

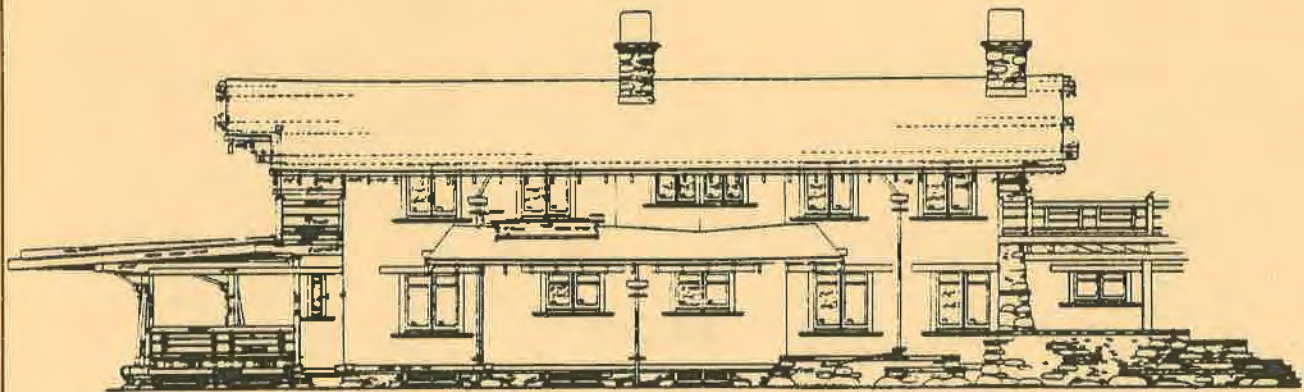
# county of ventura

property administration agency

 cultural heritage  
and arts



## CULTURAL HERITAGE SURVEY PHASE III - OJAI 1985



CHARLES M. PRATT HOUSE  
DESIGNED BY CHARLES AND  
HENRY GREENE - 1909

PREPARED BY  
JUDY TRIEM

COUNTY OF VENTURA  
CULTURAL HERITAGE SURVEY  
PHASE III - OJAI

Prepared by Judy Triem  
San Buenaventura Research Associates

July 1985

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OJAI CULTURAL HERITAGE SURVEY

VOLUNTEERS

This survey could not have been accomplished without the valuable assistance of the following volunteers who spent many hours doing architectural fieldwork, research and photography:

Carole Adams	J. Nicole De Fever
Liza Baker-Rabe	Robert N. Gilbert
Rose Boggs	Helen Thacher Griggs
Bill Bowie	Janis Lewison
Gerry Bradberry	Mary A. Lusk
Malinda Browne	Pat Bushman-Boone
Robert Browne	D. Noel Thomas
Elizabeth T. McAllister	Mark Yeh

The Evaluation Committee spent many long hours donating their time in reviewing all the survey material and making the final selection.

Patricia A. Chase	David M. Mason
Albert A. Herman	M. Kay Martin

Others who provided assistance are:

Ojai Valley Historical Museum: Robert Browne, Malinda Browne, Bill Bowie, Effie Skelton

Ojai Valley Historical Society

County of Ventura: Toni Ayres, Christine Voth, Ginny Morton, Christine Sexton, Bea Nickerson

Jim Johnston, Thacher School History Professor

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## PART ONE

### SECTION I

#### OVERVIEW

##### Preservation Activities in Ventura County - Ojai

The Ventura County Cultural Heritage Ordinance was formally adopted in 1968 by the Board of Supervisors and reenacted in 1973 (Ordinance No. 2737). The Cultural Heritage Board was created by that Ordinance and acts as the Preservation Board for half the cities within the county and the county unincorporated areas. Each participating city in the county has adopted the Cultural Heritage Board's Ordinance or modifications thereof to meet their particular needs.

The primary purpose of the Ordinance is to "promote the economic and general welfare of the County of Ventura by preserving and protecting landmarks and monuments having a specific historical or aesthetic character or interest". The Cultural Heritage Board recommends landmark designation to the City Council or the Board of Supervisors, who, in turn, make the final designation.

The County Property Administration Agency serves as administrative staff to the Cultural Heritage Board. The Survey Grant Program was pursued to provide a basis for landmark designations.

### Events Leading Up to the Survey

The Survey Grant was prepared in January, 1984 for the third phase of the Cultural Heritage Survey to take place in Ojai. The grant of \$6,000 was approved in the Spring of 1984 and plans were made with the cooperation of the Ojai Valley Historical Society to begin the survey in October, 1984. However, the Ojai City Council turned down the Survey Grant within the City of Ojai. They wanted to do their own survey independent of the State and Federal guidelines. With the support of the Ojai Valley Historical Society, the boundaries of the survey were changed to include the unincorporated east end of the Ojai Valley and the Upper Ojai. This action was then approved by the County Board of Supervisors and the contract amended and approved by the State Office of Historic Preservation.

### Developmental History of Ojai

The Upper Ojai attracted farmers as early as the later 1860s and '70s. Thomas Bard, emissary for Thomas Scott, had purchased most of the land in the area for oil development. However, he began to sell off portions to farmers such as the Dennison, Robinson and Pinkerton families who dry farmed the area, raising grain such as wheat and barley. The area has continued to remain rural and virtually undeveloped, with agriculture, livestock and oil being the major industry. Several farmhouses remain from the earliest development

dating from pre-1900, including two schools and the remains of a winery. Apricots and walnuts were popular crops in the early days, but only two ranches remain that raise these crops.

The lower Ojai Valley had its origins in the 1870s when entrepreneur Roys Surdam laid out the town site, purchased from his good friend Thomas Bard. It was called Nordhoff until 1917. Since its inception, Ojai has been a mecca for those with any type of ailment. Several hotels and cottages were started and had no trouble filling rooms when advertisements pushed the pure dry air guaranteed to cure anything that ails you. Recreation activities were included to enhance the outdoor atmosphere.

In the east end of Ojai during the 1870s and '80s, ranches began to experiment with citrus. A small private boys school was started by Sherman Day Thacher and the Pierpont Cottages opened to accommodate parents of Thacher School students. The school attracted wealthy easterners as did the new hotels in the small town of Nordhoff, and many decided to settle in the valley.

In the 1920s the Krotona Theosophical Institute moved to Ojai and with it came many followers, including the religious philosopher, Krishnamurti. Although he was to break from



theosophy, many of his followers came to live in Ojai and settled in the east end of the valley where the Krishnamurti Foundation is still located. Krishnamurti's followers included wealthy educated people, some of them artists, writers and actors. Many varied religious groups also settled in Ojai, such as the Liberal Catholic Church, an offshoot of theosophy. Ojai also became known for its many private schools, including Happy Valley School in Upper Ojai, Monica Ros School and Ojai Valley School. Thacher School is now coed.

Ojai became a "get-away" weekend retreat for many people and many houses were built, similar to cabins, during and after World War I. The area off Thacher Road near McNell was one such area. The natural rustic surroundings with native oak trees combined with the climate brought people from near and far, boosted by such activities as the annual Music Festival and Ojai Tennis Tournament.

As a result of the influx of wealthy educated individuals, many with backgrounds in the arts, it is not surprising that Ojai has a large number of buildings designed by famous California architects. Among these architects are Henry and Charles Greene, Myron Hunt, Wallace Neff, Julia Morgan, Carleton Monroe Winslow and Arthur Benton. Also included are outstanding modern architects, such as Richard Neutra, J.R.

Davidson, Harwell Hamilton Harris, Charles Moore and Rodney Walker. Local architects who designed houses within the Survey area include Austen Pierpont, Chalfant and Michael Head and Roy C. Wilson. Early Ojai builders include James Leslie, Sam Hudiburg and Robert Walker Winfield, to name a few of the more prolific builders. Throughout Ojai are many examples of fine stonework. Among the most mentioned of stonemasons were Matt Chepin and Enrique Raya. Much of the stonework was done by Mexican laborers or by projects during the Depression such as the W.P.A. and C.C.C. camps.

The east end of Ojai Valley is comprised primarily of ranchers of at least one acre and many much larger. There are also cottages in clusters, such as the Pierpont Cottages on Thatcher Road. The primary crops today are citrus and avocado. Many outbuildings are located on the ranches such as foremans' and ranch hands' houses, barns, sheds, etc. Since the 1940s more new custom houses have been built, but none are tract houses. This construction was made possible with the building of the Matilija and Casitas Dams, which provided the necessary water.

## SECTION II

### STATEMENT OF PURPOSE

The primary reason for undertaking the Countywide Survey was to have a comprehensive inventory of historical, architectural and cultural resources in the County. This would provide a basis for decisions by the Cultural Heritage Board and the City Councils and the Board of Supervisors as to the continued declaration of landmarks and possible landmark districts in the County. It would also serve as a planning tool for local governments when making decisions as to zoning and rehabilitation of older areas. Finally, its purpose was to educate the general public by giving them the opportunity to participate as volunteers and to have the information available to the public in final form.

Phase III included the unincorporated east end of Ojai and Upper Ojai because of the immediate availability of volunteers and the richness of resources.

The County of Ventura entered into an agreement with the State of California Department of Parks and Recreation to do a comprehensive block-by-block survey in the unincorporated east end of Ojai and a windshield survey in Upper Ojai beginning October 1, 1984 and ending July 15, 1985.

Sections of the community that were surveyed are shown on maps found in the Appendix. Most buildings in the Survey area were included, although little or no research was done on post-1940 buildings, structures and objects of historical, architectural and cultural significance. The post-1940 buildings that were included were those felt to be designed by prominent Southern California architects or well recognized local architects.

### SECTION III

#### METHODS USED

##### Time and Organization of Survey Project

A total of nine months was spent on the Survey Project. In October, two volunteer handbooks were prepared by the Survey Coordinator, entitled "How to Describe a Building" and "How to Research a Building".

During this first month publicity was initiated to get volunteers. This was accomplished through a general press release sent out to all newspapers and radio stations announcing the Survey and Training Session. A flyer was also distributed around the community and various Senior volunteer groups were contacted for volunteers.

The first Training Session was held in November by Survey Coordinator, Judy Triem, who discussed Ojai's architectural styles using slides. Survey goals were also discussed. Following this morning session, a walking tour of the neighborhood was held to give fieldworkers a chance to use the architectural field sheet and describe a building. Assignments on a street basis were given to volunteers following this session. Several volunteers worked in pairs. As assignments were completed, new areas were given out.

Several of the volunteers were interested only in photography and assignments were given out in November with completion in May.

In February, a training session was held for those interested in research and as the field sheets came in, those areas were assigned to research.

Two students from a Thacher School history class were recruited to research the approximately 40 buildings on campus. A special research form was prepared for their use. Most of their research was done at the Thacher School Library and through oral interviews.

The Evaluation Committee began their meetings in February and met every other week. The last month they met once every week.

The majority of fieldwork was completed in May. The Survey completion date was June 30, 1985, but an extension of two weeks was granted to finish printing the final Survey forms and complete the written report.

#### Personnel

The Project Coordinator was hired by the County of Ventura on a contract basis. The Coordinator was Judy Triem, who holds

a Master's Degree in History from the University of California, Santa Barbara. She had previous experience working on Phase I and II of the Ventura County Survey in Oxnard, Santa Paula and Fillmore, and on the Ventura City and Santa Barbara Surveys. Her background in the field of Historic Preservation includes seven years on the Ventura Historic Preservation Commission, two years as Chairperson and an internship with the National Trust for Historic Preservation. The remainder of personnel were volunteers.

#### Selection of Boundaries and Criteria

The boundaries selected for the Ojai Survey were chosen based on the age of the structures and the time allowed to complete the Survey. After rejection by the City Council for a survey within Ojai's city limits, the Ojai Valley Historical Society, who had strongly supported the Survey, helped make the decision with the staff of the Property Administration Agency to survey the unincorporated east end of Ojai and the Upper Ojai. The majority of buildings in this area were built before 1940 and included many ranches, Thacher School and the Pierpont Cottages; all historically important to Ojai Valley's history.

The criteria used for making the final selection of buildings is based on the National Register Criteria which is included in the Appendix.

Number of Buildings and How they were Surveyed and Researched

In Ojai, approximately 500 structures were surveyed and 214 are contained in the final inventory.

The Survey was accomplished by assigning specific areas, usually streets, to the volunteers. A photograph was taken of the majority of structures and research and architectural worksheets were prepared for the majority of structures. Since most of the buildings were located off the main road, most property owners were contacted before volunteers photographed their building. At the same time architectural descriptions were written and historic information gathered.

