottfried Farm is significant at the local level^{41,42}. Given its significance in the areas of agriculture, German European ethnic heritage, exploration/settlement, architecture, and social history, the property qualifies under criteria A, B, and C. The farm's period of significance, 1872-1905, is derived from the construction date of the Farmhouse, oldest extant building on the property (1872), to the date the property was sold to the Pfeiler family (1905) following Gottfried Maulhardt's death⁴³.

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

Criterion A

Criterion A: Property is associated with events that have made a significant contribution to the broad patterns of our history.

The Maulhardt, Gottfried Farm is associated with events that have made significant contributions to the broad patterns of our history in the areas of EXPLORATION/SETTLEMENT, AGRICULTURE, ETHNIC HERITAGE-EUROPEAN: GERMAN, ARCHITECTURE, and SOCIAL HISTORY.

Area: EXPLORATION/SETTLEMENT

First, the property is significant under Criterion A in the area of EXPLORATION/SETTLEMENT as it is the pioneer settlement of the first farmers in the Oxnard Plain. Before it became a major agricultural region and home to the largest city in the California Central Coast (Oxnard) the alluvial Oxnard Plain was uninhabited and its agricultural potential was not yet explored⁴¹. However, in 1867 Gottfried Maulhardt (see Criterion B) set off on an exploration to what is now known as the Oxnard Plain^{41,44}, where he helped plant the first crop⁴⁵, leased land⁴¹, and began establishing the first farm settlement in the region^{41,43,45}. That is to say, the property is significant under Criterion A as it is the place where the pioneer first farmers settled in the Oxnard Plain⁴¹ and, having been previously uninhabited, the settlement of

⁴¹ Maulhardt (1999), pp. 74-76; p. 154

⁴² Visit California (n.d.)

⁴³ Maulhardt (1999), p. 434

⁴⁴ Personal Communications and assessments between Brandon Burns and Jeff Maulhardt 2022-March 31, 2022.

⁴⁵ Maulhardt (1999), p. 54

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the property represents the humble beginnings of the entire Oxnard Plain and of the largest city in the California Central Coast, Oxnard.

Area: AGRICULTURE

Second, the property is significant under Criterion A in the area of AGRICULTURE because it marked the primary event that led to the plain being developed as an agricultural community and because it is associated with numerous events that exemplified or led the development of agriculture in the region.

As noted under EXPLORATION/SETTLEMENT, the property is the pioneer settlement of the first farmers in the Oxnard Plain and represents the humble beginnings of the alluvial plain's agricultural culture and industry. The settlement of the Maulhardt, Gottfried Farm is the primary event that set the agricultural tone of the Oxnard Plain. As noted in more detail in ETHNIC HERITAGE-EUROPEAN: GERMAN, because of the Maulhardt and Borchard families' success in agriculture and settlement, many German families soon followed to the Oxnard Plain and began transforming the empty plain into a vast wealth of agricultural farms. Essentially, Oxnard's development as an agricultural community is directly and inseparably tied to the successful development of its pioneer farming settlement, the Maulhardt, Gottfried Farm.

Additionally, when Gottfried Maulhardt and five other farmers met with Father Juan Compala of the Mission San Buenaventura on December 8, 1876 to discuss constructing the first parish church (what became today's Santa Clara Parish—for the first 20 years known as the Catholic Church of New Jerusalem) south of the Santa Clara River (a necessity after years of farmers having to cross the dangerous river), Gottfried Maulhardt synchronously constructed a Bavarian influenced, unreinforced brick masonry building (Winery) where he would store sacramental wine (grown with the property's vineyard of 250 grapevines) in the basement and charitable canned fruits and vegetables on the top floor. Essentially, the property meets Criterion A under the area of AGRICULTURE because it is associated with the development of the first winery, brick building, and basement in the Oxnard Plain, the 1876 Gottfried Maulhardt Winery. As the first agricultural building of its type, the development of the 1876 Gottfried Maulhardt Winery marks a major advancement in the agricultural industry in the plain and is the oldest and most significant window we have today into the agricultural practices and agricultural buildings of the first farmers in the Oxnard Plain.

Importantly, it is believed that the unmoved Canary Island Date Palm was planted behind the winery in that same year (1876) to supply the new church with palms for Palm Sunday. This tree is believed to be amongst the oldest such palms in Southern California. Given that the original Canary Island Date Palm trees were planted in California for this specific use, that it is likely amongst the oldest, and that it remains unmoved, the palm is, with full integrity, an incredible and significant example of what made palm trees so iconic in and synonymous with California.

Furthermore, in the 1890s Gottfried Maulhardt constructed the Carriage House on the property, which provides an important historical look into how the region was developed and farmed. That is to say that the contrast between the three buildings (the 1872 Farmhouse, the 1876 Winery, and the 1890s Carriage House) in their construction and uses provides an important look into

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how the agricultural industry grew in the plain. Specifically, the 1890s Carriage House exemplifies the need for and subsequent development of buildings to store the equipment necessary to keep up with the booming agricultural developments in the area.

Moreover, the property had continuously been associated with the major crops grown in the region (barley, corn, lima beans, and sugar beets) and was often at the forefront of their widespread adoption. That is to say, the agricultural history of the property is a microcosm of the agricultural history of the Oxnard Plain itself. In 1896, the site became associated with the development of the local sugar beet industry⁴⁶. Ultimately, the massive industry and immigration that sprung up from sugar beets lead to the formation of what is now the largest city in the California Central Coast, Oxnard⁴⁷. That April, Gottfried Maulhardt began financially supporting his nephew Albert Maulhardt with a \$1,000 loan so Albert could pursue the many tasks associated with planting, weeding, thinning, and harvesting the beets. Likewise, Gottfried dedicated portions of the property to help grow and test the beets⁵. These tasks were designed to prove the viability of sugar beets in the area and ultimately to bring the growing US sugar beet industry to the region as the major campaign by the newly established Ventura County Sugar Beet Committee, which Albert Maulhardt had been appointed secretary of. The endeavor was pivotal in the development of the city and was a great success.

