

MEMORANDUM

Date: May 12, 2022
For: Erik Pfahler
Bornstein Enterprises
Project: 5300 Oakdale Avenue, Los Angeles
Subject: HCM Nomination Peer Review

INTRODUCTION

This memorandum presents the results of a peer review of the Historic-Cultural Monument (HCM) nomination for the property at 5300 Oakdale Avenue in the Encino – Tarzana Community Plan Area of the City of Los Angeles. The property is approximately 14 acres in size and includes four Assessor Parcel Numbers summarized below:

- APN 2164-008-001 is Lot 2 of Tract No. 10515 (9.81 acres)
- APN 2164-008-005 is a portion of Lot 36 of Tract No. 2605 (0.30 acres)
- APN 2164-008-006 is a portion of Lot 37 of Tract No. 2605 (1.96 acres)
- APN 2164-008-007 is a portion of Lots 36 and 37 of Tract No. 2605 (1.92 acres)

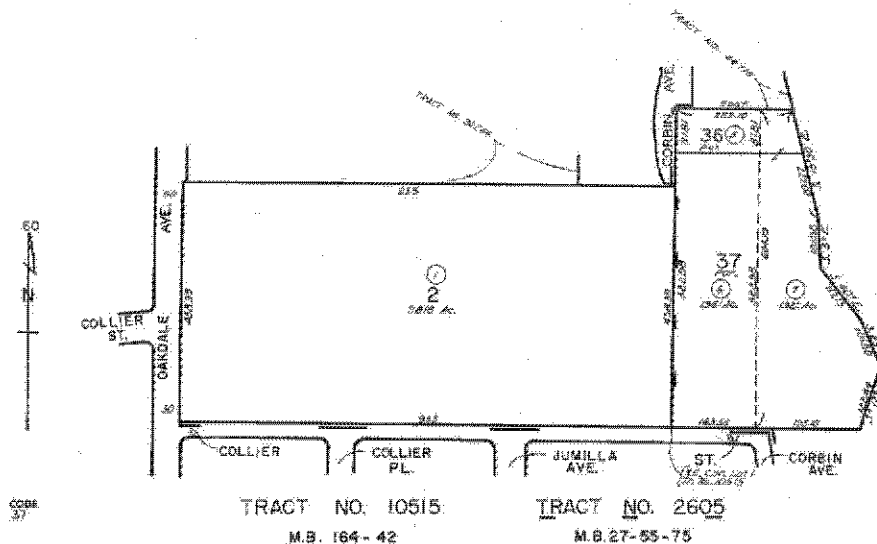


Figure 1: Assessor Parcel Map

APN 2164-008-001 is occupied by a single-family house and an orchard; APN 2164-008-007 is occupied by a storage building; and APN 2164-008-006 is occupied by a variety of ancillary buildings. The property is commonly known as the Bothwell Ranch, so named for Lindley Fowler Bothwell (1901-1986), the patriarch of the family who owns the property to this day.

Grimes Peer Review Memorandum

In 2012, the property was identified by SurveyLA as appearing eligible for national, state, and local landmark designation “as one of the last remaining family-owned commercial citrus groves in the San Fernando Valley.” In 2019, an HCM nomination was initiated by Council District 3. The Office of Historic Resources (OHR) prepared the nomination for the property, which was reviewed and recommended for designation by the Cultural Heritage Commission on November 7, 2019. The City Council has not yet acted on the pending nomination.

Pursuant to your request, I have reviewed the nomination for methodology, accuracy, and completeness according to best practices in the field of historic preservation. In preparing this memorandum I inspected the property, conducted research, and applied the applicable eligibility standards from the *Los Angeles Citywide Historic Context Statement (LACHCS)*.

SURVEYLA

In 2012, the property was identified and evaluated by SurveyLA in the Agricultural Roots Theme of the Industrial Development Context of the *LACHCS*. The eligibility standards for the grove/orchard property type are found in Table 1 below.

TABLE 1: GROVE/ORCHARD
Context: Industrial Development, 1850-1980
Theme: Agricultural Roots, 1850-1965
Subtheme: Cash Crops for Export, 1870-1945
Property Type, Grove/Orchard
Eligibility Standards
<ul style="list-style-type: none">• Planted within the period of significance• Retains ability to convey historic association from the period of significance• Retains most of the essential physical features from the period of significance
Character-Defining/Associative Features
<ul style="list-style-type: none">• Concentration of numerous mature citrus or deciduous trees planted with ordered spacing characteristic of cultivated grove or orchard• Is large enough to convey a historically rural setting• Typically associated with a least one additional agricultural building or landscape feature (may include a farm/ranch house; outbuilding, land, cooperative association office, or packing house)
Integrity Considerations
<ul style="list-style-type: none">• Should retain integrity of Location, Setting, Feeling, and Association• Original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact, and the majority of existing trees are mature