Properties of historic and cultural significance were discovered and researched using several methods. Primarily, the 1897 Property Ownership Map, the City Directories (1875-1954), the 1903 and 1952 U.S.G.S. Maps and the 1912 Ventura County Historical Atlas provided the written basis for the dates of construction and ownership and occupation of owners. At the Ojai Valley Historical Museum Library is an important collection of newspaper articles cataloged under various subject headings such as biographical, schools, ranches, etc. This collection was put together by Bill Bowie, a volunteer and member of the Ojai Valley Historical Society Board. Mr. Bowie's personal help in identifying



individuals and knowledge of the Ojai Valley was quite valuable for the survey.

For more detailed information on individuals and owners of property, many local residents were interviewed. This supplemental information was quite helpful in filling in the gaps and sometimes was the only information we could find on certain property owners. Those who provided assistance had been Ojai residents most of their lives and were able to recall the appropriate dates and names associated with the early buildings.

#### Evaluation Committee

An Evaluation Committee was set up for each area. This Committee selected the list of structures for the State Inventory of Historic Resources, evaluated these structures for National Register status and compiled a list of potential County Landmarks or Landmark Districts. The composition of the Committee is as follows:

Patricia Ann Chase is a 22 year Ojai resident and past City Council member. Pat is also a member of the art community with a Master's Degree in Fine Arts from University of California, Santa Barbara. She worked as Assistant Director for the Ventura County Historical Museum and is a member of the Ojai Valley Historical Society.

Albert A. Herman, long time Ojai resident, serves on the Board of Directors of the Ojai Valley Historical Museum. He is a retired educator and past School Superintendent of the Ojai Elementary School District.

David M. Mason represented the Ventura County Cultural Heritage Board on the Committee. He is an Ojai native and local businessman. He has recently been appointed to the Board of the Ojai Historical Society.

Kay Martin is a planner with the Ventura County Planning Department. Her background is in anthropology and cultural resources management. She has a Masters Degree and Doctorate in Anthropology and taught in the Anthropology Department at University of California, Santa Barbara. She is also President of Human Environment Resource Corporation, a cultural resource management firm.

#### Project Costs

The total project costs were \$6,000. The total grant was for \$6,000 to be matched by volunteer time, etc.

SECTION IV

FINAL RESULTS

Comprehensiveness of Survey

The Survey was a comprehensive inventory of most structures in the east end of Ojai and a windshield survey of Upper Ojai. (see map in Appendix). The number and category of buildings selected for the State Historic Resources Inventory are as follows:

<u>Residential</u>	<u>Ranches/ Commercial</u>	<u>Barns, Outbuildings</u>	<u>Cultural (Schools, Religious Orgs., etc.)</u>
74	39	59	43

TOTAL: 215

The total number of buildings surveyed in Ojai was approximately 500, with the majority being residential. The remainder were ranches and outbuildings, except for 43 in the cultural category which included schools and religious organizations.

A Master List by street and address of the buildings selected for the inventory is included in the Appendix.

Balance between Historically, Architecturally and Culturally Significant Buildings

There is a fairly even balance between the historically and architecturally significant buildings. Since the survey was conducted primarily in a rural agricultural area, many outbuildings or ranches were included, such as barns, sheds and water towers.

There were a large number of buildings that were identified as being important culturally, and these included schools and residences belonging to figures of artistic, religious and literary importance.

New Information Uncovered about the History, Settlement, Architects and Building Styles of the Survey Area

Recent history books on the Ojai Valley, such as Patricia Fry's The Ojai Valley and Ellen James' Portrait of a Community, have brought up to date the general history of the areas surveyed. However, the survey has uncovered in more detail many of the original owners and dates of the ranches and residences in the east end of Ojai and in Upper Ojai.

Settlement patterns in the east end and Upper Ojai differed considerably until recent times. Upper Ojai was settled first because of the availability of water. Farmers settled in both areas in the early 1870s but the east end of the

lower valley did not grow much until the later 1880s and afterwards. Citrus ranching and some early efforts at avocado growing were the primary agricultural efforts. People also settled in the lower east end because of Thacher School, either as parents of the students or as teachers. The Pierpont Cottages attracted tourists, some of which decided to remain in the area. Ojai's dry climate continued to attract tourists for health reasons and many settled in the east end of the valley as well. More private schools opened in the Ojai Valley and this attracted teachers who settled in the area.

In the 1920s the religious philosopher, Krishnamurti, came to the Ojai Valley and stayed for a certain time of the year in the east end. Many people attracted to his teachings followed him to Ojai and took up residence in the east end. This included several wealthy easterners and artists. Followers still continue to come to the area and settle.

Of architectural importance is the number of outstanding California architects who designed several fine buildings in the survey area. These architects include Julia Morgan, Myron Hunt, Wallace Neff, Carleton Monroe Winslow, Arthur Benton, Richard Neutra, J.R. Davidson, Charles Moore, and Rodney Walker. Local architects of importance include Austen Pierpont, Chalfant and Michael Head and Roy C. Wilson.

Some of the local carpenter builders who were identified were James Leslie, Sam Hudiburg and Robert W. Winfield. Stonemasons included Matt Chepin and Enrique Raya. Building styles included Victorian era buildings with simple elements of the Queen Anne and classic features, California and Craftsman bungalows, Spanish Colonial Revival, and modern buildings with elements of the International style. In Ojai a somewhat regional architectural cottage style emerged whose elements included board and batten or stone siding, rock foundation, gable roof and casement windows. Many of these buildings were nestled in orange orchards or were surrounded by mature oak trees and stone walls. There were also a few examples of split log cabins.

## SECTION V

### RECOMMENDATIONS

As a result of the survey, the following recommendations include:

1. Prepare and adopt a Historic Preservation Policy and Plan including specific policies and procedures for landmark designation and notation (signs) to guarantee consistency, accuracy and comprehensiveness for historical records.

This Plan would include policy of how the Survey data could be worked into the Environmental Review Process.

2. Efforts should be made to work with the Ventura County Planning Department to incorporate the survey material into the planning process. Those properties included in the survey should be marked in the building permit files in some manner to denote their architectural and historical importance. This would be especially critical for local landmark properties and potential National Register properties. Currently there appears to be no way of knowing if a County property is significant especially when dealing with demolition permits.

3. The Planning Staff may also consider maintaining a copy of Rehab Right, published by the Oakland Planning Department, for use as a rehabilitation guide for homeowners.
4. The list of potential National Register buildings identified in the Survey should be made available for the general public, including developers who may wish to rehabilitate them for commercial use. Information on the Tax Reform Act should also be made available.
5. Declare intent to review the list of potential County Landmarks identified by the Survey, Phase III, review the information regarding those potential landmarks and proceed with declaration of those potential landmarks.
6. Adopt a Historic District Ordinance.
7. Once appropriate ordinances have been adopted, declare intent to review the historic districts identified by the Survey, Phase III, review the information regarding those proposed districts and proceed with the declaration of those proposed districts.
8. Pursue the preparation of an informational booklet describing the existing County landmarks for use by the educational community and the public in general.



9. Prepare a map showing the local, State and National Register landmarks as well as the significant buildings listed on the Survey for use by public agencies.
10. Be aware and consider the use of various tax incentives available for potential National Register properties. Consider the use of Community Block Grant funds for historic preservation. The latest information on economic incentives should be obtained from the State Office of Historic Preservation.
11. Continue the Countywide Comprehensive Survey by pursuing funding from the State Office of Historic Preservation for its completion.
12. After the Survey has been approved by the Board of Supervisors, a press release announcing the publication of the document and the adoption of the Survey should be sent to all newspapers and radio stations throughout the County. Also, the report and Inventory Data Collection should be sent to the appropriate libraries and historical museums.

#### Potential Local Landmarks/Districts

The following is a list of potential County landmarks/districts recommended by the Evaluation Committee. These

structures are within the Survey Boundaries. This list is by no means inclusive and may be added to as necessary.

1. Avenida de la Vereda: 386
2. Carne Road: 478, 650
3. Grand Avenue: 2980, 3562
4. Gridley Road: 1563, 2484
5. McAndrew Road: 600-682, 1266
6. McNell Road: 620, 1340, 2114
7. Ojai Avenue: 1884½, 2464
8. Reeves Road: 3299, 5334
9. Thacher Road: 4139, 4205 (Pierpont Cottages and Hotel),  
4255, 4295, 4403, 4488, 4572, 4831, 5025 (Thacher  
School)
10. Ojai-Santa Paula Road: 8950, 9008, 11675

Potential National Register Landmarks/Districts

The following list has been prepared upon the recommendation of the Evaluation Committee as potential National Register Landmarks/Districts. This list is by no means inclusive and other structures and areas may be suggested at any time.

1. Avenida de la Cruz: 2081
2. Avenida de la Vereda: 386
3. Carne Road: 478, 650

4. Grand Avenue: 2980, 3562, 4239, 4275
5. Gridley Road: 1380, 1563, 2484
6. Ladera Road: 2865
7. McAndrew Road: 600-682, 917, 971, 1098, 1177,  
1266, 1400 (Mary Gray Chapel and residences),  
1402,1420
8. McNell Road: 620, 1340, 2114-16, 2187
9. Orange Road: 1382-88
10. Ojai Avenue: 1884½, 2464
11. W. Rancho Drive: 1046
12. Reeves Road: 3299, 4436
13. Ojai-Santa Paula Road: 8950, 9028, 11675
14. Thacher Road: 4106, 4139, 4205, 4255, 4295,  
4403, 4488, 4572, 4831, 5025

## SECTION VI

### CONCLUSIONS

#### Successes and Failures of the Survey

The biggest success of the Survey was the accomplishment of comprehensively inventorying and photographing the majority of structures in the Survey Area. This was possible only because of the enthusiastic hardworking volunteers who photographed the buildings, did the fieldwork and assisted with the research.

One failure of this project was the lack of time and volunteers to do more research on those difficult parcels where it was hard to locate an owner. The lack of records, such as building permits and Assessor's Rolls, made it difficult to locate original owners and information about them. Much of the information had to be gleaned from local residents and, in some cases, there was not enough time to do this.

Also, the grant amount was small (\$6,000), so that staff time spent on the project was minimal. About 15 hours per week was devoted to the project with more time at the end to finish the report and write the final forms. It was difficult to maintain volunteer enthusiasm and to follow-up within the time period involved.

The Survey has added to the historical and architectural significance of Ojai and will be a useful document for the future.

#### Future Surveys

The Evaluation Committee has identified several potential areas that remain to be surveyed in the Ojai Valley. These include the City of Ojai, the unincorporated west end of the city and the Meiners Oaks and Mira Monte areas west of the city.

#### Balance of County Area

There are several areas of the county that remain to be surveyed. These include the unincorporated areas of the Santa Clara River Valley, including the farm areas between Ventura, Santa Paula, Bardsdale and Piru, the Moorpark/Simi Valley area, Thousand Oaks area and Port Hueneme area. In addition, a second phase is needed in Santa Paula and Ojai. The rural farming areas on the Oxnard Plain also need to be surveyed and could be included with Port Hueneme.

A grant is being prepared asking for further funding from the State Office of Historic Preservation for Phase IV of the Countywide Survey, which would include some of the unincorporated areas of the Santa Clara River Valley.