From being the pioneer settlement of the first farmers to being associated with the sugar beet experiments that lead to the development of the City of Oxnard, the Maulhardt, Gottfried Farm meets Criterion A in the area of AGRICULTURE because it is a microcosm of agriculture locally and the local agricultural history is inseparable from the history of the property.

Area: ETHNIC HERITAGE-EUROPEAN: GERMAN

Third, the property is significant under Criterion A in the area of ETHNIC HERITAGE-EUROPEAN: GERMAN, because it is associated with the early settlement of the Oxnard Plain as a small German community. Given the successful settlement of the Maulhardt, Gottfried Farm and the potential the plain held for agriculture proven by the Maulhardts and Borchards, Many German families followed from the area near Duderstadt and surrounding villages Mingerode, Desingerode, Esplingerode, Nesselroden, Werxhausen, and Rollhausen. These German families contributed greatly to the agricultural development of the plain and served as leaders throughout the community. The local German community was so prominent in the area that the sermon for the first service of the Santa Clara Parish Chapel (which was the first church in the plain and the first non-Mission Catholic Church in Ventura County) on March 17, 1877 was given in German⁴⁸. Moreover, the German community became so significant in the area that a German Society, Germania, met for a Grand Picnic at the Borchard Farm, which was by the Santa Clara River⁴⁹ and by 1903 there were enough German families to create the German Society, Orden Hermann Sonns, Sons of Germany in March, 1903⁵⁰. Much of the community's early amenities

⁴⁶ Personal Communications with Jeff Maulhardt 2022-March 31, 2022

⁴⁷ Visit California (n.d.)

⁴⁸ Mervyn (1989) p. 21

⁴⁹ Ventura Signal – May 12, 1878

⁵⁰ Oxnard Courier – March 28, 1903

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(the Parish, the hospital, and schools) were developed with immense support from the German community through land donations, funding, and by serving on their development committees. While the Oxnard Plain was home to many immigrant groups who contributed indispensably to the area, Oxnard was an important place for many German families looking for a new home after escaping war in their home country. These German families could have immigrated anywhere, but they chose Oxnard as they followed the growing German community that emerged around the proven settlements of the Maulhardts and Borchards. Overall, the property is significant under Criterion A as it was the catalyst for a creating a home for many German families displaced by war to relocate and settle together. German families in the community include Maulhardts, Borchards, Reimanns, Friedrichs, Diedrichs Scholles, Kruckenbergs, Helmonds, Marings, Ottes, and Wucherpennings. Importantly, many of these surnames were represented by multiple families and their various settlements.

Criterion B

Criterion B. Property is associated with the lives of persons significant in our past.

The Maulhardt, Gottfried Farm is significant under Criterion B as it is associated with the life of Gottfried Maulhardt (See Figures 23, 24, & 26), who was significant in our past locally. The significant contributions the site has made to the broad patterns of our history under Criterion A cannot be separated from the man who made those contributions.

Area: EXPLORATION/SETTLEMENT

First, Maulhardt, Gottfried Farm is significant under Criterion B in the area of EXPLORATION/SETTLEMENT because it is associated with Gottfried Maulhardt who was one of the first farmers to explore and settle the plain and the first to build a home and permanently settle on the previously uninhabited Oxnard Plain. As noted under Criterion A: EXPLORATION/SETTLEMENT, German immigrant Gottfried Maulhardt was in the group of explorers who planted the first crop in the then uninhabited Oxnard Plain and who then established the first farm settlement in the area. Gottfried Maulhardt was one of the first people to explore and settle the Oxnard Plain, specifically in regards to its agricultural potential.

According Jeffrey Wayne Maulhardt through a correspondence on July 18, 2022 on the story of Gottfried's life, Gottfried Maulhardt was born in Mingerode, Lower Saxony, Germany in 1836. Unfortunately, Gottfried Maulhardt and his brother Jacob were part of the Battle of Hanover in August 1866 and although their army was successful in holding off the Prussian army in a three-day battle, reinforcements failed to rescue their troops. Gottfried and Jacob were met with an ultimatum, join the Prussian army or flee to America. On April 4, 1867, the local paper, Duderstadter Wochenblatt, announced a farewell from the Maulhardt brothers as well as their neighbor from the village of Werxhausen, Caspar Borchard. Gottfried Maulhardt, Caspar Borchard, and Jacob Maulhardt—along with his wife Doretta and their two children—boarded the ship the Argonaut that sailed out of the port of Bremen and arrived at the port of New York on May 30, 1867. They then traveled to the Isthmus of Panama where they caught another ship to northern California. Shortly thereafter, Caspar Borchard, Gottfried and Sophie Maulhardt traveled south to Santa Barbara County—soon to be divided into two counties, Santa Barbera

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and Ventura. The Pioneer Roll for the Ventura County Pioneer Society from 1893 shows Gottfried Maulhardt's county entranced date as November, 1867⁵¹. Both Caspar and Gottfried were part of the first farmers to plant the first crop (30 acres of wheat and 30 acres of barley) in the uninhabited Oxnard Plain while working for Christian Borchard, who had relocated to Ventura County in October of 1867⁵². Gottfried continued to farm and lease land until December 1872 when he and other first farmers officially purchased land from Juan Camarillo (for more details see Section 7 Narrative Discription: "Chain of Ownership, Period of Significance"). The development of the 1872 Gottfried Maulhardt Farmhouse on the property marks the first house built on the plain by these farmers and sets aside the Maulhardt, Gottfried Farm as the portion of land split amongst the first farmers as the first portion to be developed. This sets Gottfried Maulhardt aside as the first farmer on the Oxnard Plain to build a house and officially and permanently settle the plain, hence why the Maulhardt, Gottfried Farm is considered the pioneer settlement of the first farmers in the Oxnard Plain.