Grimes Peer Review Memorandum

The summary statement of significance from SurveyLA is as follows:

As one of the last remaining commercial citrus orchards in the San Fernando Valley, Bothwell Ranch is significant as representing the once vast agriculture of the San Fernando Valley. Other ranches were driven out of the area by rising land value during the housing boom after World War II. Without enough land to farm or raise livestock, farmers were unable to continue making a viable living. The Bothwell Ranch was purchased in 1926 by Lindley Bothwell. At that time, the citrus orchard was about six years old and covered 100 acres. The period of significance for the ranch begins in 1926, the date of its initial purchase by the Bothwell family for commercial ranching purposes. Ann Bothwell continues to operate the ranch to the present day. Lindley Bothwell, who received a degree in agriculture from Oregon State University in 1926, came to own or manage over 30 ranches across southern California. He also started a business that provided technical assistance to other growers, but research did not reveal the name of this company.

SurveyLA records do not include footnotes or a bibliography, so the sources of the information contained in the statement above are unknown. Based upon the eligibility standards, the SurveyLA evaluators apparently presumed the orchard was planted in 1920, which is within the period of significance (1870 to 1945) for the property type. As discussed below, the older orchard was removed after 1980 (see Figure 13) and replaced in its entirety by 1985 (see Figure 14).

LOS ANGELES CULTURAL HERITAGE ORDINANCE

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Sections 22.171 *et seq.* of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the mayor who have exhibited knowledge of Los Angeles history, culture and architecture. A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history; or
3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master, designer, builder, or architect whose individual genius influenced his or her age.¹

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

¹ Los Angeles Administrative Code § 22.171.7.

HCM NOMINATION SUMMARY

The HCM nomination essentially picked up where the SurveyLA evaluation left off. While SurveyLA was conducted from the public right-of-way and involved minimal property-specific research, OHR staff obtained access to the property and performed more research. By the time the nomination was prepared; however, the orchard was no longer operational. The nomination asserts the property is eligible for HCM designation under Criterion 1 of the Ordinance because it exemplifies significant contributions to the broad economic history of the San Fernando Valley. The statement of significance is as follows:

The subject property, originally part of a 100-acre citrus orchard, was purchased by Lindley Bothwell in 1926. At that time, the subject property was about six years old and covered 30 acres. Over time, the property was subdivided and sections to the north of the current boundaries were sold for residential development: in 1965 (Santa Rita and Linnet Streets), 1978 (west side of Corbin Avenue), and 1988 (east side of Corbin Avenue and south side of Wellington Lane). The other portions of the original 100-acre orchard property, still in use for citrus farming in 1947, have been entirely replaced by single-family homes and retail, though some associated structures still exist.

In addition to being a working orange grove, Lindley Bothwell and his wife, Helen Ann resided at the property. Bothwell, who came to own or manage over 30 ranches across Southern California, ran a business managing and providing services for other citrus orchards in the area and served for over 60 years as the coach of the University of Southern California Song Girls and Yell Leaders.

The Bothwells were also active in philanthropy and collected vintage cars, amassing a substantial and highly regarded collection of early automobiles. In addition, Lindley Bothwell was a train aficionado and installed a rail line, train storage shed, and a train station on the grounds of the subject property to accompany an 1890s light rail locomotive and cars. Following Ann Bothwell's death in 2016, the property ceased commercial operation and is currently for sale.

The period of significance is 1926 until 2016, to reflect when the property was in operation as a commercial citrus orchard.

Although more research was conducted, there are no footnotes in the nomination. The bibliography is limited to the SurveyLA Survey Reports for two Community Plan Areas in the San Fernando Valley, the LACHCS for the Industrial Development Context, and a few newspaper articles published between 1978 and 2019. The nomination is not based upon any scholarly or primary sources. Most of the information in the statement of significance seems to be based upon an article in the *Los Angeles Times* (November 26, 1978) in which Bothwell was interviewed about the suburbanization of the San Fernando Valley. The nomination is not asserting that Bothwell was a significant person in national, state, or local history under Criterion 2. Thus, the new information about his car collection and extracurricular activities are irrelevant to the argument for HCM designation under Criterion 1.

The descriptive section of the nomination explained that there are no building permit records for the property. Some of the buildings are also mis-labeled and do not reflect the historic or current uses. The dates of construction were based upon a comparative analysis of aerial photographs. "It appears that at least the single-family dwelling, the storage building, and the garage and tool

shop were constructed prior to 1947, and the train storage shed was built between 1967 and 1989.” However, the analysis was limited to the aerial photographs included in an article in the *New York Times* (July 11, 2019) about the potential sale of the property. This article did not include the full array of aerial photographs available using online sources (see Figures 4-14).