## APPENDIX

1. Survey Criteria
2. Survey Map
3. Master List by Street of Buildings included in the Survey

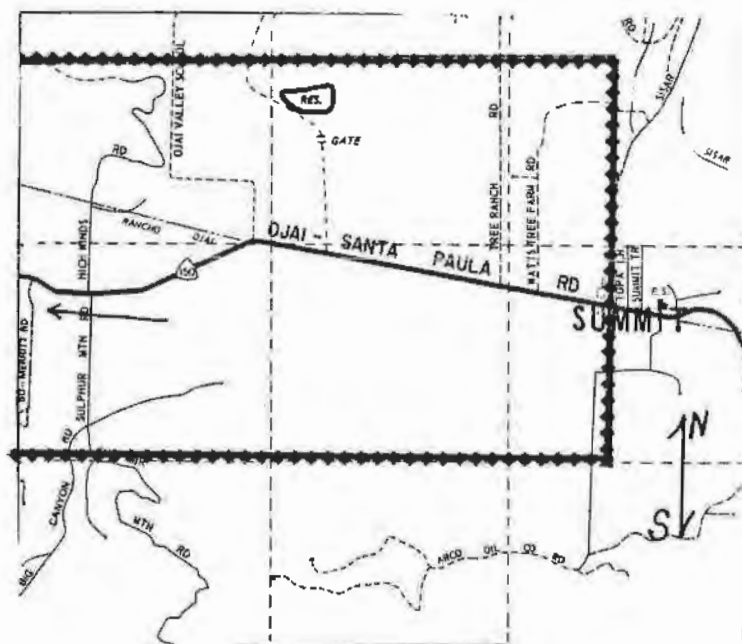
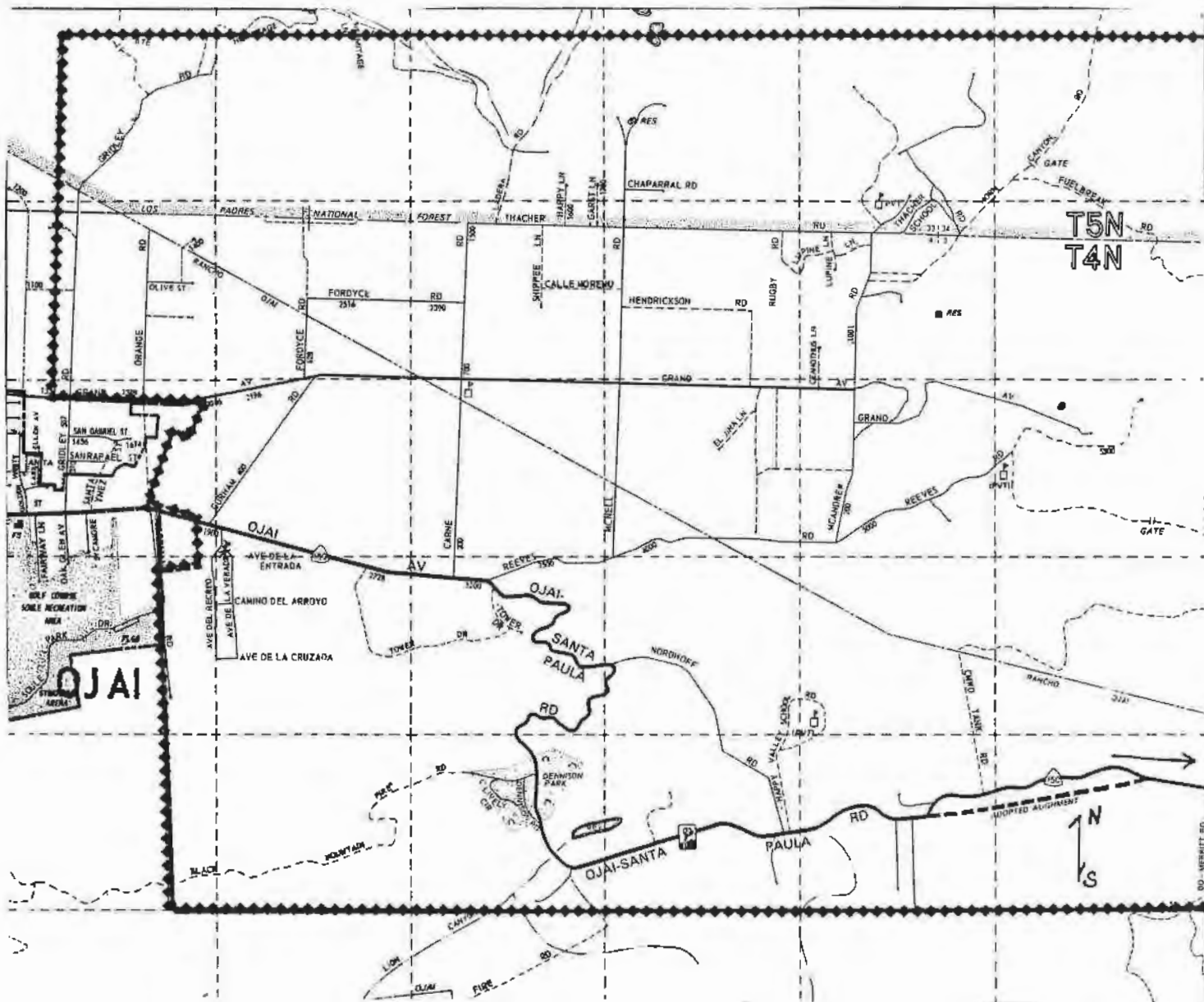
## SURVEY CRITERIA

The following criteria, based in part on the National Register Criteria, was used to determine structures to be included in the State Inventory. A structure must meet one or more of the following criteria:

1. Any building, structure, place or natural configuration that acts as a focal or pivotal point important as a key to visual quality or character of an area, neighborhood, or survey districts; or
2. Its identification with a person or persons who significantly contributed to the culture and development of the City; or
3. It serves as an example of a particular architectural style or period that illustrates the historical character and development of the city; or
4. Its identification as the work of locally or nationally known architects, craftsmen, or builders; or
5. Its location as a site of a significant historic event;  
or

6. Its embodiment of elements with attention to architectural design, detail, materials or craftsmanship; or
7. It remains in original condition and illustrates a particular architectural style or period; or
8. Its relationship to other landmarks or landmark districts if its preservation is essential to the integrity of the landmark district; or
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood or community; or
10. It exemplifies the cultural, political, economic, social or historic heritage of the community; or
11. It relates to distinctive cultural ethnic groups.





SURVEY BOUNDARY MAP  
 EAST END - OJAI VALLEY  
 and  
 UPPER OJAI

MASTER LIST OF STRUCTURES SELECTED FOR THE  
STATE INVENTORY OF HISTORIC RESOURCES

OJAI

The streets are arranged in alphabetical order with addresses arranged from lowest to highest number. Under one address, such as Thacher School, there may be several properties listed. The maps on the back of the Historic Resources Inventory form shows the location of each property.

<u>Street and Address</u>	<u>Page</u>
<u>AVENIDA DE LA CRUZ</u> - 2081	31
<u>AVENIDA DEL RECREO</u> - 291	34
<u>AVENIDA DE LA VEREDA</u> - 319, 386	35
<u>CARNE ROAD</u> - 201, 478, 650, 663, 1310, 1320, 1354, 1418	37
<u>FORDYCE ROAD</u> - 985, 828, 2251	46
<u>GARST LANE</u> - 1580, 1641	49
<u>GRAND AVENUE</u> - 1215, 1579, 2196, 2650, 2980, 3187, 3468, 3476, 3559, 3562, 3741, 4056, 4184, 4239, 4275, 4821	51
<u>GRIDLEY ROAD</u> - 821, 960, 1380, 1563, 2150, 2376, 2484	70
<u>HAPPY LANE</u> - 1661	88
<u>HENDRICKSON ROAD</u> - 4250, 4438	89
<u>HERMITAGE ROAD</u> - 2655	91
<u>LADERA ROAD</u> - 2865	93
<u>MC ANDREW ROAD</u> - 600, 682, 917, 971, 1098, 1177, 1266, 1400, 1402, 1420	97
<u>MC NELL ROAD</u> - Corner McNell and Reeves, 282 (in- cluded with 3299 Reeves Road) 620, W.P.A. Wall, 678, 783, 889, 1340, 1792, 2114, 2116, 2187	118
<u>OJAI AVENUE</u> - 1834½, 2464, 2508	133
<u>ORANGE ROAD</u> - 956, 1382-88	139

	<u>Page</u>
<u>W. RANCHO DRIVE</u> - 1049	143
<u>REEVES ROAD</u> - 3299, 3359, 3622, 3277, 3330, 4436, 5334, 5357, 5775 (included with 600 McAndrew Rd.), 6042	144
<u>THACHER ROAD</u> - 3511, 3577, 3777, 3935, 4007, 4106, 4139, 4144, 4166, 4205, 4243, 4255, 4274, 4295, 4320, 4403, 4424, 4462, 4488, 4572, 4695, 4771, 4831, 5025,	159
 UPPER OJAI	
<u>HIGH WINDS ROAD</u>	220
<u>OJAI-SANTA PAULA ROAD</u> - 7250, 7887, 8585, 8950, 9028, 9340, 10438, 11299, 11608, 11675, 11687, 11801, 11999	221

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/296260/3183060  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

- 1. Common name: None
- 2. Historic name: Mrs. George French Porter Residence
- 3. Street or rural address: 2081 Avenida de la Cruz  
City Ojai Zip 93023 County Ventura
- 4. Parcel number: 024-112-120
- 5. Present Owner: Mrs. George French Porter Address: P.O. Box 66  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Private residence Original use: same

DESCRIPTION

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

This irregularly shaped stucco residence is built at different levels on its hillside site and takes advantage of the natural boulders, oaks, and creek on the property. The combination flat and low pitched gable tile roofs have exposed rafters under the eaves. Square columns support an overhang forming an arcade where rooms each have separate entries. Windows are multi-paned and casement. Decorative circular vents and diamond-shaped cut-outs on the chimney provide a break in the stucco wall surface.



- 8. Construction date: 1930  
Estimated X Factual \_\_\_\_\_
- 9. Architect None
- 10. Builder /Designer  
George Hall
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 9.90
- 12. Date(s) of enclosed photograph(s)  
3-85

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 \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential \_\_\_ X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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: Guest house/servants quarters

**SIGNIFICANCE**

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

Built to take advantage of the site, this Spanish Colonial Revival residence was designed for Mrs. George French Porter in 1929 or 1930 by George Hall. Mrs. Porter came to Ojai as a follower and close friend of J. Krishnamurti. She purchased the land from Hall, a real estate agent, for the Siete Robles Tract. She later purchased Hall's own residence which is now a guest house.

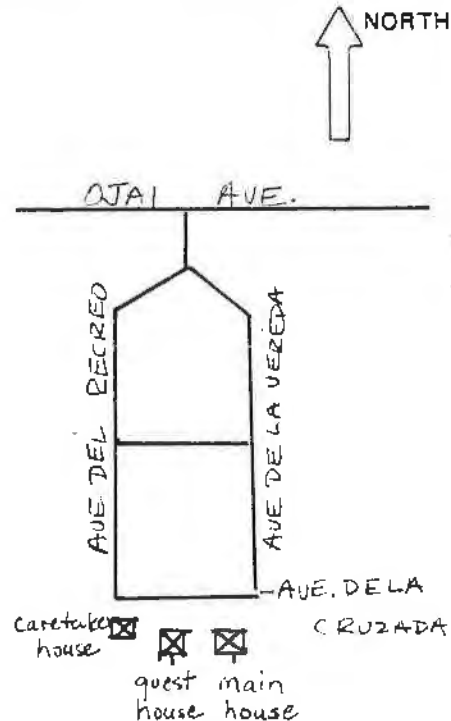
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. Porter, 3-85  
City Directories, 1934  
Lutyens, Mary. Krishnamurti, the  
Years of Awakening.

22. Date form prepared 4-85  
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):



MRS. GEORGE FRENCH PORTER RESIDENCE



Caretaker's House

This prefab house was moved onto the property and has wood siding and shingled gable roof.

MRS. GEORGE FRENCH PORTER RESIDENCE



2081 Avenida de la Cruz - Guest House

Mr. George Hall designed and built this house for his family in the 1920s. Mr Hall was a Wisconsin banker who took up real estate development when he moved to Ojai in the 1920s. The house is a single story stucco house with offset side gable roof with red tile, and exposed rafters under the eaves. A shed roof extension is found in the rear. Windows are wood casement and the front entry is recessed with a paneled door.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/296150/3813560 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: George B. Hastings Residence

3. Street or rural address: 291 Avenida del Recreo  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 024-103-110

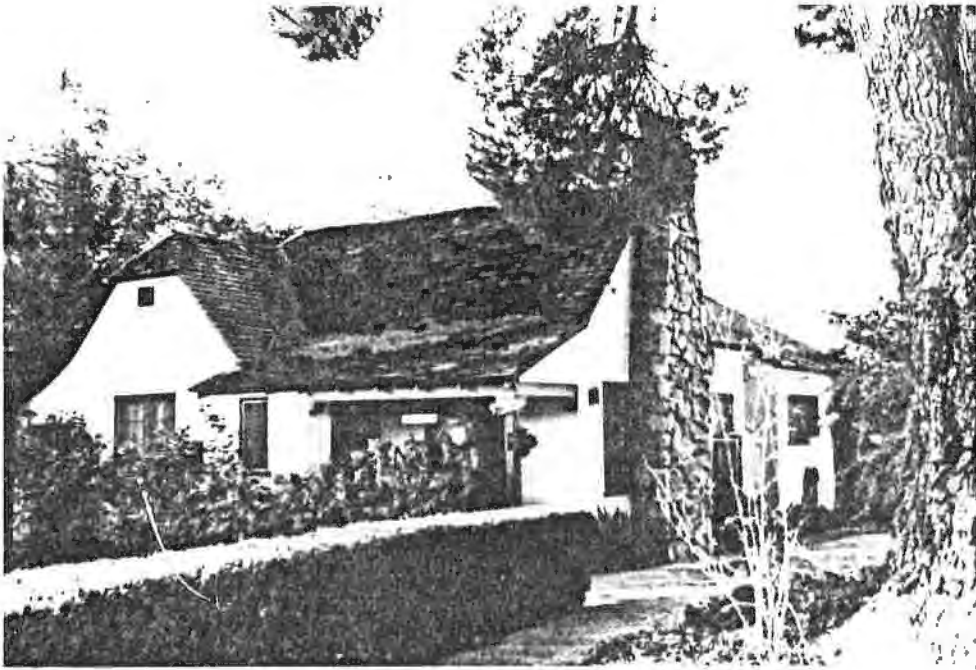
5. Present Owner: Michael G. McNeil Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION English Cottage

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
The unusual shingled roof shape, a combination of intersecting high pitched gables, with the clipped gable and steep sloping side create the English Cottage effect. The recessed front porch has exposed rafters and beams supported by a single wood column and low stucco wall. Windows are multi-paned casement with wood frames. House is covered with stucco and rests on a concrete foundation. The stone chimney is a recent addition.



