

United States Department of the Interior
National Park Service

JUN 22 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Ebell Club of Santa Paula
other names/site number Ebell Club/Santa Paula Theater Center

2. Location

street & number 125 S. Seventh Street not for publication N/A
city, town Santa Paula vicinity N/A
state California code CA county Ventura code 111 zip code 93060

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>1</u>	_____ objects
			_____ Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Kathryn Mathen 6/14/89
Signature of certifying official Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Alvin Byer 7/20/89
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Social/clubhouse

Landscape/park

Current Functions (enter categories from instructions)

Recreation & Culture/theater

Landscape/park

7. Description

Architectural Classification

(enter categories from instructions)

bungalow/craftsman

Materials (enter categories from instructions)

foundation concrete

walls wood/shingle

stone

roof wood/shingle

other stone columns

stone and wood entrance

Describe present and historic physical appearance.

This shingled style Craftsman building, built in an H-shape, shows the influence of English Revival architecture. The bell cast clipped gable roof, a combination of one and one-and-a-half stories, sweeps low over the shingle and stone building. An additional wing was added in 1928 to form the H-shape incorporating the same design, scale and materials as the original structure. The building forms a strong anchor at the west end of Santa Paula's Main Street commercial district. The Santa Paula Theater Center building is an integral part of the woodsy setting surrounding it. The landscaped garden in front of the building combines a contoured well-manicured lawn with mature trees and shrubs. Except for the addition made in 1928, which has become part of the historic fabric, changes to the property have been minor. The garden has been well maintained and many of the original plantings still exist.

The clubhouse was built in three phases: the first in 1917 which was "T" shaped; in 1928 a rectangle was added to the east wall which changed it to an "H" shape. The small caretaker's apartment on the southwest corner of the main building was finished the later part of 1928 -- both additions using the same materials, style and scale of the original building. It is believed, but no record found, that during the additions in 1928, a small portion of the covered porch on the north side was filled in between the third and fourth rock pillars to make a storage room. At the same time a toilet and basin were added to the former cloak room so that men could have a rest room for various meetings held there. In 1988, when the clubhouse was deeded to the Santa Paula Theater Center, a double window was added next to the park entrance to serve as a ticket window. The window duplicated the original style of the rest of the windows.

The Ebell Club/Santa Paula Theater Center is a one and one-and-a-half story building with a bellcast clipped gable roof. The building is covered with uniform wood shingles. Beaded cut field stone is found on the lower portion of the west wall. The stone is repeated in the pillars on the north side porch and in the tall chimney.

The roofline is rather complex. The long bellcast clipped gable roof sweeps down over the shingle and stone building and blends into the landscaped grounds of the club and park. The edge of the roof projects over the building and has a plain boxed cornice. The cedar shake roof is laid in horizontal bands. The roof is shingled on 1x3 strips with heel strips at intervals. The roof is broad and of gentle pitch, and a tall stone chimney punctuates the roof line at the front of the building. The north, west and south walls of the building are broken into advancing and receding planes which make the building unique.

The windows in the front are recessed and slightly arched on the first floor. The many windows and French doors are multi-paned. The windows form horizontal bands.

See continuation sheet

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A fourteen foot slanted bay window, facing the park, is a four sash casement window divided vertically by four upright dividing bars with fixed multi-paned windows. Above the bay window is a plain boxed cornice and three louvered vents.

At the main entrance on Seventh Street, the large heavy French doors are recessed and have a segmented arch transom above with mullions between eight fixed windows. The entry has a moulded arch and moulded trim around the door. The entrance is covered with a heavy shed roof supported by knee brackets over a stone arched entrance. On the north side, a single story, slightly sloped roofed entry is supported by four large and one small capped stone pillars. Three multi-paned French doors lead to the hallway and the auditorium. To the east of this entry are double recessed paneled doors leading directly to the dining room. There are a total of nine outside entrances to the building.

On the interior the main entrance hall leads to the auditorium. On the south is the Pioneer Room which has a large brick fireplace and mantel with a triple framed mirror. The east wall has recessed paneled folding doors which can be open to enlarge the auditorium. Large storage cabinets with multi-paned windows and a long window seat fill the rest of the room.

An elaborate staircase leads to the balcony with stairs that are straight and reversed and a banister in typical Craftsman style. The interior of the clubhouse is done in light beige lath and plaster with myriads of dark stained wood which stands out in sharp contrast. All the floors are hard wood.

