

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 4C SHL _____ Loc _____
UTM: A11/297660/3813800 B _____
C _____ D _____

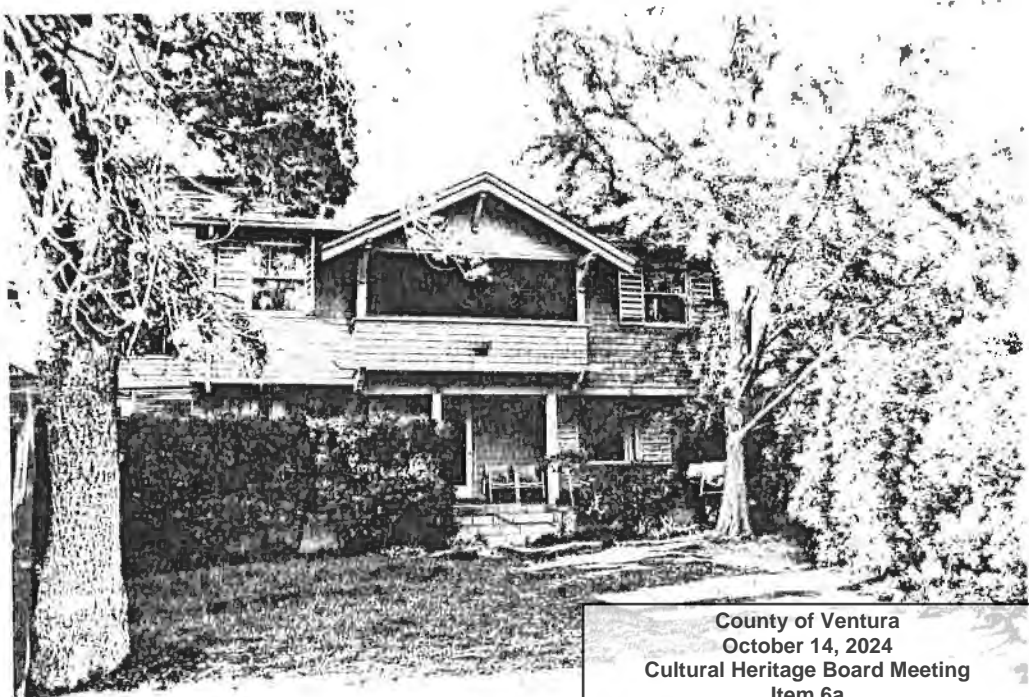
IDENTIFICATION

1. Common name: None
2. Historic name: Krutz-Leighton Ranch
3. Street or rural address: 3299 Reeves Road
City Ojai Zip 93023 County Ventura
4. Parcel number: 029-081-115 & 065
5. Present Owner: Patricia A. Moore Address: P.O. Box 506
City Ojai Zip 93023 Ownership is: Public _____ Private X
6. Present Use: Single family ranch/ Original use: ranch

DESCRIPTION

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

This large two-story residence has a side facing gable roof with an offset front gable over the second story balcony. The front porch is recessed under the balcony and supported by square posts. Notched knee brackets and exposed beams and rafters are distinctive Bungalow characteristics. There is a screened-in sleeping porch on the west side on both floors. The house is covered with wide clapboard siding on the lower portion and shingles on the upper portion. The lowered shutters can cover over the windows. A wooden trellis covers the side patio on the west.



8. Construction date: 1910
Estimated X Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage .42
12. Date(s) of enclosed photograph(s)
4-85

County of Ventura
October 14, 2024
Cultural Heritage Board Meeting
Item 6a
Exhibit 3 - Historic Survey

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: Agriculture
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: Mature white oaks, orange orchard, barns and outbuildings, water tower, small guest house

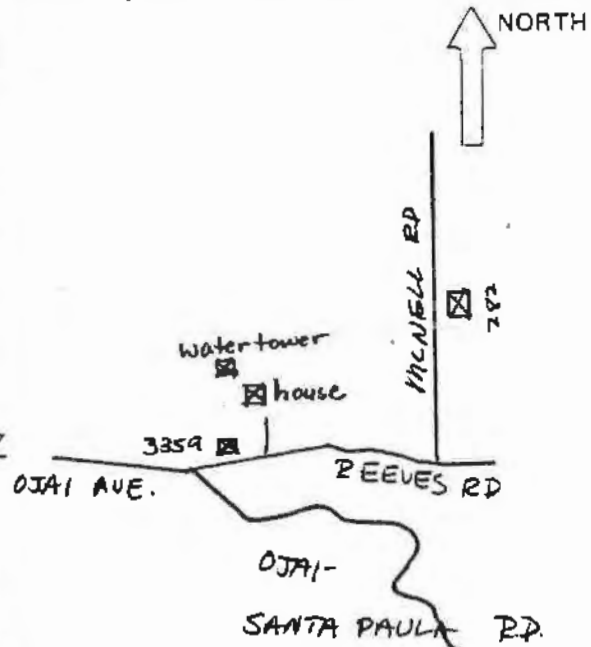
SIGNIFICANCE

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

Historically the ranch and house are significant for they were part of the Krutz-Leighton Ranch, purchased in 1887. The Krutz family, living in Kansas, sent Edward Thacher as their agent to look for a good orange producing area. He purchased F.S. Buckman's ranch. Krutz-Leighton had about 80 acres. Their land was later divided from Thacher's. Thomas Krutz lived in Los Angeles and would come to the ranch on weekends. The original house was torn down about 1910 and the present one built. Heirs of Krutz still own 40 acres of the original property, and raise citrus. The house is a good virtually unaltered example of a California Bungalow.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Interviews with Patricia Moore, 4-85, & Elmer Friend, 4-85;
1897 Property Map; Fry, Patricia, Illustrated History of Ojai Valley
22. Date form prepared 5-85
By (name) Judy Triem
Organization Cultural Heritage Board
Address: 800 S. Victoria Ave.
City Ventura Zip 93009
Phone: 654-3976

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



KRUTZ-LEIGHTON RANCH



3299 Reeves Road

This two story water tower was designed to blend with the house using shingle siding and knee brackets under the eaves.

KRUTZ-LEIGHTON RANCH



3359 Reeves Road

Rectangular in shape, this bungalow has a medium gable roof and medium clapboard siding. The front porch has been enclosed. Windows are multi-paned. This was a foreman or ranch hand's house on the Krutz-Leighton Ranch.

KRUTZ-LEIGHTON RANCH



282 Mc Nell Road

This California Bungalow, on the Krutz-Leighton Ranch, was built about 1910. It is L-shaped with an offset front gable and a lower gabled wing on the north side. Siding is wide clapboard. The house rests on a stone foundation and has knee brackets and rafters under the eaves. The house was believed built by a Mr. Greer, who was a ranch hand. He used lumber from the original Krutz ranch house when it was torn down.