8. Construction date: 1929  
Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
Frontage 75.95' Depth 225'  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
1-85



13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Fireplace added later - 1979
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 pine, rock borders

**SIGNIFICANCE**

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

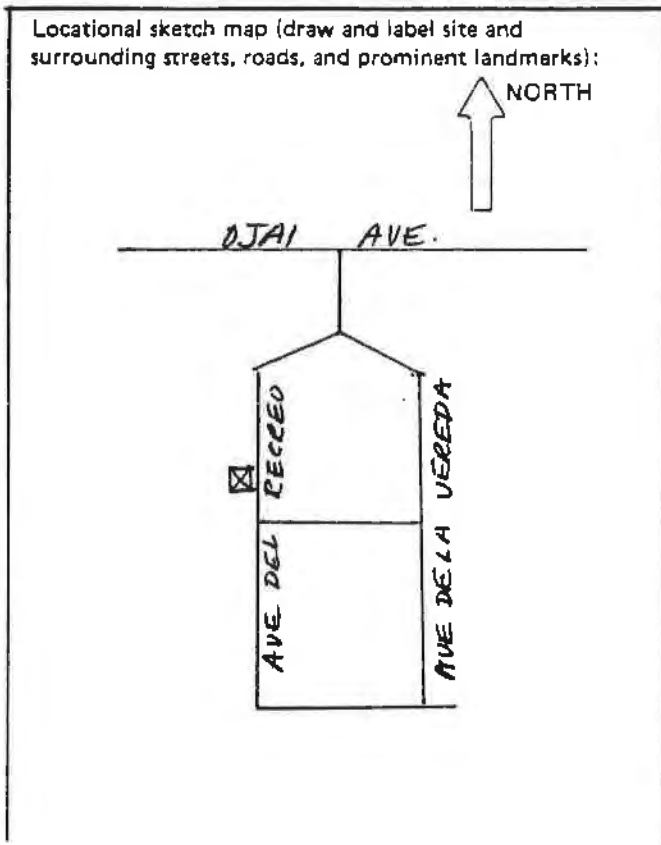
The house is a good example of the English period revival style of architecture popular during the 1920s. It was built in 1929 for George B. Hastings. It was possibly the first house built in the newly opened Siete Robles Tract.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directory, 1934  
 Interview with Maxine Mason,  
 4-85

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



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____ NR <u>3</u>	SHL _____ Loc _____
UTM: <u>A11/296280/3813500</u> B _____	
C _____	D _____

IDENTIFICATION Taj Mahal

1. Common name: \_\_\_\_\_

2. Historic name: The Pleides

3. Street or rural address: 386 Avenida de la Vereda

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 024-0-101-190

5. Present Owner: Gavin Kanigowski, Address: same  
Attn: Terrence McGowan

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

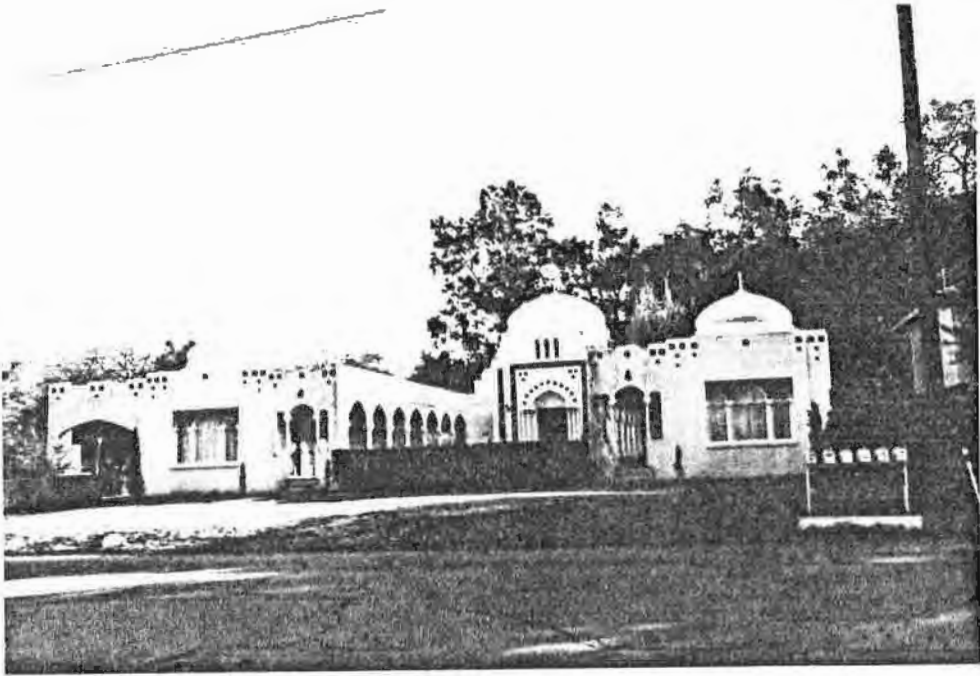
6. Present Use: Single family residence Original use: same

DESCRIPTION Exotic Southern California

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This U-shaped domed building is designed to resemble the real Taj Mahal only in miniature. The large central domed portion is two stories in height whereas the U-shaped wings, each with their own dome, are single story. The wings are covered by an arcade with Islamic arches and decorative columns. The arches are repeated in the windows and in the north wing wall. Tiles have been set into the stucco, creating an unusual design. The wrought iron fence, gates and ornamental lamp fixtures add to the decorative effect. Recessed windows are casement and the doors have a sand-etched design. The reinforced concrete patio has a 12-pointed star design and a reflecting pool lies between the two arcades.



8. Construction date: 1931  
Estimated \_\_\_\_\_ Factual X

9. Architect none

10. Builder John Roine

11. Approx. property size (in feet)  
Frontage 125' Depth 226'  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_  
 Kitchen and bathroom added later; some window changes
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
 Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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? \_\_\_  
 Reflecting pool, rare tropical plant - Annona Muricato
18. Related features: \_\_\_\_\_  
 or Soursop

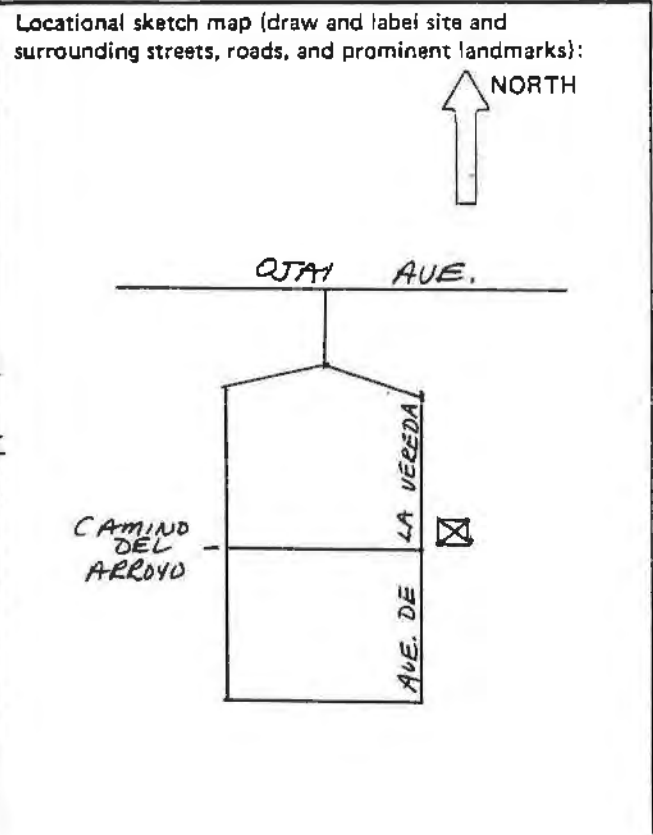
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house is not only significant for its exotic architecture but is also representative of the many occult and diverse "religious" groups and individuals that settled in Ojai. The house was constructed by John Roine in 1931 for Edward and Rhoda Martin. Mr. Martin was a British Army officer stationed in India for many years. He was also a minister in the Liberal Catholic Church and a Theosophist. He came to Ojai in 1930 and had the house built for his family and his in-laws. The living quarters were in the wings and the main portion of the house was a music conservatory and chapel.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
L.A. Times, 12/1/74, Part 7, p. 4-85  
Ojai Valley News, 5/4/59, p. 1  
Winter & Gebhard, Guide to Architecture in L.A. & So. California

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City ventura Zip 93009  
 Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/296280/3813500 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: James Van Antwerp Residence
3. Street or rural address: 319 Avenida de la Vereda  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 024-102-070
5. Present Owner: Gary L. Knox Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

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 one and a half story bungalow has a sidefacing gable roof broken by a shed dormer window. The house is basically rectangular in shape with a side wing on the north with slanted bay window. Windows are double hung, and a small shed roof supported by curved brackets is over the main entrance. The original wood siding was covered by asbestos siding. A yellow brick chimney is on the north side of the house.



8. Construction date: 1934  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 75' Depth 125'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Asbestos siding
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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: rock borders and stone steps, mature cedar tree,  
and swimming pool

**SIGNIFICANCE**

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

This late California Bungalow was built about 1934 for James Van Antwerp, a field superintendant for the Ojai Orange Association. The house was one of the earliest houses to be built in the Siete Robles Tract which opened about 1929.

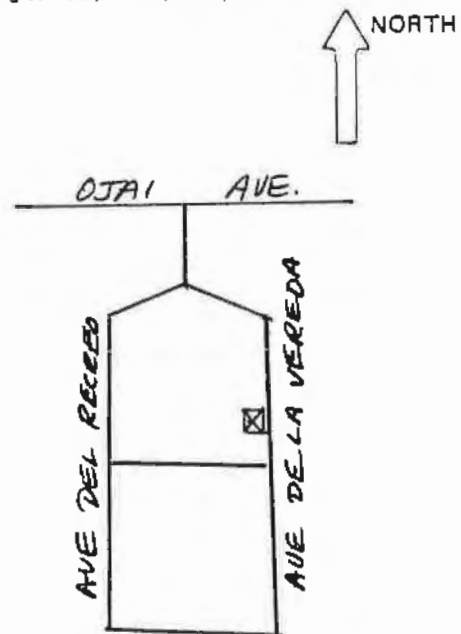
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Marcella Ashley,  
4-85  
City Directories, 1934

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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/297240/3813840 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION**

1. Common name: None
2. Historic name: John Poplin Residence
3. Street or rural address: 201 Carne Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 028-120-225
5. Present Owner: Sherwood & Barbara Jackman Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence/rental Original use: Ranch/single family residence

**DESCRIPTION**

California Bungalow

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

This irregular shaped two story bungalow has a combination of low pitched gable roofs with exposed beams. The house is covered with shingles and has an exterior brick chimney. The house rests on wood piers and has a decorative slatted vent under the gables. Windows are multi-paned casement. The front porch has been enclosed and converted to another room. Concrete block was used on lower walls of porch and a modern sliding glass door was added to north side of house.