DEVELOPMENT HISTORY

The following development history of the property was based upon additional research, which is presented in chronological order in Table 2 with citations. The modern origins of the property can be traced to the subdivision of Tract No. 2605 in 1914 by the Title Insurance and Trust Company. At that time, Ventura Boulevard was still called Ventura County Road. Most of the existing side streets, including Oakdale Avenue, had been laid out. Sometime after 1914, Henry R. Bristol, Sr. (1855-1928) purchased the lots (Lots 35, 39, 40, 41, 42, 43, and 44, see Figure 2) along Oakdale Avenue from Ventura Boulevard on the north to Wells Drive on the south. Bristol and his wife, Ella had been living in Santa Ana since 1882.² He was a pharmacist as was his father before him.³ By 1916, he had sold his business and the family had moved to the San Fernando Valley. The location of their home was consistently described as Owensmouth in contemporary sources but is nevertheless the subject property.⁴ There are no sources documenting that the orchard was ever 100 acres in size or had been planted with orange trees in 1920. The orchard was more likely 70 acres in size, which is the combined acreage of Tract No.2605 (see Figure 2). The earliest available aerial photograph of the property dates from 1928 (see Figure 4). The orchard was present by this time, so it could have been planted in 1920, though there is no definitive evidence of a planting date. The photograph also depicts two clusters of buildings, one on the north with a driveway from Ventura Boulevard and one on the south with access from Wells Drive. The cluster on the north included the home of Henry and Ella Bristol, Sr. In the 1924, they are listed in the City Directory at 19730 Ventura Boulevard. The buildings have been demolished, and the property is currently occupied by a shopping center. The cluster on the south included the home of their eldest son, Henry Bristol, Jr. The house at 19801 W. Wells Drive survives. A 1922 permit for additions and alterations to an existing house documents that it was owned by Henry Bristol Jr.⁵

Ella Bristol died in 1924 and Henry, Sr. in 1928. In 1926, Henry Bristol, Sr. and Samuel and Myra Bothwell agreed to a future acquisition of a portion of Lots 40 and 41 of Tract No. 2605 owned by Bristol.⁶ In 1929, the heirs of the Bristol estate sold the remaining property to a group of buyers including Samuel, Myra, Lindley, and Marion Bothwell; Paul J. Howard and Alaseba Howard; and Nels and Anette K. Nelson (see Figure 3). Thus, the reports that Bristol subdivided

² “Ella Bristol obituary,” *Santa Ana Register*, June 25, 1924.

³ “Bristol Avenue & H.R. Bristol,” O.C. History Roundup, accessed on April 12, 2022, <https://ochistorical.blogspot.com/2016/12/bristol-avenue-hr-bristol.html>

⁴ “Home Wedding,” *Santa Ana Register*, October 18, 1916.

⁵ 1922LA40447 H.R. Bristol 14 x 28 addition and 6 x 7 screen porch to house, Lot 39 of Tract 2605.

⁶ Quit Claim Deed recorded on February 17, 1930, between Citizens National Trust & Savings Bank of Los Angeles and Samuel and Myra Bothwell.

Grimes Peer Review Memorandum

the property and that Bothwell purchased 20 or 30 acres in 1926 are not entirely accurate.⁷ Members of the Bothwell family ended up owning what became Lots 2 and 3 of Tract No. 10515, which is approximately 20 acres. The Howard family bought the former home of Henry Bristol Jr. on Wells Drive, which became Lot 1 of Tract No. 10515.⁸ Howard was in the nursery business and may have used the property as a weekend getaway as the family was still listed at 900 S. Rimpau Boulevard from 1930 and 1942.⁹

Lindley F. Bothwell married Marion Seale in 1927. In 1930, they were living in Beachwood Canyon, and he was working in the orange business.¹⁰ Thus, it appears that he owned the subject property which was already planted with orange trees but had not yet made the San Fernando Valley his home. The Los Angeles County Office of the Assessor estimates the date of construction of the house as 1934. This date is confirmed by the fact that Marion Seale Bothwell was registered to vote at this address. There are no scholarly sources on Bothwell's citrus business. The only contemporary source regarding Bothwell described him as an "agricultural adviser to film stars in the San Fernando Valley."¹¹ Bruce Bothwell recalled that his grandfather managed other citrus groves in the San Fernando Valley. He also remembered that oranges were not packed on the property, rather his grandfather was a member of the Sunkist Cooperative. The oranges from the property were picked and sent to a Sunkist plant in either Fillmore or Claremont where they were sorted, packed, and shipped. Another Bothwell venture was a fancy fruit gift box business much like Mission Pak, but smaller. While some of the fruit for the boxes was grown on the property, much was purchased from produce markets in Downtown.¹² Bothwell purchased a few acres of Lots 36 and 37 of Tract No. 2605 east of the orchard around 1940. By that time, Bothwell had constructed what appear to be garages, sheds, and a pergola type structure on APN 2164-008-006 (see Figure 5). These buildings appear to have supported his diverse businesses. Beginning in the 1940s, there are numerous sources that chronical Bothwell's' car collecting activities. In 1947, he constructed a storage shed for the collection on APN 2164-008-007, which had not been planted with orange trees (see Figure 7).¹³ This hobby grew into a business of leasing antique cars for film and television productions.