Area: AGRICULTURE

Second, the Maulhardt, Gottfried Farm is significant under Criterion B in the area of AGRICULTURE for its association with Gottfried Maulhardt, who as noted throughout the Narrative Statement of Significance was one of the first farmers in the Oxnard Plain. He was the first farmer to permanently settle the plain and establish a true farm settlement. The agricultural achievements of the property discussed under Criterion A cannot be separated from the man who made such achievements, Gottfried Maulhardt. Simply, the AGRICULTURE significance and achievements of the property are likewise the significance and achievements of Gottfried Maulhardt himself. From helping plant the first crop to funding and dedicating land, resources, and efforts towards the sugar beet experiments that lead directly to a booming industry and the official formation of the City of Oxnard, Gottfried Maulhardt was a key figure in the development of the areas agricultural history (details discussed in Criterion A: AGRICULTURE).

Area: ETHNIC HERITAGE-EUROPEAN: GERMAN

Third, the Maulhardt, Gottfried Farm is significant under Criterion B in the area of ETHNIC HERITAGE-EUROPEAN: GERMAN for its association with Gottfried Maulhardt. As one of the first Germans (along with Casper Borchard) to relocate to the Oxnard Plain, Gottfried Maulhardt was instrumental in transforming the Oxnard Plain into a space where many German families were able to relocate after being displaced from their homes (see Criterion A: ETHNIC HERITAGE-EUROPEAN: GERMAN for more details). In addition to creating a place for Germans to relocate, the contributions and achievements of Gottfried Maulhardt are intertwined with the German heritage of the early Oxnard Plain. Whether it is the agricultural legacy he left, the German architecture he brought that is today some of the most recognizable and iconic in the area, or the great social impact he left, Gottfried Maulhardt contributed to and represents the German heritage of the Oxnard Plain.

⁵¹ On archive at the Museum of Ventura County.

⁵² Thompson & West (1883).

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Area: SOCIAL HISTORY

Fifth, the Maulhardt, Gottfried Farm is significant under Criterion B in the area of SOCIAL HISTORY for its association with Gottfried Maulhardt who was a major figure in local history.

Aside from the aforementioned exploration/settlement, agricultural, and architectural contributions of Gottfried Maulhardt, which likewise exemplify his importance to SOCIAL HISTORY, it is worth pointing out several additional facts. For example, Gottfried's 1872 Farmhouse was not only the beginning of permanent farm settlements in the Oxnard Plain, but it accommodated other farmers as they built their homes and began their settlements; meaning that Gottfried not only settled the plain himself but that he helped other farmers in their settlement efforts as well⁵³.

Additionally, during a smallpox outbreak, Gottfried and Sophie Maulhardt stayed with and helped Reverend Bristol. In a February 19, 1927 Ventura County Star publication, local historian E.M. Sheridan wrote that despite the advice to stay away, "neither of them seemed to have any fear of the disease and they stayed right there, through all their troubles in the disease stricken family and were of incalculable help to Mrs. Bristol," that "This German couple who proved themselves real friends were most needed became well known in the county in after years. They were Godfrey and Sophie Maulhardt⁵⁴." Over 100 years later, the images of both Gottfried and Sophie Maulhardt appear on the back cover of the 2003 edition, Volume 47 of the *Quarterly* by the Ventura County Historical Society featuring influential contributors to the History of Oxnard (See Figure 26).

Furthermore, Gottfried Maulhardt was instrumental in the development of the Santa Clara Parish Chapel, which was the first church on the south side of the river, the first to be erected on the Oxnard Plain, and the first non-mission Catholic Church in Ventura County⁵⁵. Gottfried served alongside Dominick McGrath, Thomas Cloyne, Christian Borchard, and his brothers Jacob and Anton Maulhardt. And, as noted, Gottfried Maulhardt produced and stored sacramental wine and charitable canned goods in his 1876 Winery. It is also believed that he provided palms for Palm Sunday with the tree that is still extant on the property.

Moreover, Gottfried Maulhardt helped create Oxnard's first parochial school. As Jeffrey Maulhardt noted in a correspondence on July 18, 2022, with the rise farmland prices and the periodic selling off the majority of his land, Gottfried Maulhardt was able to provide many financial contributions to the community. As stated in his 1897 will and published in the Ventura Independent on December 29, 1898, Gottfried left "\$1,000 in trust for the Catholic school." The school was started the next year and was open by 1901 as St. Joseph's Institute. Sophie Maulhardt died almost twenty years later in March, 1916 and she too left a portion of her estate to St Joseph's Institute as well as to the Catholic Church. The building was torn down and rebuilt along with a new name, Santa Clara Grammar and High School, in 1929 and still in operation to today.