8. Construction date: 1913  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 11  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_  No longer in existence \_\_\_
14. Alterations: Enclosed porch, modern sliding glass door
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: Agriculture
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Orange orchard, redwood barn

#### SIGNIFICANCE

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

The house was built about 1913 for Lloyd Poplin on land given to him by his father, Adley Poplin, who lived in the old John Carne residence on Rancho Bonita, adjacent to this house. Lloyd raised oranges on the ranch. The Poplin family were Ventura County pioneers, coming here in 1888. The house, although somewhat altered, maintains a certain degree of its California Bungalow style and is still a citrus producing ranch. The John Carne residence once occupied by Adley Poplin burned down.

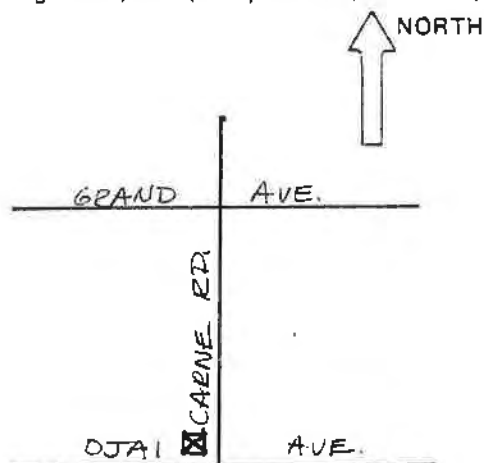
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Ojai Museum biographical material  
Cty. & Co. Directories, 1916-1947  
Interview with Helene Hamm, 2-85

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):



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

Newsom Ranch

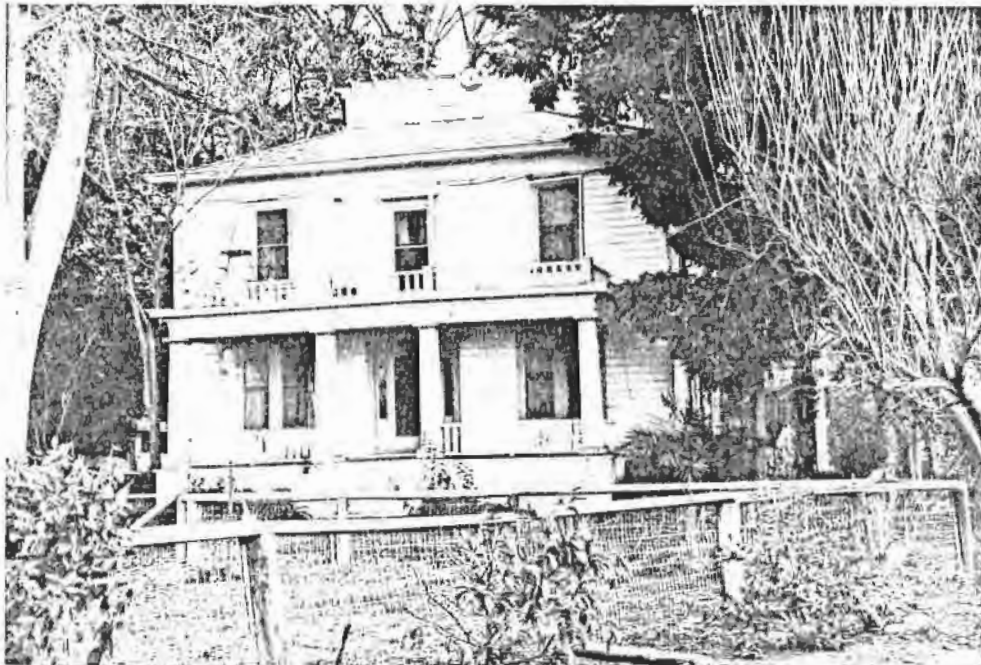
1. Common name: \_\_\_\_\_
2. Historic name: Lismore Ranch - John R. Bennett
3. Street or rural address: 478 Carne Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-081-015
5. Present Owner: W. Roy Newsom Address: 7829 S. Vale Dr.  
City Whittier Zip 90602 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Ranch/foreman's house Original use: Ranch/single family residence

DESCRIPTION

Colonial Revival

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

At the end of a long road lined with walnut trees stands a stately two story residence with a truncated hip roof. The square shaped house is symmetrical in regards to window and front entry placement. The windows are double hung with shaped lintels above and sidelights next to the front door. The house is on a raised foundation of wood and stone and is covered with a vertical board skirt. The house itself is covered with shiplap siding. A later addition, in 1910, was the front porch and side pergola. The iron cresting was removed and wooden boards placed across the top.



8. Construction date: 1891  
Estimated \_\_\_\_\_ Factual X
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 21.18
12. Date(s) of enclosed photograph(s)  
2-85



13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Front porch and side pergola added later
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: Barn, water tower base, child's playhouse, walnut orchard, mature trees

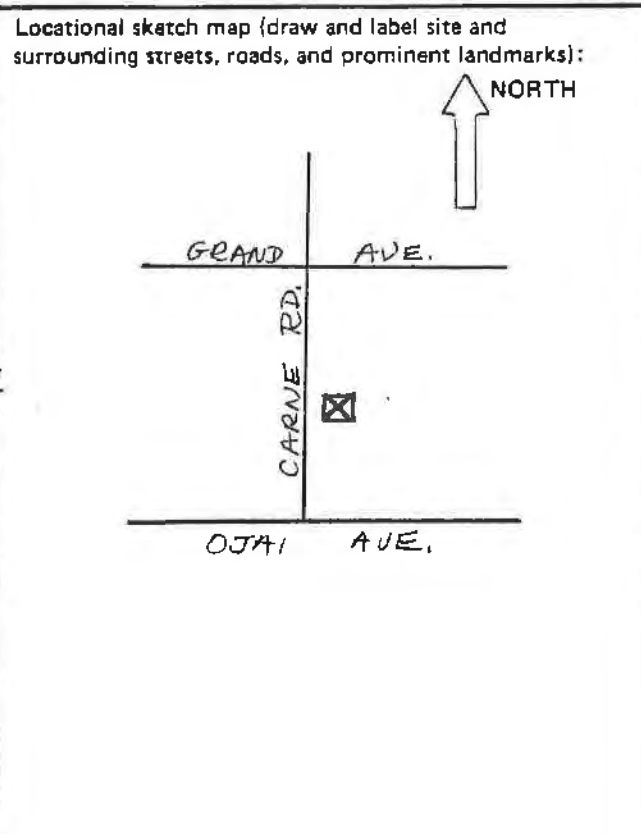
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 John R. Bennett, a successful dairy merchant in San Francisco, moved to Ojai in 1887 for health reasons. He acquired 61 acres of land, called the Lismore Ranch, and raised almonds, prunes, olives, lemons and oranges. He had his house built in 1891. Today the house remains among the orchard with only a few changes. Its distinctive setting, architectural character and historical importance as an early ranch house all contribute to its significance.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Storke, History of Ventura County  
1897 Map; 1903 U.S.G.S. Map  
Cty & Co. Directories, 1898-1926

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/297440/3814500  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: San Antonio School

2. Historic name: same

3. Street or rural address: 650 Carne Road  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 29-14-12

5. Present Owner: San Antonio School District Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_  Private \_\_\_\_\_

6. Present Use: Elementary School Original use: same

DESCRIPTION

7a. Architectural style: English Tudor

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
The distinctive half-timbering of this English Tudor building appears on the gable ends. This long rectangular shaped single story structure has a steep pitched shingled gable roof with an offset gable on the north side and an intersecting gable wing on the southwest corner. Scalloped wood detail appears under the smaller gable end on the north. The steep pitched roof has a recessed corridor for classrooms along the west side of the building. Double wood columns with brackets support the overhang. The doors are recessed and the windows are multi-paned. The stucco building rests on a stone and concrete foundation and is surrounded by an asphalt playground.



8. Construction date: 1927  
Estimated \_\_\_\_\_ Factual

9. Architect Roy C. Wilson

10. Builder Unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 6.97

12. Date(s) of enclosed photograph(s)  
2-85

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: School
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 trees and modern stucco classroom to east of main school.

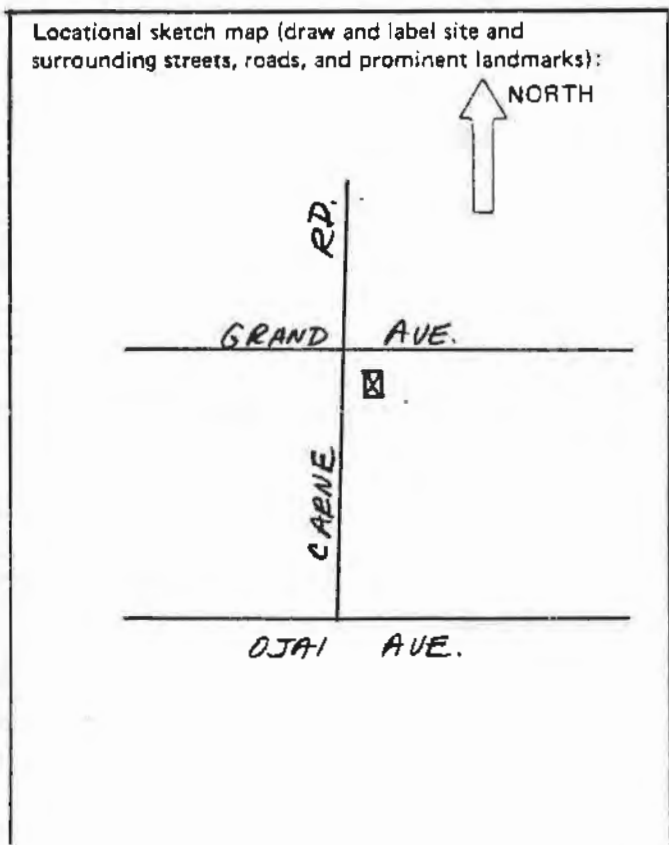
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The school was designed in 1926 by Santa Paula architect Roy C. Wilson, and the cornerstone laid in 1927. The San Antonio School District was formed on this site in 1887, and the first school was a granary that was moved in. By 1892 a larger Victorian era wood schoolhouse was built on the site. Englishman Frederick Udall, a trustee at the school, is said to have influenced the English Tudor style of architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_\_\_  
Religion \_\_\_ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Ojai Valley Museum school file material

22. Date form prepared 4-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/297380/3814600 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Anne Linn Gibson Residence/Reservoir

3. Street or rural address: 663 Carne Road at Grand  
City Ojai Zip 93023 County Ventura

4. Parcel number: 028-120-04

5. Present Owner: Ben Mercer Address: Grand Ave.  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION Period Revival with Spanish Colonial Revival features

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
Basically rectangular in plan, this single story stucco residence has a low pitched gable roof with an offset front gable. The recessed front porch has an arched opening supported by large square columns. The decorative front window is arched with multi-panes and casement openings. On the south side is a wood pergola covered with vines. The house rests on a concrete foundation and has a stucco chimney.



8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 4.94

12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Unknown
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: school across the street
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? \_\_\_\_\_  
Large concrete and stone reservoir on north, mature trees
18. Related features: \_\_\_\_\_

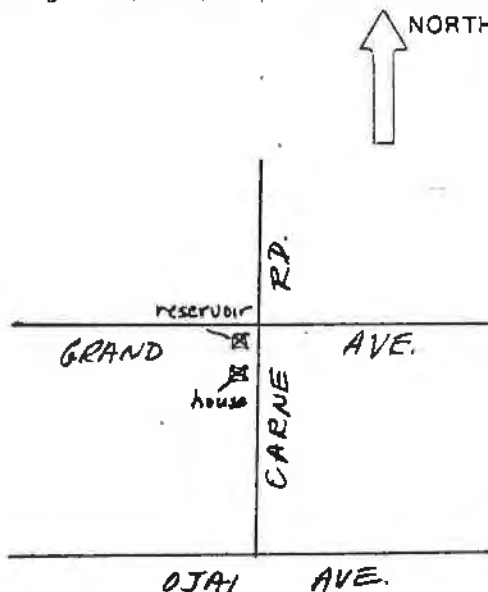
#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The house is significant historically as part of the original Essington Gibson property, a large ranch purchased in the 1890s. The house was built about 1928 for Mr. Gibson's granddaughter, Ann Linn Gibson. The house has maintained its integrity over the years. North of the house is a large concrete and stone reservoir, which used to store water from Senior Canyon. Mr. Gibson had it built for his orchards. He also owned property at the mouth of the river in Senior Canyon.