The long, rectangular shed present in the 1940 photograph was either removed or covered with trees in the 1947 photograph. The existing shed in this location was constructed by 1952 (see Figure 8). The HCM nomination inaccurately states that the garages and tool shop for the car collection were constructed prior to 1947. There were buildings in this location on the 1947 photograph; however, they are not the same as those on the 1960 photograph (see Figure 9). It is possible that these were the buildings destroyed by fire in 1949.¹⁴ The group of buildings on

⁷ Stephen A. Bristol Letter to the Editor, "Spec House Story Stirs Memories," *Los Angeles Times*, April 1, 1979.

⁸ Beginning in 1930 the Howards start to improve the property; 1930LA19021 P.J. Howard 11 x 24 addition to house Lot 1 of Tract 10515 and 1930LA05526 P.J. Howard private lounge for tennis court.

⁹ 1930 and 1940 U.S. Census; 1942 World War II Draft Registration Card.

¹⁰ 1930 U.S. Census.

¹¹ *San Francisco Examiner*, February 16, 1939.

¹² Teresa Grimes interview with Bruce Bothwell on April 20, 2022.

¹³ Los Angeles County Office of the Assessor and 1947 historic aerial photograph.

¹⁴ "Fire Destroys Antique Autos Used in Films," *Los Angeles Times*, February 5, 1949.

the north side of the road were constructed between 1952 and 1964 (see Figures 8, 9, and 10). Why they are described as “worker housing” in the HCM nomination is unclear; they are principally used for storage and workshop space. According to Bruce Bothwell, there was an apartment on the second floor for a caretaker.¹⁵ The train station and storage shed were constructed by 1978 (see Figure 12). The 1978 photograph also documents that the orchard was beginning to fade. There are numerous trees that had been removed. By 1980, the trees were virtually gone and by 1985 the orchard had been entirely replanted.

CONCLUSIONS AND RECOMMENDATIONS

Lindley and Marion Bothwell purchased the property in 1929, not 1926. The property they purchased had been part of a 70-acre, not 100-acre orchard. The property was not part of a vast orchard owned and operated by a significant company. Rather it was a relatively small family farm. As was custom with small citrus farmers, Bothwell was a member of a cooperative. Fruit was not sorted, packed, and shipped from the property. While Bothwell was no doubt a creative entrepreneur and successful businessman, no information was found indicating that he played a significant role in the history of agriculture in the San Fernando Valley. There are no permits for the construction of any of the buildings and structures on the property. Based upon a comparative analysis of aerial photographs, the estimated construction dates for the buildings, structures, and orchard are as follows: house (1934), storage building (1947), south shed (circa 1952), garages and tool shop (circa 1960), north workshop and storage buildings (circa 1952-1964), train station and shed (circa 1978), and orchard (circa 1985). The buildings and structures were used for a variety of purposes for Bothwell’s diverse businesses. While some were used to store farm equipment none could be accurately described as a packing house or worker housing.¹⁶ They were mostly related to his car and train collections and would not be considered character-defining features if the property was designated an HCM. APN 2164-008-007 was not historically part of the orchard and would also not be character-defining features if the property was designated.

Based upon this new information, the Bothwell Ranch does not appear to meet the eligibility standards for the grove/orchard property type in the *LACHCS*. The orchard was not planted within the period of significance, which ends in 1945. It was planted sometime between 1980 and 1985. The integrity considerations state “original trees may have been replaced over time,” which implies some, gradual tree replacement is acceptable— not wholesale replacement. Therefore, the property lacks integrity from the period of significance and cannot exemplify late nineteenth and early twentieth century citriculture.

I don’t recommend the HCM designation of the property. Designating a property based upon a popularly held but false belief would set a dangerous precedent. If nothing else, the nomination should be corrected based upon the additional information presented in this memorandum so the City Council can make an informed decision.

¹⁵ Teresa Grimes interview with Bruce Bothwell on April 20, 2022.

¹⁶ Ibid.