⁵³ According to correspondence with Jeffrey Wayne Maulhardt on July 18, 2022

⁵⁴ Quotes forwarded by Jeffrey Maulhardt in a correspondence on July 18, 2022

⁵⁵ Mervyn (1989) p. 15

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Gottfried Maulhardt was known throughout the community as an important social leader throughout the community and in 1887 he celebrated his Silver wedding anniversary with Sophie Maulhardt on the property (See Figure 6). As Jeffrey Maulhardt noted in a personal correspondence on February 22, 2022:

A group photo was taken in front of the residence and included many of the first farmers of the area including: Ed Borchard, who planted the first crop on the Oxnard Plain; Fridolyn Hartman, who owned the Hartman Hotel and Hartman Brewery, Justin Petit, Louis Pfeiler, and their four wives, the Kaufman Sisters and their mother Mary Kaufman; Jacob and Doretta Maulhardt, Albert Maulhardt, who later introduced sugar beets to the area; A. A. Maulhardt, who later became county's first Health Officer; Dominick McGrath, who introduce lima beans to the area; Franz Friedrich, [and] Peter Donlon. Providing music for the event and also pictured were members of the Gonzalez family, descendants of original land grantee of the El Rio de la Santa Clara o la Colonia, Rafael Gonzalez.

Criterion C

Criterion C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The Maulhardt, Gottfried Farm is significant under Criterion C as the property, which is the oldest remaining in the community, with the first (1876) brick building, the first winery, and the first basement (See Figure 7), the oldest remaining(1872) building (See Figure 4), a towering ca. 1876 palm tree—likely among the oldest in the state—(See Figure 11), and a ca. 1890s Carriage House (See Figure 8), uniquely tells the story of how pioneers settled the area and began developing the massive agricultural industry present today. The architectural forms on site are synonymous with the earliest architectural forms in the community⁵⁶. Moreover, the 1½-story Folk Victorian single-family home with Queen Anne additions, which was built in 1872 by a German pioneer tradesman and which predates the arrival of the first railroads (1876) in the area, is a rare manifestation of materials (Douglas Fir) brought to Ventura County by lumber schooners and offloaded at local wharves. This method alone makes the site significant at the local level for the rarity of such materials and methods during the period. The site embodies the distinct characteristics of the community's earliest period and, having been developed by a German trained mason/carpenter represents the work of a master, Gottfried Maulhardt, particularly in regards to his Bavarian inspired, unreinforced brick masonry winery, which is so iconic in the community that it was recreated in the community's "Heritage Square"—a local development of relocated historic buildings in Downtown Oxnard that exemplifies the architectural heritage of the community.

According to Jeffrey Maulhardt in a correspondence on July 18, 2022, Gottfried learned the trades of his parents, carpentry (Tischler) and brick masonry (Tischer). His German roots and skills played a large part in his survival and growth in the New World. The area of Germany

⁵⁶ See Section 7 for details on the architectural styles and history.

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where the Maulhardts were raised was once a wooded area. From here, an early version of the family name was derived, Muhlhardt. Muhl = miller; hardt=hardworking. The wooden building of the Lower Saxony region was primarily Catholic. However, when the Protestant armies swept through the area, the homes were burned. Thus a new skill was developed, brick masonry. The Maulhardt homestead in Mingerode as well as neighboring village of Esplingerode, remaining in use today are examples of the brick farmsteads that the Maulhardts built as early as the early 1800s. Gottfried learned the carpenter trade and worked as a journeyman before leaving for California⁵⁷.

Gottfried Maulhardt brought these skills to the Oxnard Plain where he built two of the areas most iconic buildings (the 1872 Farmhouse and the 1876 Winery). These buildings have long served as local landmarks in the community and their forms and facades are unmistakable to anyone familiar with them (See the subsection on the Farmhouse and Winery in Section 7: Narrative Description for descriptions and histories of the buildings, including details on their high levels of craftsmanship and their historic integrity).

Additionally, it is long believed that Gottfried Maulhardt built the brick building on Casper Borchard's ranch in nearby Conejo Valley (See Figure 27). Caspar traveled to America on the same ship as Gottfried in 1867. Caspar is credited with bringing the first plow to the Valley with his cousin Ed Borchard in 1867⁵⁸. Caspar returned to Germany for a short period to secure enough money to buy some land and to provide for and find a wife. He returned in 1875 and purchased his first 205 acres from Gottfried Maulhardt on December 1, 1875⁵⁹. By August 16, 1882, Caspar Borchard purchased 3,285 acres in the Conejo Valley of Ventura County⁶⁰. On this property, Caspar ran cattle and sheep, and he grew alfalfa. To store his beef, he had a brick structure built. Given his close relationship with him and his skill as a brick mason, it is long believed that Gottfried Maulhardt also built that building⁶¹, which speaks to the trust he had throughout the county as a skilled and mastered mason.

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⁵⁷ Guinn (1907)

⁵⁸ Oxnard Daily Courier – October 1926.

⁵⁹ Maulhardt (1999) p. 157.

⁶⁰ Maulhardt (1999) p. 161.

⁶¹ Personal correspondence with Jeffrey Maulhardt on July 18, 2022

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Oxnard Historic Farm Park

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.86

Use either the UTM system or latitude/longitude coordinates

Maulhardt, Gottfried, Farm
Name of Property

Ventura, California
County and State

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 34.214000° Longitude: -119.164849°

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

The boundary of the Maulhardt, Gottfried Farm is shown as the thick, black solid line on the accompanying map entitled "City of Oxnard, Ventura County Assessor's Map. 215-27," which was compiled by the Ventura County Assessor's Office on 10/21/2004 and revised on 06/14/2016.

Boundary Justification (Explain why the boundaries were selected.)

Simply, the boundaries were chosen because they are the legal remaining boundaries of the site recorded by the Ventura County Assessor's Office, which is recorded in the map entitled "City of Oxnard, Ventura County Assessor's Map. 215-27".