In the spacious story and a half auditorium, exposure of the structural members are very visible especially four large trusses, heavily braced with struts and well bolted together. They support the roof north to south and east to west. Two wide heavy braces on either side connect with the truss system and run along the side walls to the floor to give it added strength and support. There are four sets of French doors on either side of the auditorium as well as four sets of double multi-paned pivoted clerestory windows at the roof line to allow ventilation and light to filter down to heighten the beauty of the wood. The highly polished curved wood on the stage opening is arched. An unusual feature, the stage has two openings and can be used in either the auditorium or dining room or both. Six drop chandeliers and three wall sconces on either side of the auditorium are original. The balcony can be closed with multi-paned folding windows. In 1988 raised seating was added to the auditorium when its use changed to a community theater. The seating is temporary.

The building is mirrored to the lay of the land and is built on a raised solid concrete foundation with two concrete basements. Numerous air vents appear at ground level and also near the top of the building.

The Ebell Club/Theater Center is in a well wooded area of trees and adjoins the Ebell Park to the north, designed at the time after an English landscape garden. The park has mature, stately trees -- most of which are the original plantings with well manicured lawns. The lawn is sunken in the center in a rectangular shape. A narrow curved driveway leads from the street past the main entrance to the rear of the building.

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Continuation Sheet**

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The Ebell Park is on .81⁰ acres of land in front of the clubhouse. It is on a corner lot that is rectangular in shape. The center of the park is depressed with an open lawn. An irregular shaped terrace makes the transition to the street level. Primarily indigenous shrubs and trees are planted along the edges of the park and in the parkway.

The majority of the trees and shrubs were planted when the building was constructed in 1917. A separate list of the trees and shrubs is included. Only the shrubs in front of the clubhouse were removed in order for the City of Santa Paula to better protect the building from vandalism.

The garden has been changed in the following way. When it was planted in 1917, the focal point was the sunken fish pond surrounded by rocks and shrubs. Stone pillars supported a small wooden bridge that crossed the fish pond and led to the gazebo. All of these features were removed by the City of Santa Paula after they acquired the park. The park was sold to the City on March 31, 1921 for one dollar by the McKeveitt Corporation. This was done to decrease the cost of taxes and maintenance on the condition that the grounds be used only as a public park. Because of the City's concern over liability, the bridge, fish pond, and gazebo were removed in the late 1940s.

Additional changes include three picnic tables and new lighting. Otherwise, the trees and shrubs and the original layout of the landscape plan remain the same. Therefore, the integrity of the park has been maintained.

The Ebell Club/Santa Paula Theater Center forms an important anchor at the west end of Santa Paula's Main Street business community. On the northwest is the Masonic Temple and on the east end of Main Street is the Union Oil building. The Ebell Club has been declared a Ventura County landmark.

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The present trees and shrubs located in Ebell Park are part of the original landscape plan drawn by architects Sumner Hunt and Silas R. Burns.
The following trees and shrubs are located in the Ebell Park and around the Ebell Club:

<u>Name of Tree or Shrub</u>	<u>Latin Name</u>
Holly Oak	Quercus Illex
Peruvian Pepper	Schinus Molle
California Live Oak	Quercus Agrifolia
Chinese Elm	Ulmus Parvifolia
Mock Orange	Philadelphus undulatus
Alleppe Pine	Pinus halepensis
Iron Bark Eucalyptus	Eucalyptus Sideroxyylon
Black Acacia	Acacia Melanoxyylon
California Bay or Laurel Bay	Umbell Ularia California
California Redwood or Coast Redwood	Sequoia Sempervirens
Italian Cypress	Cupressus Sempervirens
Monterey Pine	Pinus Radiata
Catalina Cherry	Prunus Lyonii
Torrey Pine	Pinus Torreyana
Victorian Box	Pittosporum Undulatum
Tobira	Pittosporum Tobira
Australian Tea Tree	Leptospermum laevigatum
Brush Cherry	Eugenia uniflora
Incense Cedar	Libocedrus decurrens
California Sycamore	Platanus racemosa
Lemon Scented Eucalyptus	Eucalyptus citriodora

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
<u>Architecture</u>	<u>1917 - 1939</u>	<u>1917</u>
<u>Landscape architecture</u>	<u>1917 - 1939</u>	<u>1917</u>
<u>Social history</u>	<u>1917 - 1939</u>	<u>1917</u>