TABLE 2: CHRONOLOGICAL HISTORY OF THE PROPERTY		
Year	Event	Source (s)
1900	Henry Richard Bristol lives in Santa Ana with his wife, Ella and their four children. His occupation is druggist. He was born in Illinois in 1855.	U.S. Census, 1900, Ancestry.com
1902	Lindley Fowler Bothwell lives at 1997 Orchard Avenue with his parents Samuel Fowler Bothwell and Myra Lindley Bothwell. He was born in California in 1902.	U.S. Census, 1910, Ancestry.com
1910	H.R. Bristol, Sr. lives in Santa Ana with his wife, Ella and daughter, Marian. His occupation is not listed.	U.S. Census, 1910, Ancestry.com
1914	H.R. Bristol, Sr. buys 70 acres of Tract No. 2605.	Los Angeles Times, April 1, 1979 and Tract Map
1919-1924	L.F. Bothwell attends U.S.C.	U.S. School Yearbooks, Ancestry.com
1920	H.R. Bristol, Sr. lives on Ventura Road with his wife, Ella and son, Lawrence. His occupation is farmer. H.R. Bristol, Jr. lives on Wells Drive with his wife, Sue and their four children. His occupation is farmer.	U.S. Census, 1920, Ancestry.com
1920	L.F. Bothwell lives at 212 S. Ardmore Avenue with his parents and siblings.	U.S. Census, 1920, Ancestry.com
1921	L.F. Bothwell lives at 212 S. Ardmore Avenue with his parents and siblings.	1921 City Directory
1922	Lawrence Bristol dies.	Los Angeles Times, August 22, 1922
1924	L.F. Bothwell receives M.A. in History from U.S.C.	USC Digital Library
1924	H.R. Bristol Sr. lives with his wife Ella at 19730 Ventura Boulevard. His occupation is fruit grower.	1924 City Directory
1924	Ella Bristol dies.	Santa Ana Register, June 25, 1924
1926	H.R. Bristol Sr. agrees to sell Samuel and Myra Bothwell 20 acres of orange trees that were part of a 100-acre grove that was then six years old.	Quit Claim Deed, February 17, 1930 and Los Angeles Times November 26, 1978 <i>The HCM nomination appears to be based upon this 1978 article, but no original sources.</i>
1926	L.F. Bothwell graduates from Oregon Agricultural College, returns to Los Angeles, and buys an orange	https://osughost.imodules.com/s/resources/templ

Grimes Peer Review Memorandum

	<p>grove. This was the start of a citrus empire that by 1943 had grown to 34 ranches, which he either owned or managed. At the time, he was considered by the U.S. Department of Agriculture to be one of the nation’s top-10 citrus farmers. He also had his own soil chemistry lab, served as an adviser to growers all over the southwest and was one of California’s leading cattle breeders. Home-based in the San Fernando Valley, his concerns stretched from San Bernardino to San Diego to Ventura. His professional affiliations included memberships in the American Society of Agronomy and the Society of Soil Scientists.</p>	<p>ates/login/index.aspx?gid=1&pgid=493</p> <p><i>This blog appears to be partially based upon the 1978 article in the LA Times. No primary sources could be found verifying any of these claims.</i></p>
1926	<p>Marion Seale announces were engagement to L.F. Bothwell. She is attending Stanford University.</p>	<p>Stanford University Review, Vol. 27, No. 7</p>
1927	<p>L.F. Bothwell marries Marion Seale, who graduated in 1928.</p>	<p>https://osughost.imodules.com/s/resources/templates/login/index.aspx?gid=1&pgid=493</p> <p>U.S. Marriage Index, Ancestry.com</p> <p><i>Other sources confirmed that Seale graduated in 1927 – not 1928.</i></p>
1927	<p>Marion Seale graduates for Stanford.</p>	<p>Oakland Tribune, May 17, 1953</p>
1928	<p>H.R. Bristol, Sr. dies.</p>	<p>U.S. Find a Grave Index, Ancestry.com</p>
1928	<p>The property is entirely planted with orange trees at this time. There is a collection of buildings with a driveway from Ventura Boulevard on the north (the home of H.R. Bristol, Sr.) and another collection of buildings with a driveway from Wells Drive on the south (the home of H.R. Bristol, Jr.) This house still stands at 19801 W. Wells Drive.</p>	<p>UCSB Geospatial Collection</p> <p><i>The larger orange grove visible in the photograph is essentially the same as Tract No. 10515, which is approximately 70 acres.</i></p>
1929	<p>Tract No. 10515 is subdivided from the estate of H.R. Bristol, Sr. The owners include Samuel, Myra, Lindley, and Marion Bothwell and Paul J. Howard and Alaseba Howard. The Howard family buys the former home of H.R. Bristol, Jr. on Wells Drive.</p>	<p>Tract Map, Los Angeles County Land Records</p> <p><i>This may have been the actual date Bothwell purchased the property –</i></p>