11. Form Prepared By

name/title: Brandon Jason Burns
organization: Oxnard Historic Farm Park Foundation Volunteer
street & number: 79 E. Daily Dr.
city or town: Camarillo state: California zip code: 93010
e-mail brandon.jason.burns@gmail.com
telephone: (805) 889-8811
date: 08/12/2022

Additional Documentation

Submit the following items with the completed form:

Maps: A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

Maulhardt, Gottfried, Farm
Name of Property

Ventura, California
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Photographs

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

Photo Log

Name of Property: Maulhardt, Gottfried Farm

City or Vicinity: Oxnard

County: Ventura

State: California

Photographer: Jeffrey Maulhardt

Date Photographed: 02/23/2022

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

California_Ventura_Maulhardt, Gottfried Farm_0001
Contributing 1872 Farmhouse. (East Elevation).

1 of 4.

Name of Property: Maulhardt, Gottfried Farm

City or Vicinity: Oxnard

County: Ventura

State: California

Photographer: Jeffrey Maulhardt

Date Photographed: 03/23/2022

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

California_Ventura_Maulhardt, Gottfried Farm_0002
Contributing 1876 Winery/Storehouse (East Elevation).

2 of 4.

Maulhardt, Gottfried, Farm

Ventura, California

Name of Property

County and State

Name of Property: Maulhardt, Gottfried Farm

City or Vicinity: Oxnard

County: Ventura

State: California

Photographer: Jeffrey Maulhardt

Date Photographed: February, 2022

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

California_Ventura_Maulhardt, Gottfried Farm_0003
Contributing Ca. 1890s Carriage House (North Elevation).

3 of 4.

Name of Property: Maulhardt, Gottfried Farm

City or Vicinity: Oxnard

County: Ventura

State: California

Photographer: Jeffrey Maulhardt

Date Photographed: March 2022

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

California_Ventura_Maulhardt, Gottfried Farm 0004
Contributing 1876 Canary Island Date Palm (West Elevation).

4 of 4.

Maulhardt, Gottfried, Farm
Name of Property

Ventura, California
County and State

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

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

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

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

United States Department of the Interior
National Park Service

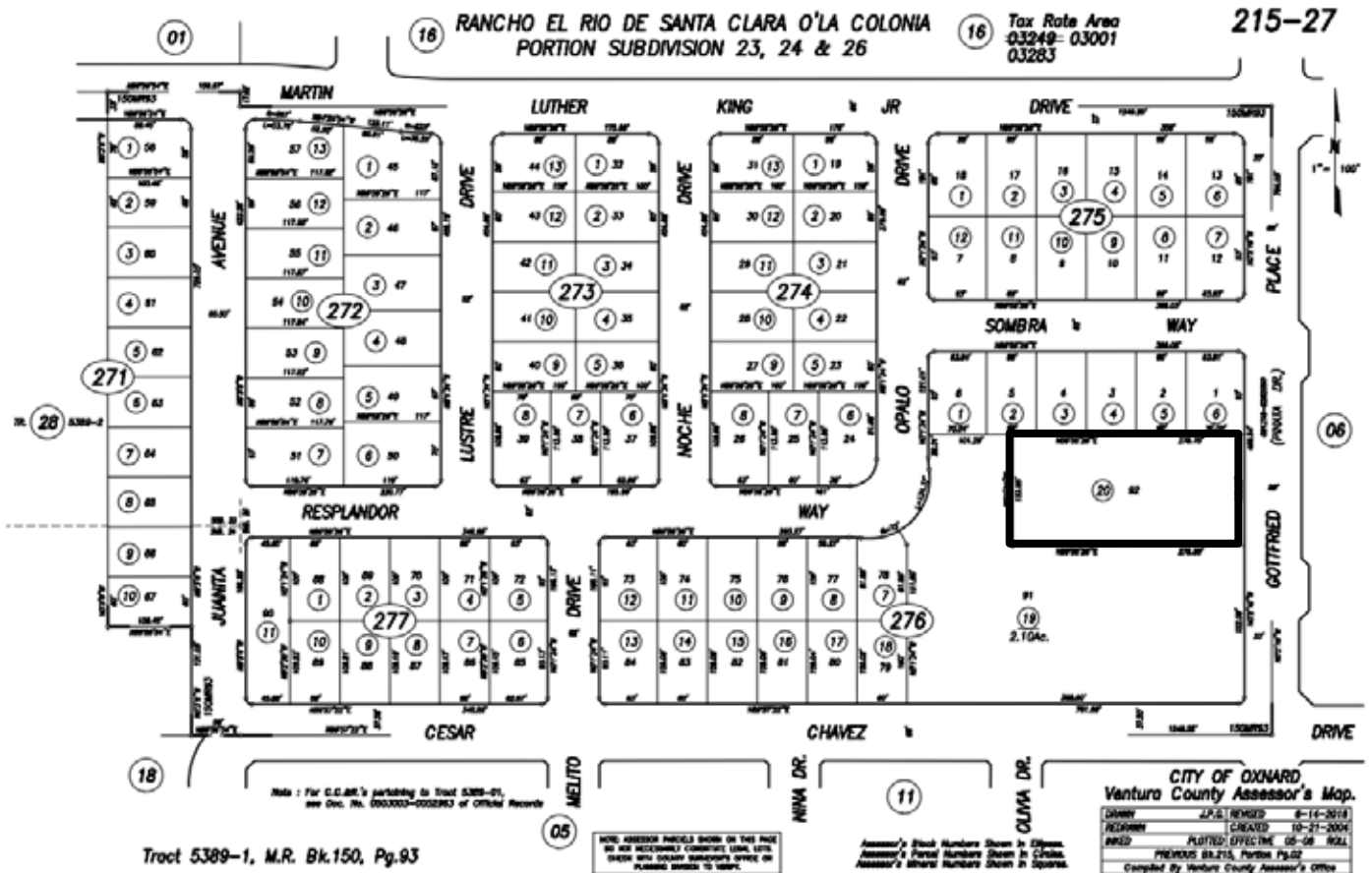
National Register of Historic Places
Continuation Sheet