Cultural Affiliation
N/A

Significant Person
McKevett, Mrs. Alice Stowell

Architect/Builder
Hunt, Sumner P. & Burns, Silas R.,
architects and landscape architects
Wm. A. Hudson, contractor

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Ebell Club of Santa Paula draws its significance from three sources: architecture, landscape architecture, and social history. The building is an outstanding example of the shingled Craftsman style designed in 1917 by the noted Los Angeles architectural firm of Hunt and Burns. The picturesque English landscape garden was laid out by Hunt and Burns in 1917 to provide a setting for the clubhouse and to complement the architecture of the building. It is the only example of its type in Santa Paula where a Craftsman era institutional building was designed with a complementary landscape plan. (See enclosed original plan.) The Ebell Club is the only women's clubhouse in Santa Paula and is one of the few unaltered historic clubhouses in Ventura County. The clubhouse and grounds were a gift to the Ebell Club by Alice Stowell McKevett whose philanthropic spirit was seen in many gifts to the community.

The Ebell Club is an excellent example of shingle and stone architecture with both Craftsman and English Revival influences both on the interior and exterior. It possesses integrity of location, design, setting, materials and excellent workmanship and detailing.

Elements of the clubhouse that make it an excellent example of Craftsman architecture are its use of stonework, shingled wood siding, and the low sweeping roofline -- all elements tying the building to the earth and making it an integral part of the surrounding landscape. The interior Craftsman features are also significant with the heavy use of wood throughout seen in the open trusswork, stair railings, and stage opening.

The clubhouse is one of three Craftsman buildings in Santa Paula designed by Hunt and Burns -- the others being the Tudor and Craftsman style Glen Tavern built in 1911 (also listed on the National Register) and the Alan McKevett house built in 1913. The firm also designed the Los Angeles Ebell Club on Wilshire Blvd. The clubhouse was built by the well respected Santa Paula contractor, William A. Hudson, who also built the McKevett house in 1913. All three buildings are the most outstanding Craftsman style buildings in Santa Paula. The style was important in the architectural development of Santa Paula as a reflection of the sophisticated growth of a rural agricultural town in the early 1900s.

Hunt and Burns designed the park for Mrs. McKevett, the donor of the building and park.

See continuation sheet

9. Major Bibliographical References

Minute Book for Board of Trustees, City of Santa Paula, 4/20/14 to 10/14/20
Santa Paula Daily Chronicle, 1916-1928.

Teague, Charles C. Fifty Years a Rancher. Santa Paula: Teague, 1944.

Ebell Club of Santa Paula Minutes from 11/10/13 to present

Withey, Henry F. & Withey, Elsie Rathburn. Biographical Dictionary of American Architects (Deceased), Los Angeles, Hennessey & Ingalls, Inc., 1970.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property .500 acres in Clubhouse grounds, .810 acres in park

UTM References

A

Zone Easting Northing

B

Zone Easting Northing

C

D

See continuation sheet

Verbal Boundary Description

The property nominated is a somewhat irregular rectangular shaped lot bounded by Main Street on the north, by a fence and dead end street on the east, by a residential lot on the south, and by Seventh Street on the west.

The Assessor's Parcel map shows the property as being part of the original city lot #84, Lots A, C and 1. The Assessor's Parcel # is 103 - 092 - 017, 018 and 019

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Marjorie G. Hudson, member of Ebell Club; assisted by Judy Triem, Historical
organization Santa Paula Ebell Club date 4/18/89 Consultant
street & number 222 N. Seventh St. telephone (805) 525-5492
city or town Santa Paula state California zip code 93060

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Section number 8 Page 2

Alice Stowell McKeveitt was influenced by English landscape gardens and Craftsman architecture. Mrs. McKeveitt worked with the architects to effectively combine the Craftsman architecture with the garden. An article in the Santa Paula Chronicle for November 16, 1916, describes the architecture as "Old English Style." Other references have referred to the garden as an "English Landscape Garden."

Elements of the grounds that make it a good example of landscaping are the placement of the twenty-one varieties of trees and shrubs that surround the perimeter of the grounds allowing for a sunken open space in the center. The arrangement of the trees create a backdrop for the building allowing it to be seen from both the street and within the park. Ebell Park, as the grounds are now called, is the only planned landscape garden in Santa Paula that has been converted to a public park. Only one other garden appears to exist in Santa Paula that achieved the category of a landscaped garden, and it is a private residence built in the 1920s for C.C. Teague. The Ebell Park is important to the community as the first and only landscaped public park that was laid out by a landscape architect and retains a variety of trees creating the only woody setting in the community.