Grimes Peer Review Memorandum

		<i>not 1926. The subdivision was approximately 70 acres.</i>
1930	L.F. Bothwell lives at 2327 (or 23274) Beachwood Drive with his wife Marion Seale Bothwell. His is a farmer in the orange business.	California Voter Registrations and U.S. Census, 1930, Ancestry.com
1930	H.R. Bristol, Jr. lives in Oregon with his family. His occupation is farmer.	U.S. Census, 1930, Ancestry.com
1930s	There are numerous articles about the Bothwell family in society pages regarding club activities, charitable events, marriages, etc. and only one regarding ranching in 1939.	Various newspapers, Ancestry.com
1930	Bothwell's fancy fruit box business begins. At the same time, he has his own soil bacteriological laboratory, providing pruning, spraying and other services to 40 ranches from San Francisco to the Mexican border.	Los Angeles Times November 26, 1978 <i>No other sources could be found verifying most of this information. Additionally, the house was not constructed until 1934. The existing south shed dates from 1952 but appears to have replaced an older building from the 1940s.</i>
1934	Marion Seale Bothwell lives on Ventura Boulevard. No address number was included.	California Voter Registrations, Ancestry.com
1934	The existing house is constructed.	Los Angeles County Office of the Assessor
1938	L.F. Bothwell lives at 5000 Oakdale Avenue. His occupation is rancher.	California Voter Registrations, Ancestry.com <i>Apparently, the street was renumbered around 1950.</i>
1939	Bothwell is mentioned i as an "agricultural advisor to film stars in the San Fernando Valley driving one of his four Rolls Royce trucks."	San Francisco Examiner February 16, 1939

Grimes Peer Review Memorandum

1940s	There are numerous articles about L.F. Bothwell regarding his automobile collection but none regarding ranching.	Various newspapers, Ancestry.com
1940	L.F. Bothwell lives at 5000 Oakdale Avenue with his wife Marion Seale, son L.F. Jr, and daughter, Bonnie. His occupation is farmer.	U.S. Census, 1920, Ancestry.com
1940	The house and south shed are present at this time. The south shed was used for farm equipment. There is a pergola type structure in the current location of the garage and tool shop. There appear to be small structures in the current location of the “worker housing.”	UCSB Geospatial Collection
1942	L.F. Bothwell lives in Canoga Park with his wife Marion Seale.	World War II Draft Card, Ancestry.com
1944	Marion Seale Bothwell lives at 5000 Oakdale Avenue.	California Voter Registrations, Ancestry.com
1944	The property remains the same as it was in 1940.	UCSB Geospatial Collection
1947	The storage building for Bothwell’s car collection is constructed.	Los Angeles County Office of the Assessor
1947	The house and storage building are present at this time. The south shed was either removed or covered with trees in the photograph.	Historic Aerials.com <i>The HCM nomination states the garage and tool shop are constructed by 1947, but this is a misreading of the photograph.</i>
1949	Marion Seale Bothwell lives in Oakland with her children Lindley Jr. and Bonnie.	1949 City Directory
1949	A fire destroys 32 antique vehicles; presumably the buildings they were stored in were destroyed as well.	Los Angeles Times, February 5, 1949
1950	Helen Ann Bothwell lives at 5300 Oakdale Avenue.	California Voter Registrations, Ancestry.com <i>There is no online record of a divorce and re-marriage.</i>
1952	The house and storage building remain. The pergola and garage are gone. The current south shed is	Historic Aerials.com

Grimes Peer Review Memorandum

	present. The first floor was used for farm equipment and the second floor for the car collection.	
1954	L.F. Bothwell lives at 5300 Oakdale Avenue.	California Voter Registrations, Ancestry.com
1960	The house, storage building, south shed remain. The garage and tool shed are present.	UCSB Geospatial Collection
1964	The house, storage building, south shed, garage and tool shed remain. The “worker housing” is present.	Historic Aerials.com <i>The building identified in the HCM nomination as “worker housing” is a multipurpose building with a workshop and storage as well as a caretaker’s unit on the second floor.</i>
1967	The property remains the same as it was in 1964.	Historic Aerials.com
1971	The property remains the same as it was in 1964.	UCSB Geospatial Collection
1978	The property remains mostly the same as it was in 1964. The train station and storage shed are present, and the immediate area is still planted with orange trees.	Historic Aerials.com
1980	The buildings and structures on the property remain the same as they were in 1964; however, <u>the trees on the 10-acre parcel are essentially gone.</u>	Historic Aerials.com
1985	The trees are replanted on the 10-acre parcel.	Historic Aerials.com
1987	Marion Seale Bothwell dies.	U.S. Death Index, Ancestry.com
1994	L.F. Bothwell lives at 5300 Oakdale Avenue.	U.S. Phone and Address Directories, Ancestry.com
1996	L.F. Bothwell dies.	U.S. Find a Grave Index, Ancestry.com
2016	Helen Ann Bothwell dies.	U.S. Find a Grave Index, Ancestry.com