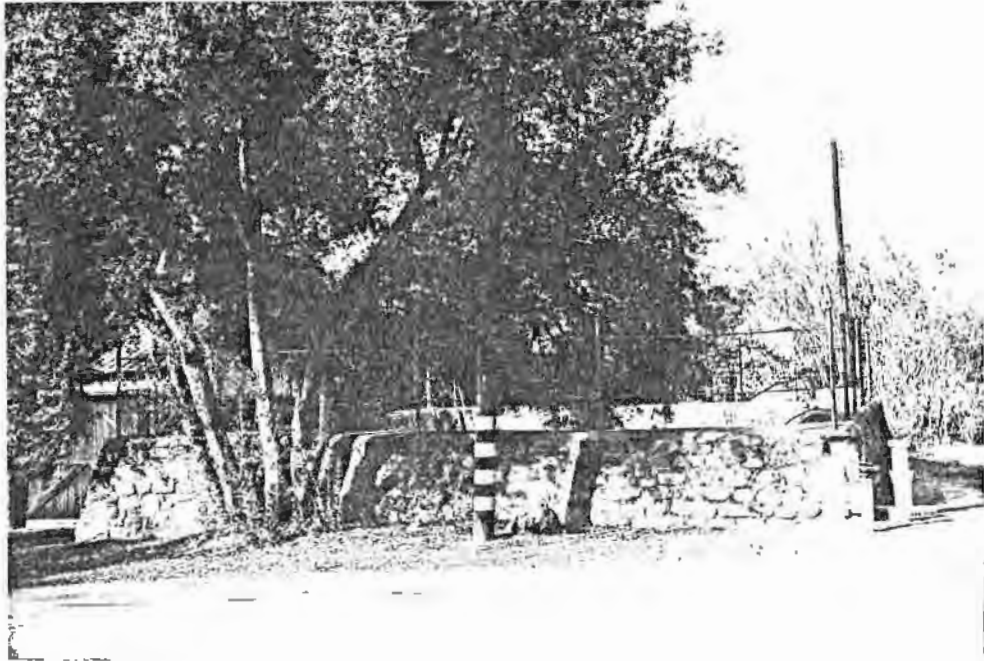
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_ Military \_\_\_\_\_  
Religion \_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Biographical material, Ojai Museum  
City Directories, 1938-1949  
Interview with Mrs. Tucker, 2-85

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):



ANN LINN GIBSON RESIDENCE/RESERVOIR



This large stone and concrete reservoir (approximately 4' high and rectangular in shape) is no longer in use. It was built by the Gibson family to provide water for their orchard. Water was brought by gravity flow from Senior Canyon. It was built about 1900.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/297460/3815200 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION None
1. Common name: None
  2. Historic name: Chalfant Head Residence
  3. Street or rural address: 1310 Carne Road  
City Ojai vic. Zip 93023 County Ventura
  4. Parcel number: 029-010-490
  5. Present Owner: Michael Head Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Single family residence Original use: same

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

Oriented to take advantage of the mountain view and light, this rectangular shaped residence has glass walls in the rear that bring the mountain view in. The roof is flat with wide overhang supported by square posts creating a walkway/porch to the recessed front entry. The flat plywood surface is broken by a band of sliding aluminum windows. Next to the entry, continuing from the band of windows, is a mural designed and painted by Mr. Head.



8. Construction date: 1966  
Estimated \_\_\_\_\_ Factual X
9. Architect Chalfant Head & Michael Head
10. Builder owner builder
11. Approx. property size (in feet)  
Frontage 153.99 Depth 300'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85

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 X Scattered buildings X Densely built-up \_\_\_\_\_  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
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: Mural, mature trees, rock walls

#### SIGNIFICANCE

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

The house is significant architecturally because it was the last house architect Chalfant Head designed for himself before his death. Mr. Head received his degree in architecture from M.I.T. and came to California in 1926. He worked with Santa Paula architect Roy Wilson. Head purchased about seven acres of land on Carne Road in 1955 and together with his son, Michael Head, designed two houses on the property, then divided the property and sold them. This last house he designed for himself had a mural which he designed as well next to the entry. It was inspired by the movie, "2001". Enrique Raya did some of the stonework on the property.

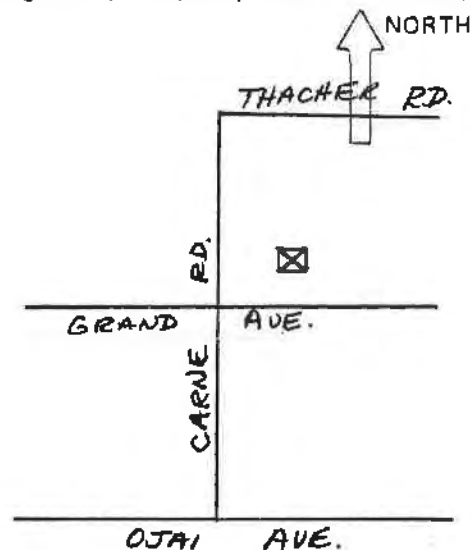
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interviews with Michael Head,  
2-85 and 5-85

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):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/297460/3815200 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Michael Head Residence
3. Street or rural address: 1320 Carne Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-010-355
5. Present Owner: Michael Head Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family house/ Original use: same  
office

DESCRIPTION

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

This single story residence has a flat pitched roof with wide overhang. The house is oriented with a view towards the mountains and the rising moon in August. Full length glass walls bring the outside view into the living area. The remainder of the house is covered with plywood siding with wood strips around windows. The house is built on a concrete foundation. Windows are of sliding aluminum.



8. Construction date: 1959  
Estimated \_\_\_\_\_ Factual X
9. Architect Michael Head
10. Builder Michael Head
11. Approx. property size (in feet)  
Frontage 150' Depth 230'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85

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 \_\_\_X Scattered buildings \_\_\_X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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: Pond and lush vegetation

**SIGNIFICANCE**

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

The house was designed in 1959 by Michael Head, son of architect Chalfant Head, and is currently his residence. Michael Head studied architecture in Vienna, Austria. This house is of modular design, using plywood panels and was assembled in six weeks. It was built on the land purchased by Chalfant Head and next door to Chalfant Head's last residence.

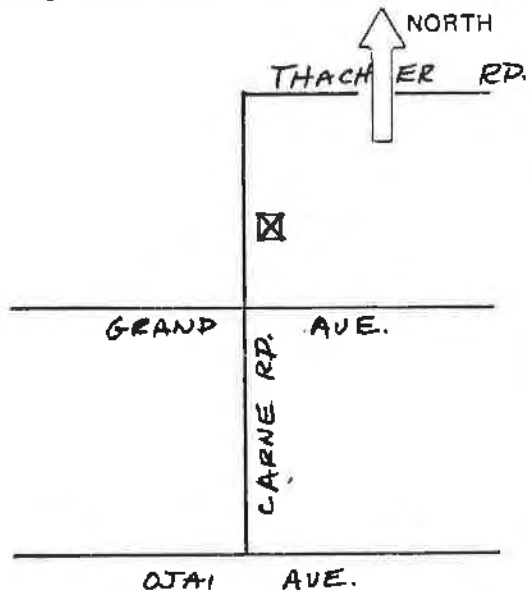
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Michael Head,  
2-85 and 5-85

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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/297500/3815300 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Chalfant Head - Bernice Atwell Residence

3. Street or rural address: 1354 Carne Road

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 029-010-500

5. Present Owner: Bernice W. Atwell Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION Modern

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This flat roofed single story residence has a slightly lower flat roofed carport on the west with an additional wing attached. Characteristics of Head's houses are the use of glass walls and plywood panels as walls. An interesting geometric divider is located near the entry under the wide eaves. Concrete block walls provide an interesting textured effect. Sliding aluminum windows are also used.



8. Construction date: 1958  
Estimated \_\_\_\_\_ Factual X

9. Architect Michael & Chalfant Head

10. Builder owner-builder

11. Approx. property size (in feet)  
Frontage 150' Depth 205'  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: \_\_\_\_\_
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Concrete block walls and planters, stone borders

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This house is architecturally significant because it was the first house designed by Chalfant Head and Michael Head on the property Chalfant Head purchased in 1955. This house was built in 1958 as Chalfant Head's residence and later owned by Bernice Atwell. It takes advantage of the view and lighting to bring the outside in through the use of glass walls.

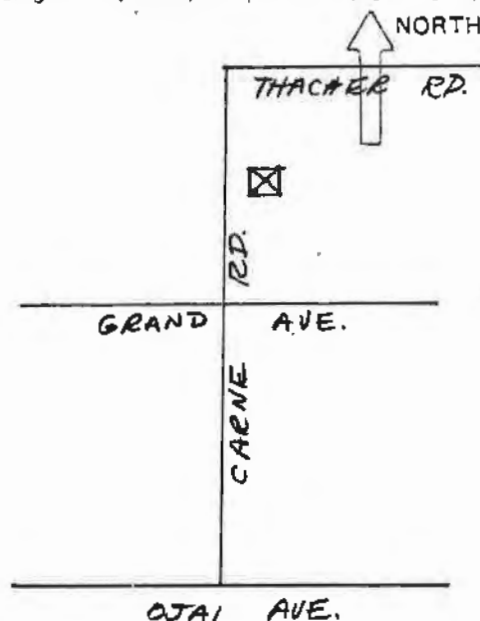
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Michael Head,  
2-85 and 5-85

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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/297500/3815310 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Chalfant Head Residence
3. Street or rural address: 1418 Carne Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-010-675 & 685
5. Present Owner: Paul A. Nordendale Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This flat roofed residence is built in an irregular L-shape with a recessed entry and wide overhang. A portion of the flat roof is higher than the other. The house rests on a concrete foundation. Windows are sliding aluminum with full length glass walls at rear of house to take advantage of the views. The house is built of plywood panels and glass.



8. Construction date: 1963  
Estimated X Factual \_\_\_\_\_
9. Architect Michael & Chalfant  
Head
10. Builder owner-builder
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 2.14
12. Date(s) of enclosed photograph(s)  
2-85

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: \_\_\_\_\_
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 trees, long drive, stone borders, concrete block planters

**SIGNIFICANCE**

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

This was the second house Ojai architect Chalfant Head designed together with Michael Head on the seven acre property he purchased in 1955. This house was built in 1963 for Guy Fisher. Similar to his other houses, the glass walls are oriented to the mountain view and to the natural light.

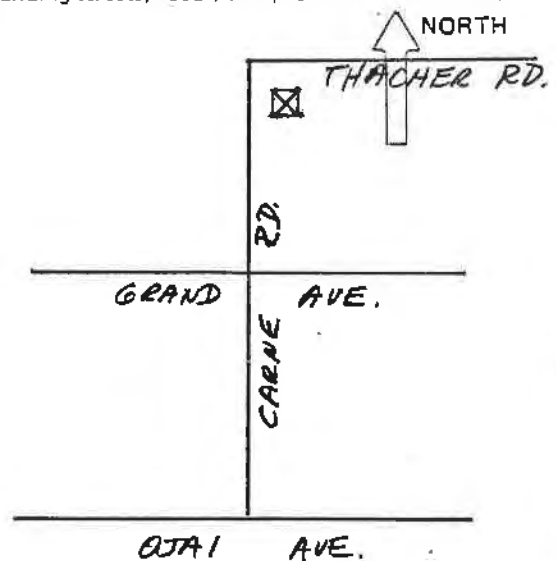
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Michael Head,  
2-85 and 5-85

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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/296580/3815000 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

- 1. Common name: Sims Ranch
- 2. Historic name: John Barnard Ranch
- 3. Street or rural address: 985 Fordyce Road  
City Ojai vic. Zip 93023 County Ventura
- 4. Parcel number: 28-140-040 28-130-010
- 5. Present Owner: Harry Sims, Jr. Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: ranch and residence Original use: same

DESCRIPTION

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

This large irregular shaped residence has a combination of single story and two story gable tile roofs combined with shed roofs. The house is built of stone and whitewashed and is on a stone foundation. The exterior stone chimnies are tapered, becoming narrower at the top. Windows are large and multi-paned and separated by wide stone columns along a portion of the house. Other windows are recessed. A small original wood frame house exists within the stone exterior, built about the turn of the century. The current house was rebuilt and enlarged about 1934.