The Ebell Club is part of the historic and cultural environment of Santa Paula and is associated with the lives of Mr. & Mrs. Charles H. McKeveitt who played a very significant part in the early history of Santa Paula. Mr. McKeveitt, who was a pioneer bank president, a leading citrus rancher, a land developer, an oil man, was respected by his fellow citizens. He was general manager of the People's Lumber Company, a director of the Santa Paula Water Company, Thermal Belt Loftus Oil Company and Eureka Oil Company. He served as treasurer of the Limoneira Ranch, the world's largest lemon ranch.

Mrs. Alice Stowell McKeveitt, a public spirited land, was identified with the women's Progressive Movement. She was instrumental in organizing the Current Events Club -- the first study group in Santa Paula and the Ebell Club, founded in 1913, the ninth chapter in California. Mrs. McKeveitt purchased 1.31 acres of land and erected a clubhouse and laid out a park in 1917 -- free of encumbrances, endeavoring to make things better for those who came after her in Ebell Club. All this was given in memory of her husband Charles H. McKeveitt. She selected a prime location -- just one block from town at the southeast corner of Main and Seventh Streets. The property was originally known as the "Skinner property." After that it was purchased by Gaston Melies, a movie director, for his Star Film Stock Company. The Saint Louis Motion Picture Company had the property after Mr. Melies and prior to its purchase by Mrs. McKeveitt.

The purpose of the Ebell Club was personal advancement in all lines of culture through the study of great artists, musicians and authors. The pioneer section of the club helped promote the contributions of local women. Club members worked to see that two Santa Paula schools bare the names of important contributors -- Isbell School named after Olive Mann Isbell, the first white school teacher in California and Santa Paula resident in later years and the McKeveitt School named after Alice Stowell McKeveitt, local philanthropist.

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The Ebell Club became active during World War I and supported the war effort by knitting, making bandages and purchasing yarn. The club provided a meeting place for women of all faiths and creeds and from all walks of life to meet on common ground.

Mrs. McKeveitt also donated a large block of land for the North Grammar School now known as the McKeveitt School. After her death in 1926, Mrs. McKeveitt's daughter, Mrs. Harriet M. Teague and the McKeveitt Corporation (included the four McKeveitt grandchildren), added the dining room, the large kitchen and the caretaker's apartment in 1928. Furthering education was Mrs. Teague's prime interest. She provided many scholarship funds whose source is still unknown to some recipients. Each year the Harriet M. Teague scholarship is still given. Her aid to needy families rarely became known to the public.

The oldest and last grandchild, Milton Teague who passed away in July 1986, was honored at the Santa Paula High School Alumni meeting in June 1986 for all his and his family's contributions to Santa Paula. The McKeveitt and Teague families also donated all the land and built the road for the Santa Paula Memorial Hospital. The eight great grand children are now the McKeveitt Corporation and are continuing their philanthropies.

The Ebell Club is the only building associated with the McKeveitt family that remains except for the house designed for Alan McKeveitt, son of Alice Stowell McKeveitt. The clubhouse is the best example of Alice Stowell McKeveitt's contribution to the intellectual stimulation and cultural awareness of the women of Santa Paula.