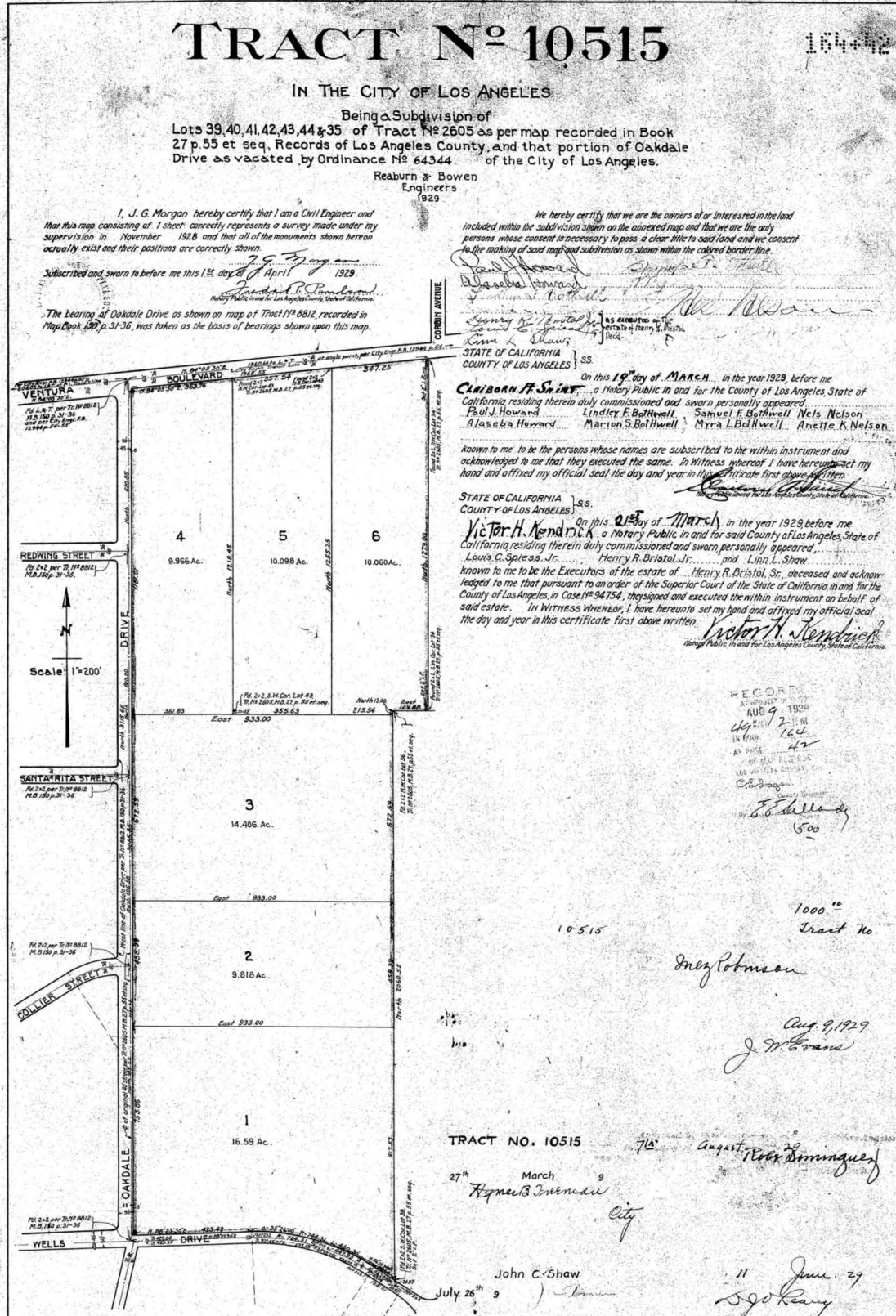


Figure 3: Tract Map No. 10515



Figure 4: 1928 aerial photograph, UCSB Geospatial Collection, approximate boundary of property outlined in red. Note orange trees are planted, but no buildings or structures are present.



Figure 5: 1940 aerial photograph, UCSB Geospatial Collection, approximate boundary of property outlined in red. Note orange trees are planted, road cuts through the middle of the property, the house is on the south side of the road, and there are various buildings and structures on the southeast side of the property.



Figure 6: 1944 aerial photograph, UCSB Geospatial Collection, approximate boundary of property outlined in red. Note the property remained unaltered from 1940.



Figure 7: 1947 aerial photograph, NETR Historic Aerials.com, approximate boundary of property outlined in red. Note the construction of storage building for the car collection on east.



Figure 8: 1952 aerial photograph, NETR Historic Aerials.com, approximate boundary of property outlined in red. Note the structure and buildings that once stood on the southeast are gone.