- 8. Construction date: 1934  
Estimated X Factual \_\_\_\_\_
- 9. Architect unknown
- 10. Builder unknown
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 38  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: House rebuilt in 1934.
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: Agriculture
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other:
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Stone walls

**SIGNIFICANCE**

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

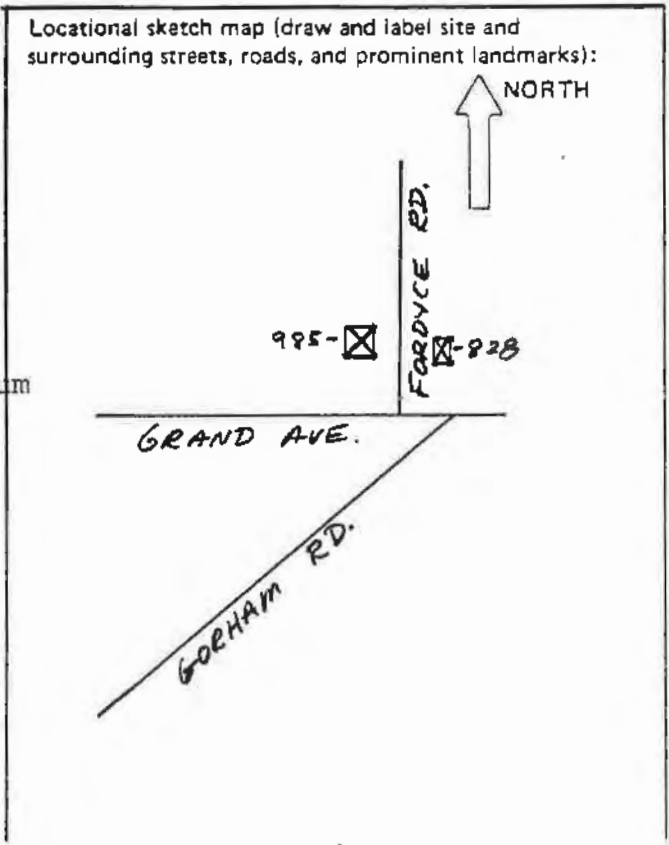
The house is an unusual example of Spanish Colonial Revival style with the use of low pitched gable tile roofs and multi-paned windows and built of stone which has been whitewashed. Built about 1934, the house and large ranch were owned by John Barnard and his family who raised citrus. Originally this land belonged to Fordyce and the original house, built about 1900, was owned by Fordyce and may have been a ranch hand's house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure   
 Economic/Industrial  Exploration/Settlement   
 Government  Military   
 Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Biographical material, Ojai Museum  
 City Directories, 1934  
 Interview with Mrs. Sims, 5-85

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





## SIMS RANCH



828 Fordyce Road

Part of the Sims Ranch today, this house was probably used as a foreman's residence or as a rental. Built in the 1920s, this 1½ story California Bungalow has a main side-facing gable roof with a large center dormer gable. Exposed rafters are found under the eaves and the house has board and batten siding. Windows are double hung with wood trim.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/296420/3815580 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

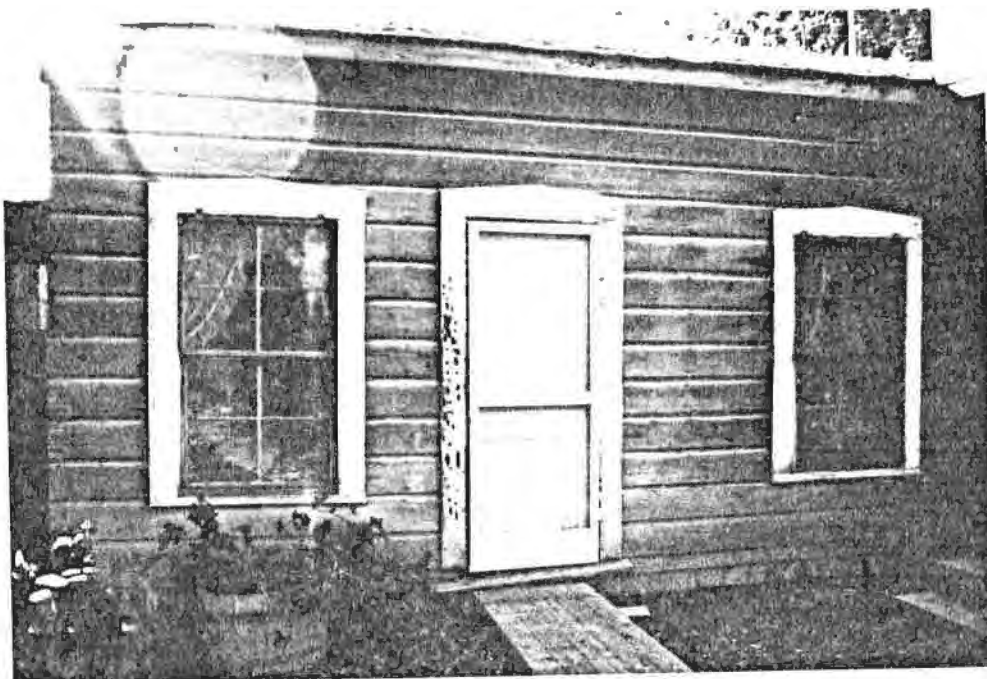
IDENTIFICATION None

1. Common name: \_\_\_\_\_  
Fordyce - Steepleton Ranch
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2251 E. Fordyce Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 14-040-045; 14-050-080 & 090
5. Present Owner: James A. Coultas Trustee Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Ranch/residence Original use: same

DESCRIPTION Wood frame farmhouse with Italianate elements

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

This modest farmhouse has been added onto over the years with the result that the original front of the house is now the back of the house. This portion still remains intact, with the pointed shelf moulding above the windows and door. The windows have four lights each and are double hung. Siding is wide shiplap and house is on a stone and wood foundation. What is now the front entry is a newer gabled addition with a shed roof section all on concrete block with wide board siding and aluminum sliding windows. The brick chimney has been plastered.



8. Construction date: 1875  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Possibly T.B. Steepleton
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.48
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_  
 Major alteration to front with new addition
14. Alterations: \_\_\_\_\_
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? \_\_\_  
 Barn, cooling house (milk), mature trees
18. Related features: \_\_\_\_\_

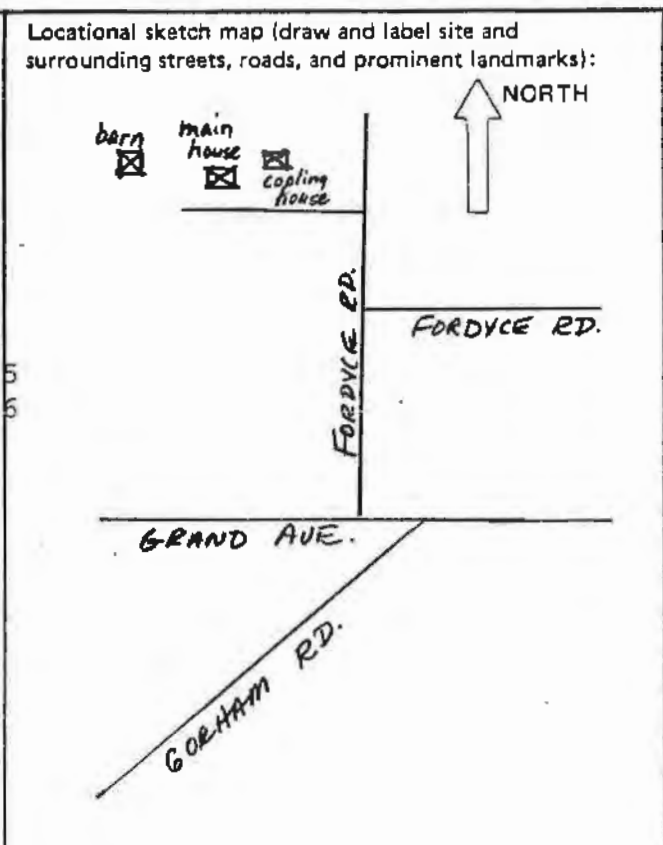
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 This ranch house is historically significant because it may be the earliest remaining ranch house in the east end of Ojai. Although altered over the years, it is believed to have been built in the 1870s by Thomas B. Steepleton, a farmer and carpenter. By 1897 Steepleton supposedly sold the property to Harry Fordyce, who operated a ranch on it for many years.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 2 Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Mrs. Coultas, 2-85  
 Co. & Cty. Directories, 1875-1916  
 Property Map, 1897  
 Fry, Patricia, The 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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298120/3815640 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Dimmick Sisters Residence
3. Street or rural address: 1580 Garst Lane  
City Ojai vic. \_\_\_\_\_ Zip 93023 County Ventura
4. Parcel number: 014-090-150
5. Present Owner: Frank F. Landucci Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

- 7a. Architectural style: Board and batten cottage
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
The low saddleback roof is an unusual feature of this board and batten cottage. A trellised arbor extends out over the front porch and is supported by square wood columns. The multi-paned windows have casement openings. The house has a simple rectangular shape.



8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder Udall
11. Approx. property size (in feet)  
Frontage 132.61' Depth 165.70'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 trees, rustic setting

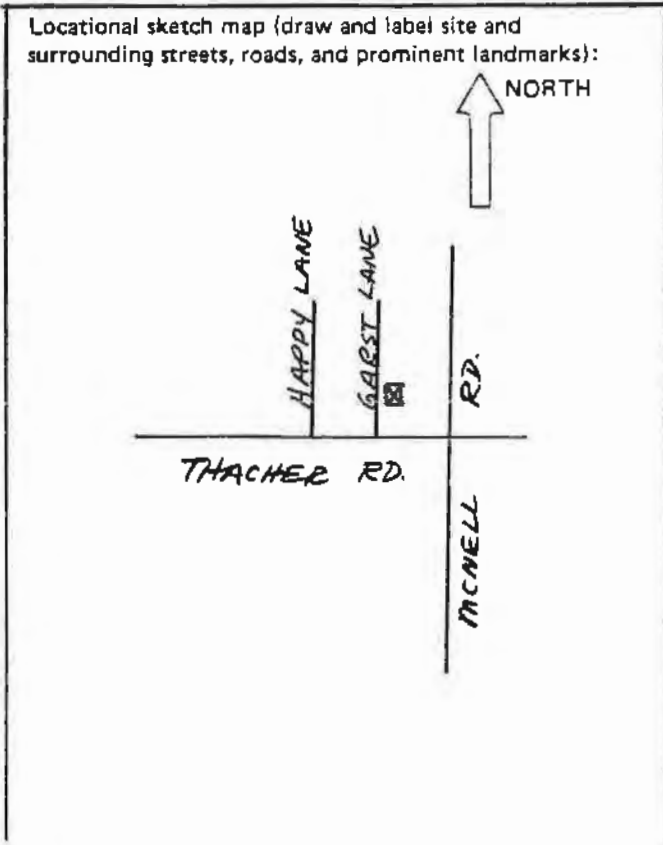
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The house is significant as an example of an Ojai "weekend retreat" cottage built in this section of Ojai. It was built in the 1920s for Miss Mabel and Caroline Dimmick, both school teachers from Santa Barbara, who used it on weekends. It was one of the earliest cottages built in the Udall Tract.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Mrs. Garst, 4-85  
City Directories, 1934-38

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



HABS	HAER	NR 5	Ser. No.	SHL	Loc
UTM: A	11/289060/3815680				
C			D		

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

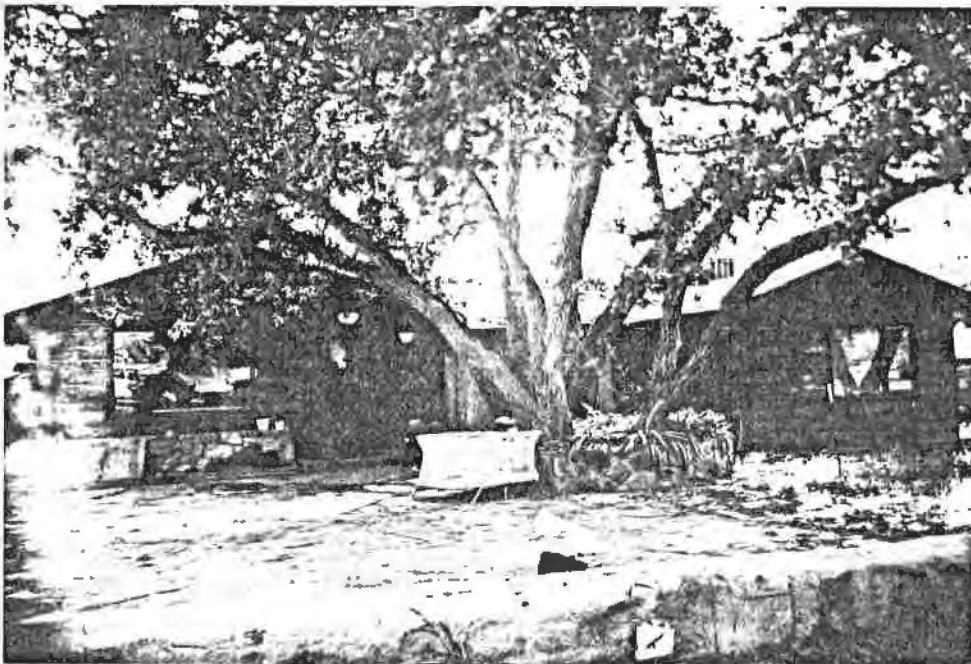
1. Common name: None
2. Historic name: Hayward Delevan/Garst House
3. Street or rural address: 1641 Garst Lane  
 City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 014-0-090-180
5. Present Owner: Kirt Warren Address: 1115 N. Signal St.  
 City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: Multiple family residences

#### DESCRIPTION

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

The main single story house is made of horizontal log siding. Covered by a low-pitched gable roof, the house has a high stone foundation wall. The main entrance has double doors and to the east is a large picture window. The logs still contain the original bark and extend unevenly at the corners.