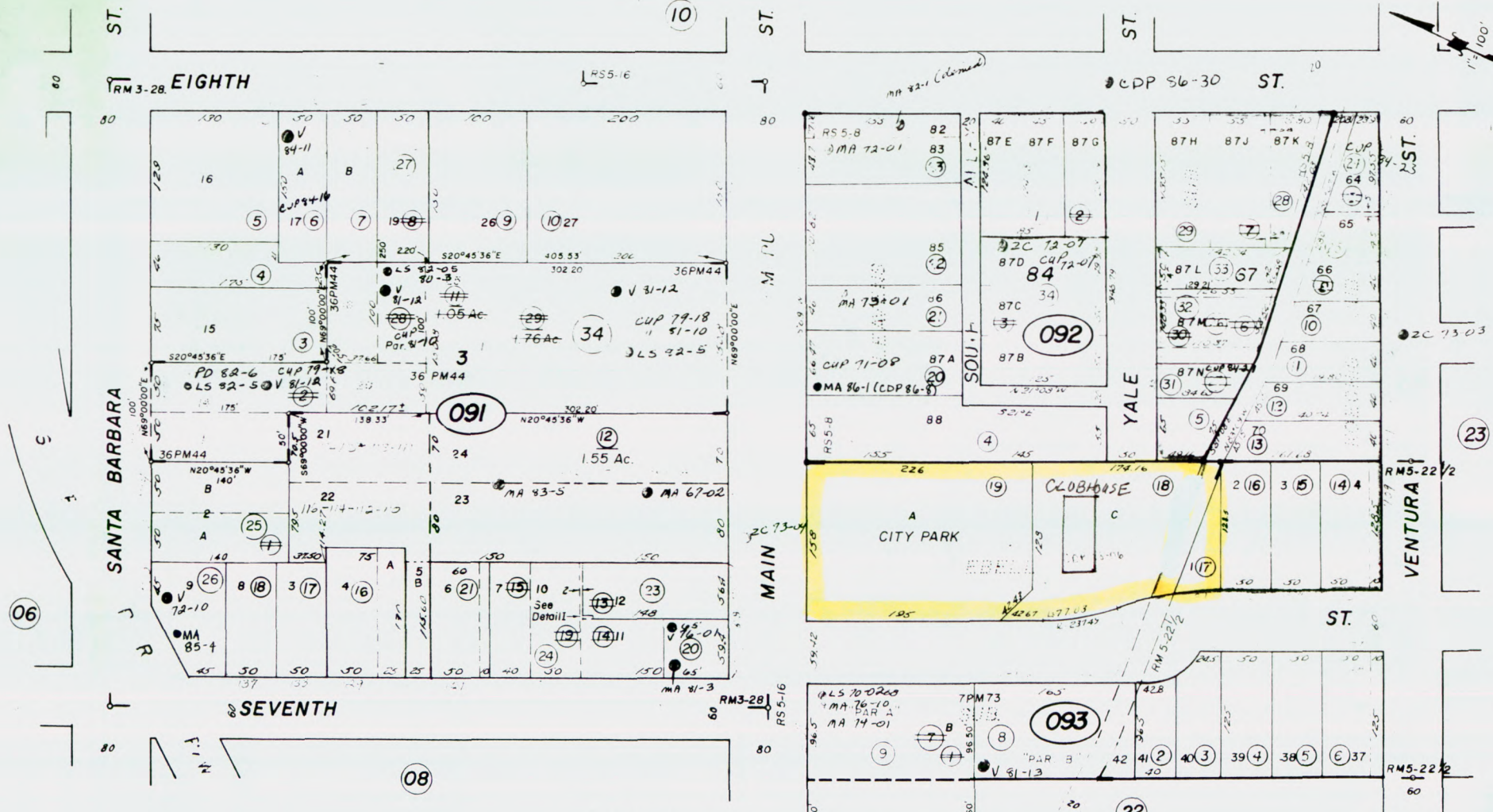
The period of significance is 1917-1939, from the time the building was constructed until the arbitrary 50 year cut-off-date. The building continued to play an important roll in the community; however, nothing of exceptional significance has occurred since 1939.

The Club of Santa Paula
 125 S. Seventh Street
 Santa Paula, CA 93060
 Ventura County

POR. LOTS 24, 25, 28, 29, RANCHO SANTA PAULA Y SATICOY

Tax Rate Area
 04001

103-09



Parcel Map, P.M. Bk. 36, Pg. 44
 VCOM. Vol. 1, Pg. 21-22-55.
 C.H. McKevett Sub. Bk. 3, Pg. 28
 Derbyshire Tract, R.M. Bk. 5, Pg. 22 1/2 - R.S. 4-8.
 Koechig Tract, L.S. Bk. 5, Pg. 16.
 Leavens Sub., R.S. Bk. 5, Pg. 8

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
 DO NOT NECESSARILY CONSTITUTE LEGAL LOTS
 CHECK WITH COUNTY SURVEYOR'S OFFICE OR
 PLANNING DIVISION TO VERIFY