Figure 9: 1960 aerial photograph, UCSB Geospatial Collection, approximate boundary of property outlined in red. Note the garage and tool shed are present, but the orange trees are beginning to fade.



Figure 10: 1964 NETR Historic Aerials.com, approximate boundary of property outlined in red. Note the construction of the north storage buildings and the orange trees are continuing to fade.

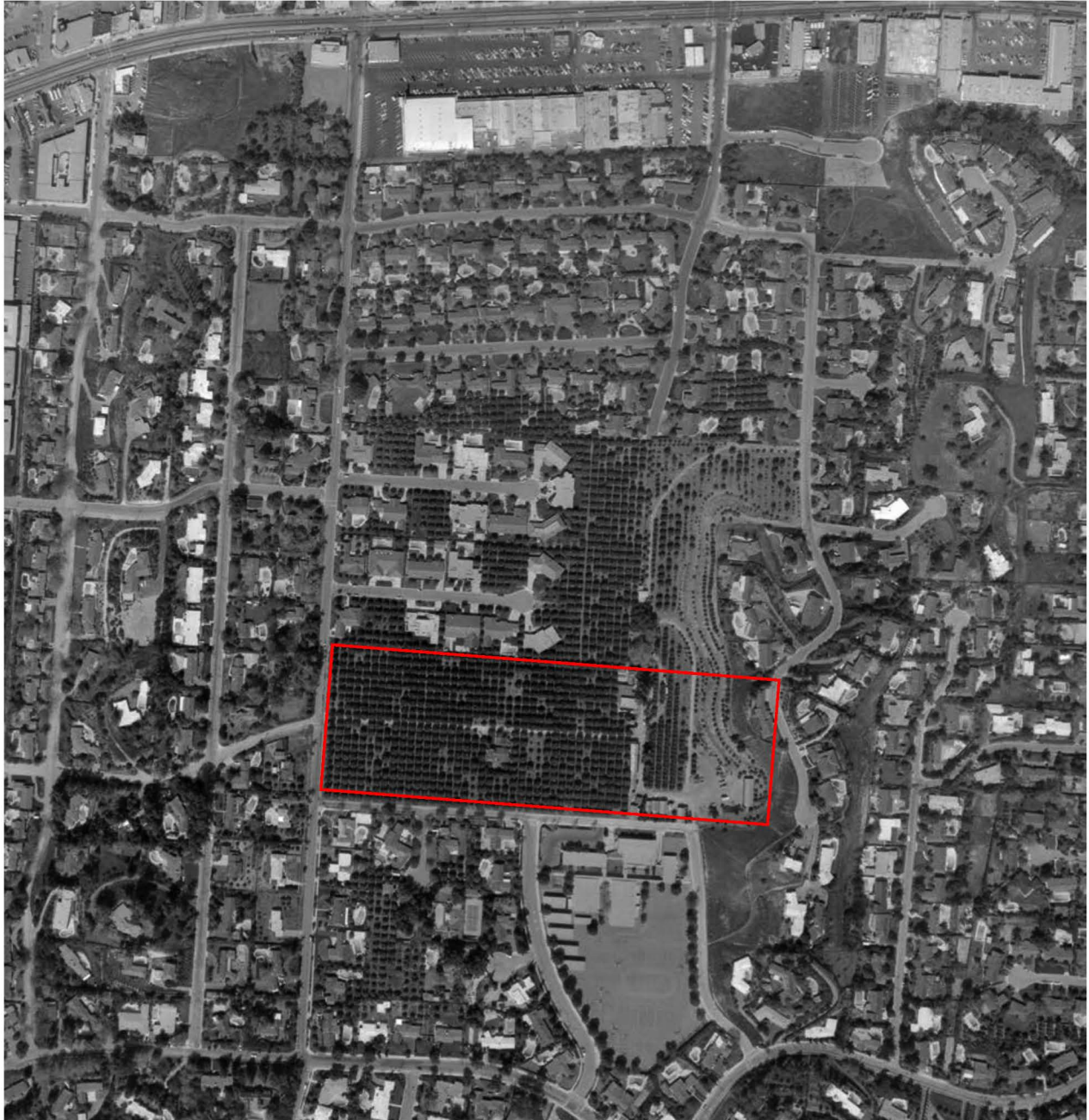


Figure 11: 1971 aerial photograph, UCSB Geospatial Collection, approximate boundary of property outlined in red. Note the property remained unaltered from 1964.



Figure 12: 1978 NETR Historic Aerials.com, approximate boundary of property outlined in red. Note the construction of the train station and shed and the orange trees are continuing to fade.



Figure 13: 1980 NETR Historic Aerials.com, approximate boundary of property outlined in red. Note the orange trees are essentially gone.



Figure 14: 1985 NETR Historic Aerials.com, approximate boundary of property outlined in red. Note the orange trees have been replanted.