Gottfried Maulhardt Farm Site
Name of Property
Ventura, California
County and State
N/A
Name of multiple listing (if applicable)

Section number 10 Page 1

Verbal Boundary Description

City of Oxnard, Ventura County Assessor's Map. 215-27



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Gottfried Maulhardt Farm Site

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Section number Additional Page 3

Map



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Sketch Map



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Gottfried Maulhardt Farm Site

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Section number Pictures Page 1

Figure 1
Contributing Gottfried Maulhardt Farm Site (East Elevation).



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Section number Pictures Page 2

Figure 2
Site (North East Elevation).



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Section number Pictures Page 3

Figure 3
Ca. 1940s Site (North Elevation).



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Section number Pictures Page 4

Figure 4
California_Ventura_Maulhardt, Gottfried Farm_0001
Contributing 1872 Farmhouse. (East Elevation).



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Gottfried Maulhardt Farm Site

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Section number Pictures Page 5

Figure 5

Ca. 1940 South East Elevation of Site showing ~35ft Canary Island Date Palm



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National Park Service

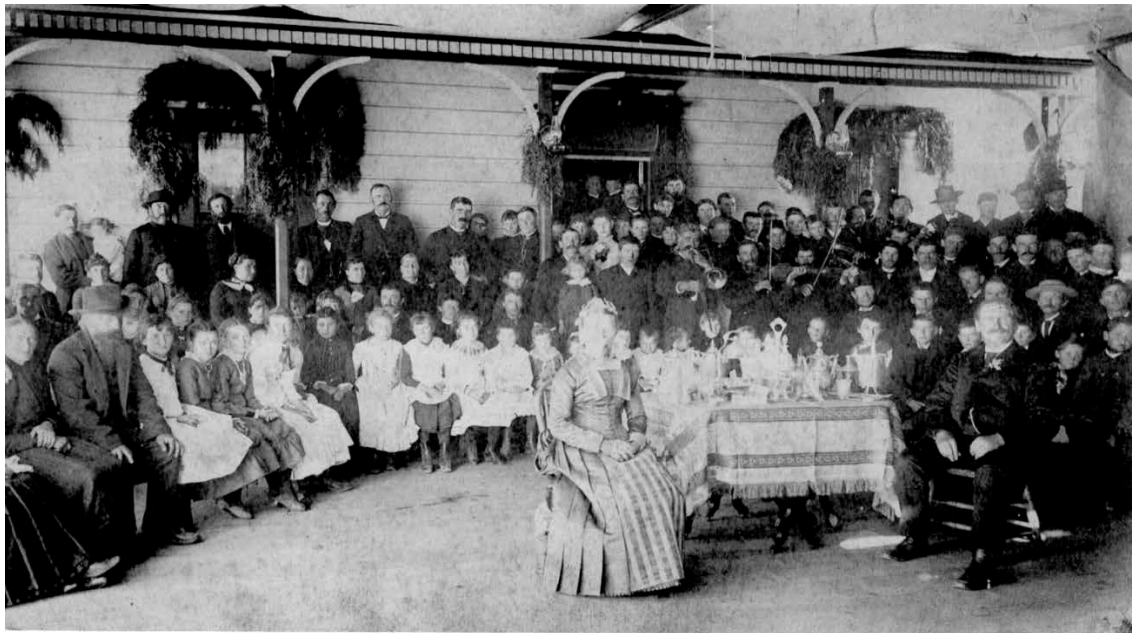
National Register of Historic Places
Continuation Sheet

Gottfried Maulhardt Farm Site
Name of Property
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Section number Pictures Page 6

Figure 6

Ca. 1887 Gottfried & Sophie Maulhardt Silver Wedding with Farmhouse behind (East Elevation).



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Gottfried Maulhardt Farm Site

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Figure 7

California_Ventura_Maulhardt, Gottfried Farm_0002
Contributing 1876 Winery/Storehouse (East Elevation).



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Figure 8
California_Ventura_Maulhardt, Gottfried Farm_0003
Contributing Ca. 1890s Carriage House (North Elevation).



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Section number Pictures Page 9

Figure 9

Ca. 1915 Carriage Building with Oxnard Squirrel Brigade (West Elevation).



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Figure 10
Ornamental Trees (East Elevation).



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Figure 11
California_Ventura_Maulhardt, Gottfried Farm_0004
Contributing 1876 Canary Island Date Palm (West Elevation).



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N/A

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Figure 12
Ca. 1870s Wagon.



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Figure 13
Ca. 1880s Wine Press.



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Gottfried Maulhardt Farm Site

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Section number Pictures Page 14

Figure 14
1903 Lima Bean Thresher.



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Figure 15
Sugar Beets.



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Figure 16
Chumash Native Garden



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Section number Pictures Page 17

Figure 17
Noncontributing Implement Barn (South East Elevation).



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Figure 18
Noncontributing Pavilion (South East Elevation).



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Section number Pictures Page 19

Figure 19
Noncontributing Bathhouse. (North East Elevation).