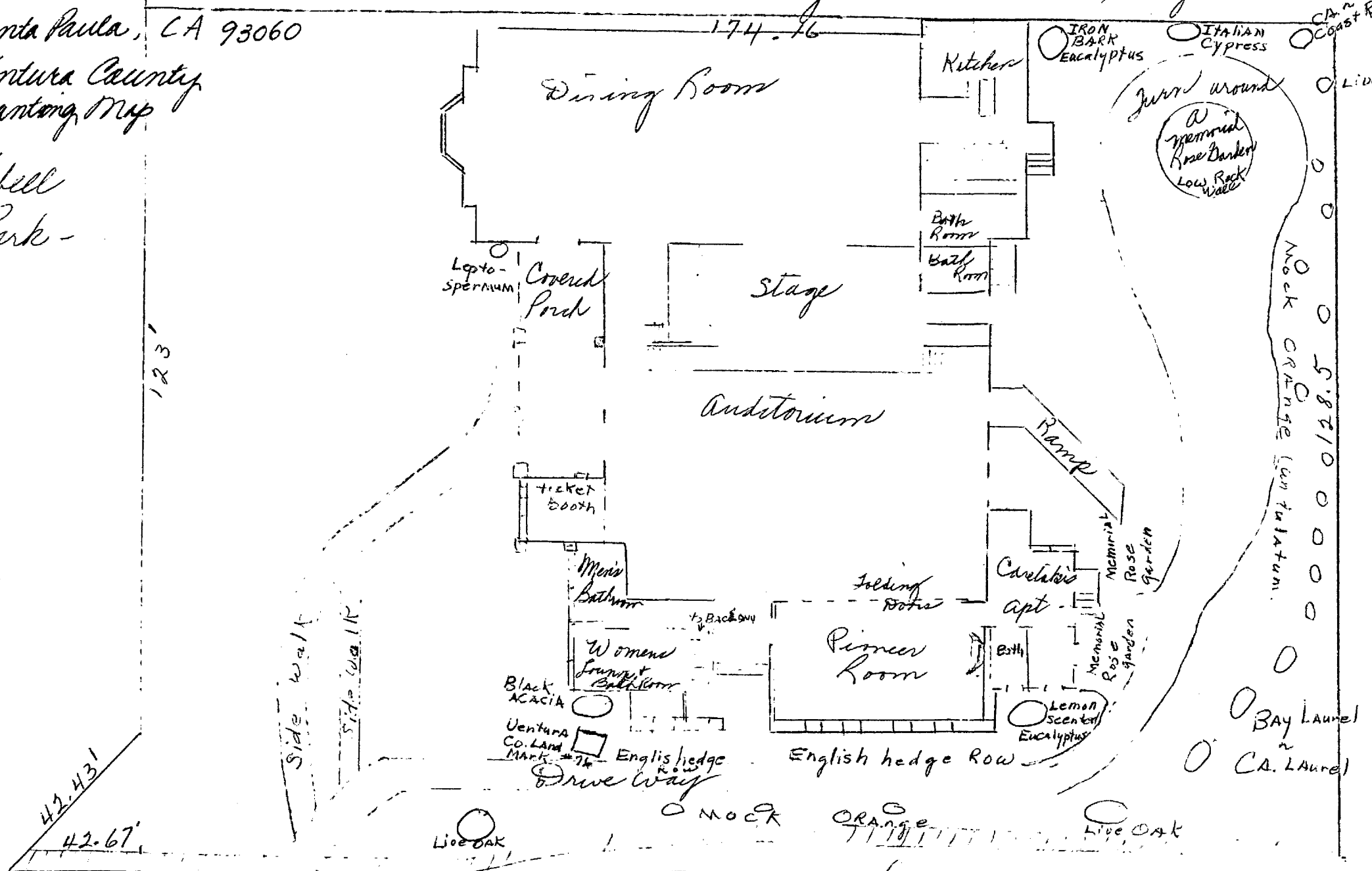
NOTE - Assessor's Block Numbers Shown in Ellipses

CITY OF SANTA PAULA
 Assessor's Map Bk. 103-Pg. 09
 County of Ventura, Calif.

The Ebell Club of Santa Paula
 125 S. Seventh St.
 Santa Paula, CA 93060
 Ventura County
 Planting Map

East
 Ebell Club of Santa Paula, Calif.