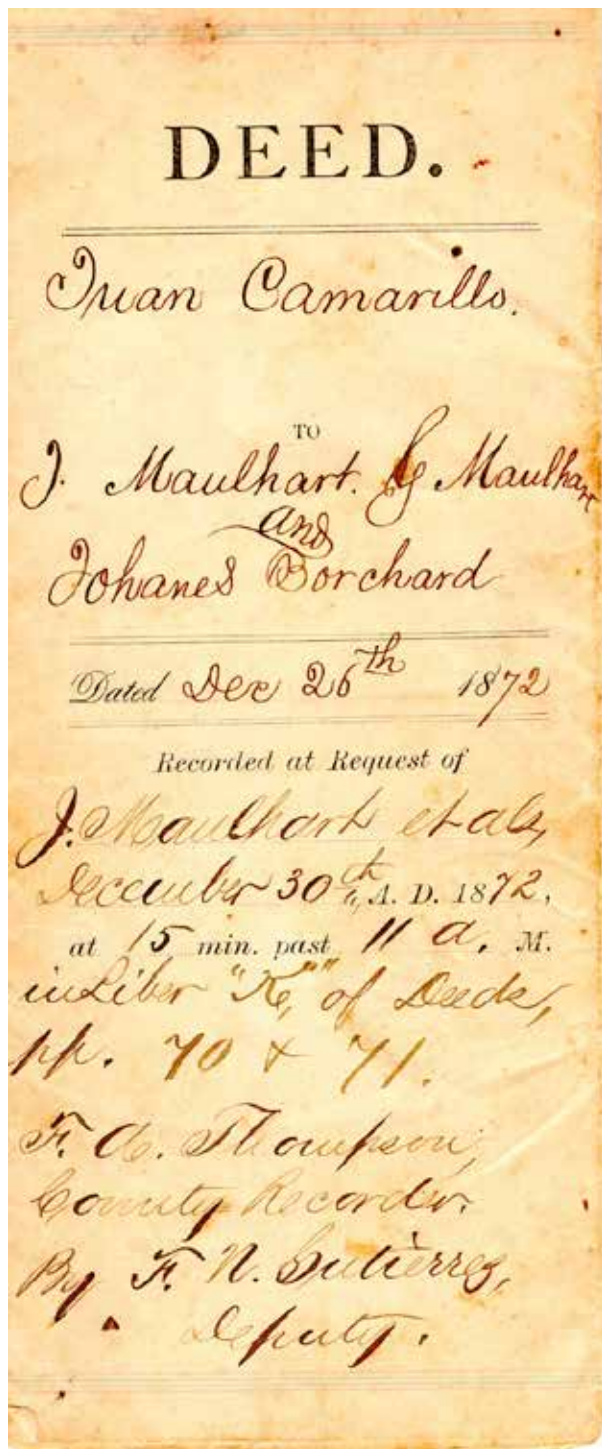
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Gottfried Maulhardt Farm Site
Name of Property
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Section number Pictures Page 20

Figure 20
1872 Property Deed.



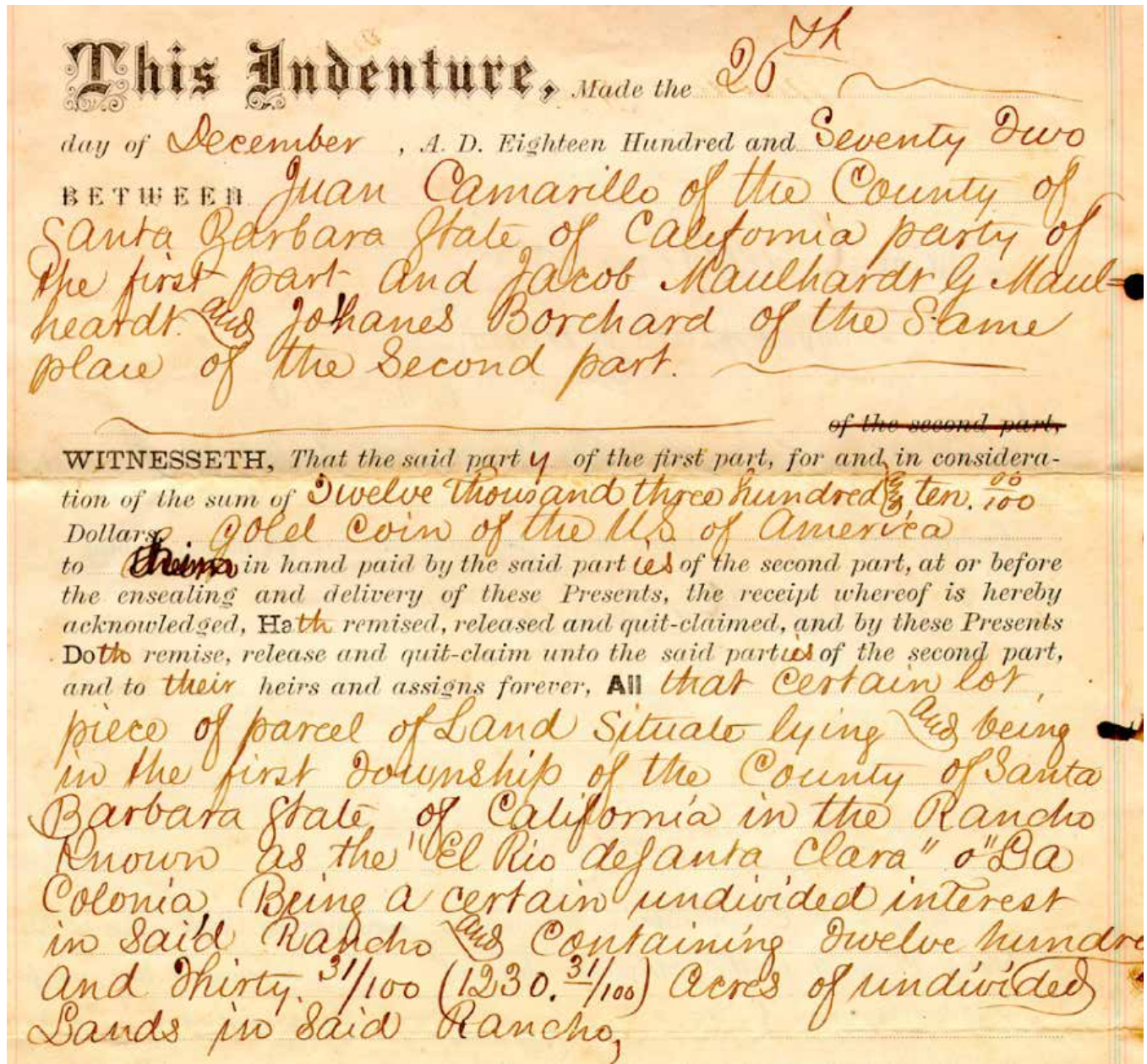
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Gottfried Maulhardt Farm Site
Name of Property
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Section number Pictures Page 21

Figure 21
1872 Property Indenture.



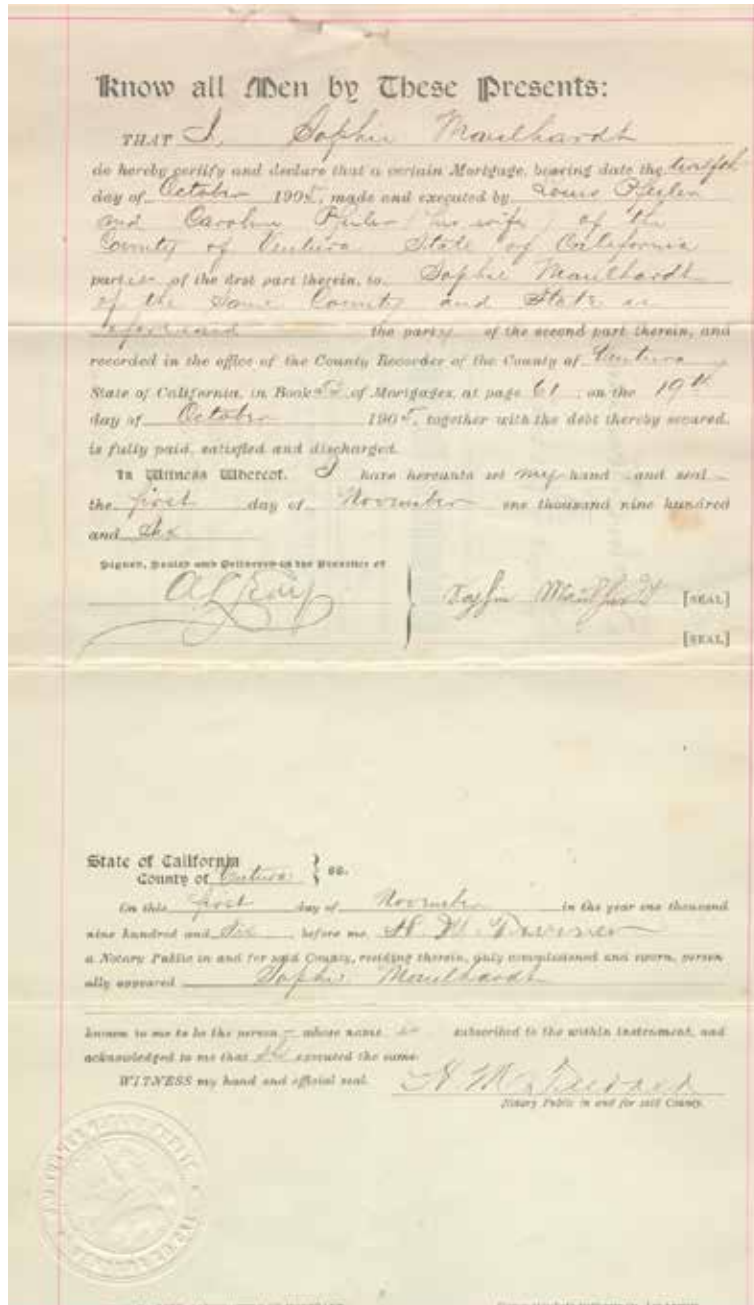
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Gottfried Maulhardt Farm Site
Name of Property
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N/A
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Section number Pictures Page 22

Figure 22
Land Sale to Pfeilers.



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N/A
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Section number Pictures Page 23

Figure 23
Ca. 1880s Gottfried & Sophie Maulhardt



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Section number Pictures Page 24

Figure 24
Ca. 1893 Gottfried & Sophie Maulhardt.



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Figure 25
Close up of 1880s Zinfandel Grapes



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Section number Pictures Page 26

Figure 26

Back cover of the Oxnard Centennial Who's Who Book featuring Sophie Maulhardt (Bottom Center) and Gottfried Maulhardt (2nd from Bottom Left).



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Gottfried Maulhardt Farm Site

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Section number Pictures Page 27

Figure 26

Old picture featuring burros, a boy, and the brick building believed to have been built by Gottfried Maulhardt at the Casper Borchard Ranch in the Conejo Valley