Ebell
 Park -



South Seventh St.
 West

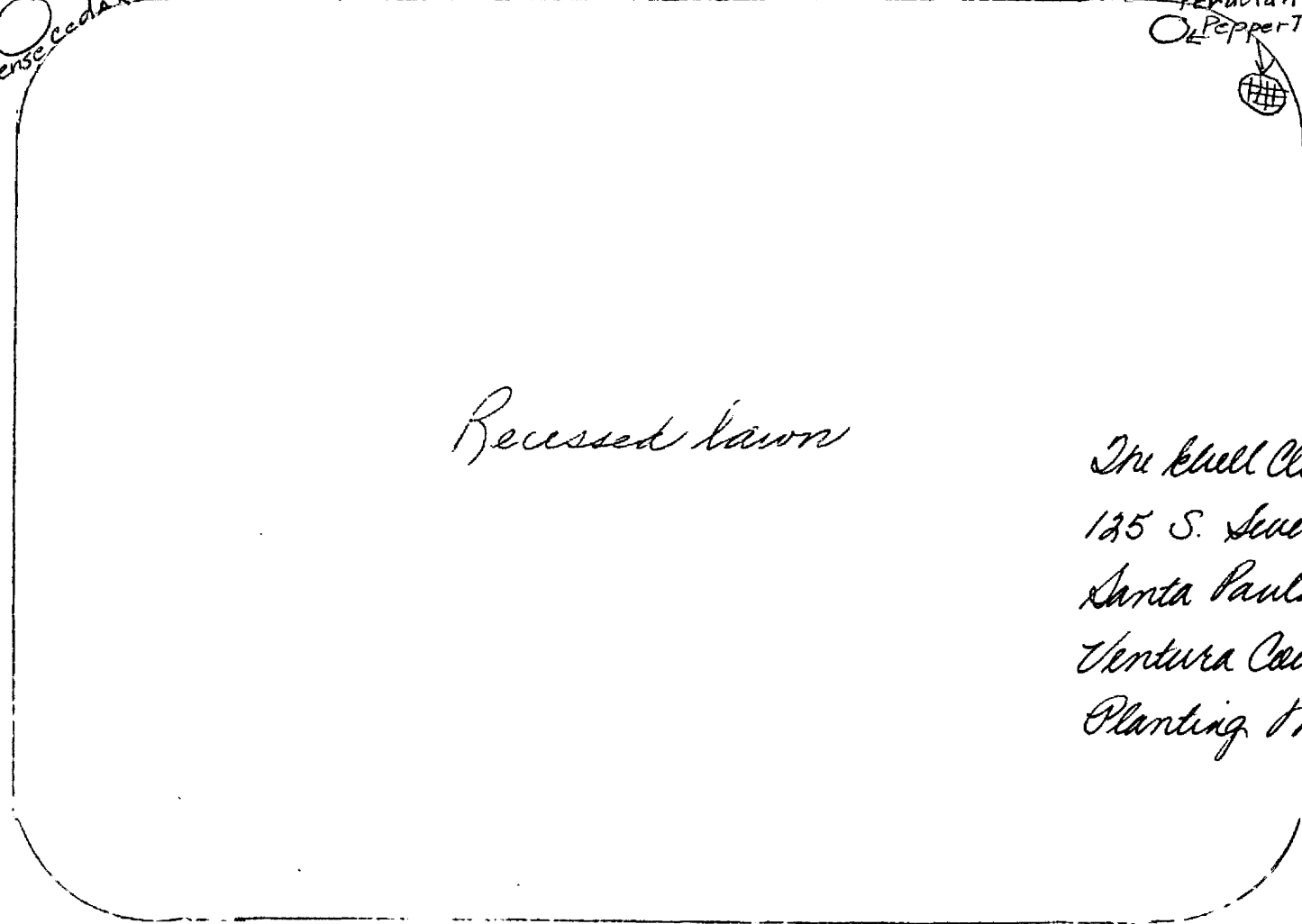
EAST
Ebell Park

Santa Paula, Calif.

226'

North
Main Street
1851
This live oak lies
Parkway
Cuban Gasket
Live Oak
Live Oak
Live Oak

Australian Jacaranda Coast Redwood
Brush Cherry
Incense Cedar
Light Standard
Alleppe Pine
Eucalyptus cherry
Philadelphia Blowing Tree
Coast Redwood
Tablet Bench
Torrey Pine
CA. Sycamore
Catalina Cherry
Peruvian Pepper Tree
Light Standard
Monterey Pine



Recessed lawn

The Ebell Club of Santa Paula
125 S. Seventh St.
Santa Paula, CA 93060
Ventura County
Planting trap

South

123'

Chinese Elm

42.43'

Tablet Bench
Water
Tablet Bench
Mock Orange (Lundblatan)
Mock Orange (Tobira) 195
Ca. Live Oak died
Holly Oak
Ca. Live Oak
Ca. Live Oak died

West
South Seventh Street

Sidewalk
Parkway