An addition in 1955 was built on the west side of the original rectangular shaped house. This created a U-shape to the original facade. The addition was built of medium wide board siding. There is a side and rear entrance to the main house.



8. Construction date: 1930  
 Estimated X Factual \_\_\_\_\_
9. Architect None
10. Builder Frank Still/  
Hayward Delevan
11. Approx. property size (in feet)  
 Frontage 132' Depth 165'  
 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Bedroom addition on west side in 1955
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_  
Residential  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Large mature oak trees

#### SIGNIFICANCE

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

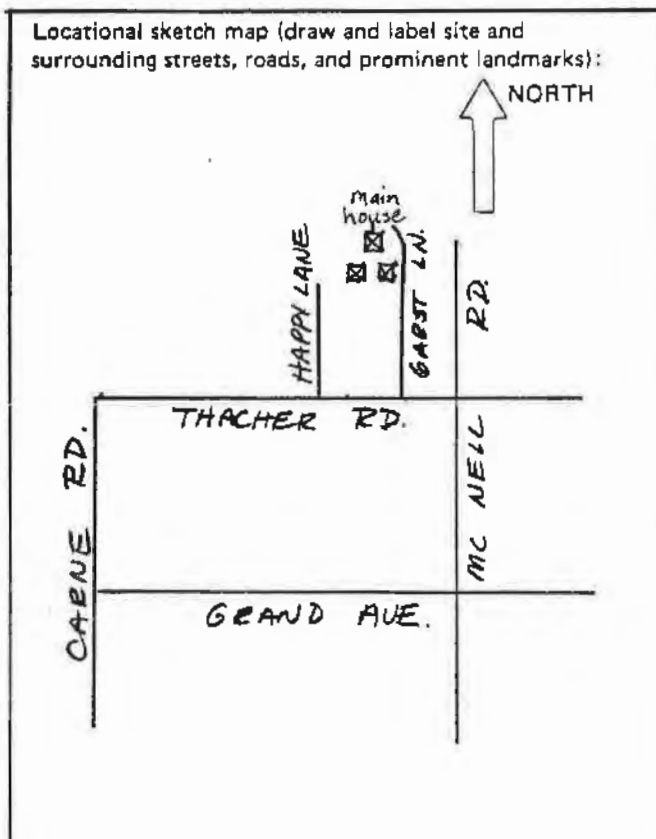
Built in 1930 by local carpenter Frank Still and owner Hayward Delevan, the house is significant for its unusual architectural features. Mr. Delevan built the house to resemble, in miniature, the Bright Angel Lodge in the Grand Canyon, and he called his house the Topa Topa Lodge. He had furniture and dishes designed for the house. The beams had stenciled Indian designs and he covered the floors with Navajo rugs. Mr. Delevan, a telegrapher, moved to Tahiti two years later and the house remained in his daughter, Mrs. Garst's ownership until it was sold in 1971. Originally the main house was a living area and kitchen. The bedrooms and bath were built separately. An old house on the property was converted to a bedroom-guest house and the facade was designed of logs like the main house. A third structure, a garage, was also built with logs and later converted to a separate unit.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. Garst, 4-85  
City Directories, 1934

22. Date form prepared 3-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/295100/3815300 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Wm. Semro Ranch

3. Street or rural address: 1215 Grand Avenue

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 028-050-040

5. Present Owner: Ben Mercer Address: same

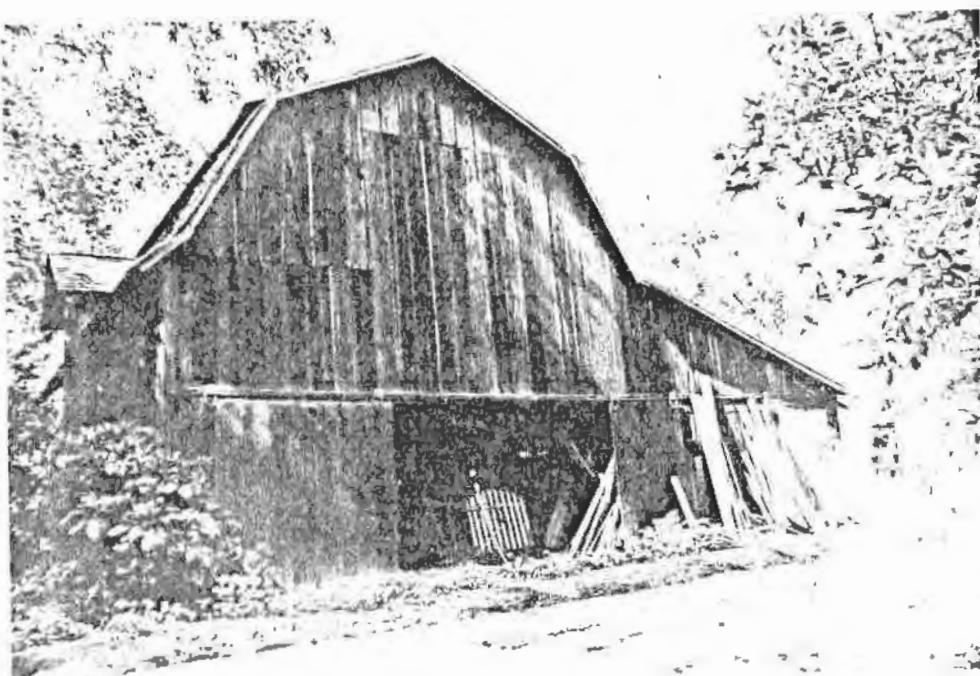
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence and ranch Original use: same

DESCRIPTION Gambrel roofed redwood barn

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
The unusual high pitched gambrel roof on the barn is a distinctive feature. The barn is built of redwood boards combined with board and batten siding. A gabled dormer, located on the south side, punctuates the roofline. Large doors are on a sliding track. A shed roof extension is partially open and supported by wood columns on the north side.



8. Construction date: 1915  
Estimated X Factual \_\_\_\_\_

9. Architect none

10. Builder Possibly Fredericks

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 6.56

12. Date(s) of enclosed photograph(s)  
2-85

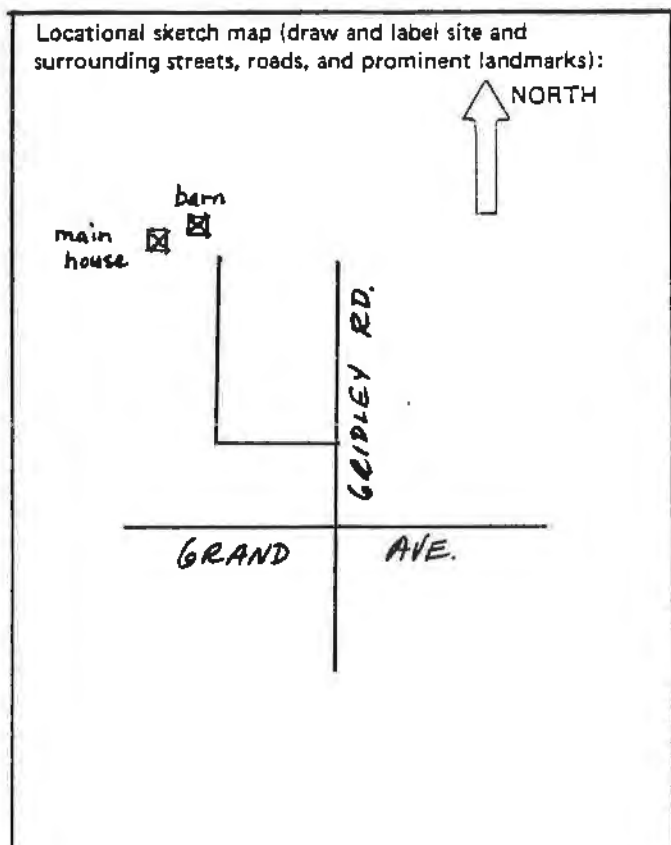


13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Unknown
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: 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: Orange orchard, mature oaks

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The barn is architecturally significant as one of the few, if any, gambrel roofed barns in Ojai Valley, whose integrity has been maintained. The ranch was first owned by William Semro who built the main house and barn about 1915. The ranch was later purchased by Ben Mercer who modernized the house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture \_\_\_ Arts & Leisure \_\_\_  
 Economic/Industrial X Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Ben Mercer, 2-85;  
 Bill Bowie, 2-85  
 City Directories, 1916-1926  
 Maps, 1912
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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/296380/3814560 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Rancho Querencia
2. Historic name: A.A.R.D. Brown Residence
3. Street or rural address: 1579 Grand Ave.  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 028-060-020
5. Present Owner: Howard & Christine Kreitsek Address: P.O. Box 368  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This rectangular shaped residence has a medium pitched gable roof with intersecting gable. Recent owners created new entrance on west side and added leaded glass and bay on east. The original front porch was on the south side of the house and is now no longer used as the entry and has been altered. The house is built on wood piers and later concrete was added to the foundation. Windows are multi-paned and double hung. Siding is board and batten.



8. Construction date: 1895  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 3.67
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_  
 House has had entry changed, porch enclosed or removed,  
 14. Alterations: chimney changed.
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: Barns, mature oaks and pepper trees

**SIGNIFICANCE**

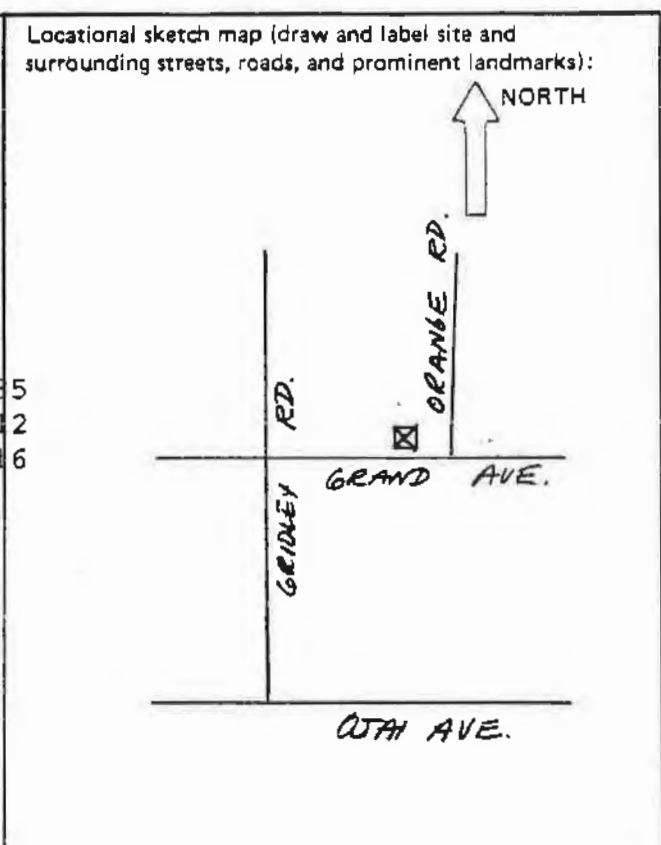
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 This house, although somewhat altered from its original condition, has been well maintained. It was built about 1895 for A.A.R.D. Brown who was a farmer and had about four acres. It is historically significant as an example of a farm house built before 1900 whose property boundaries have not changed since 1897.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. Krietsak, 3-85  
 Property Ownership maps, 1897-1912  
 County/City Directories, 1910-1916

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



HISTORIC RESOURCES INVENTORY

HABS	HAER	NR	4C	SHL	Loc
UTM: A.11/296450/3814620		3			
C			D		

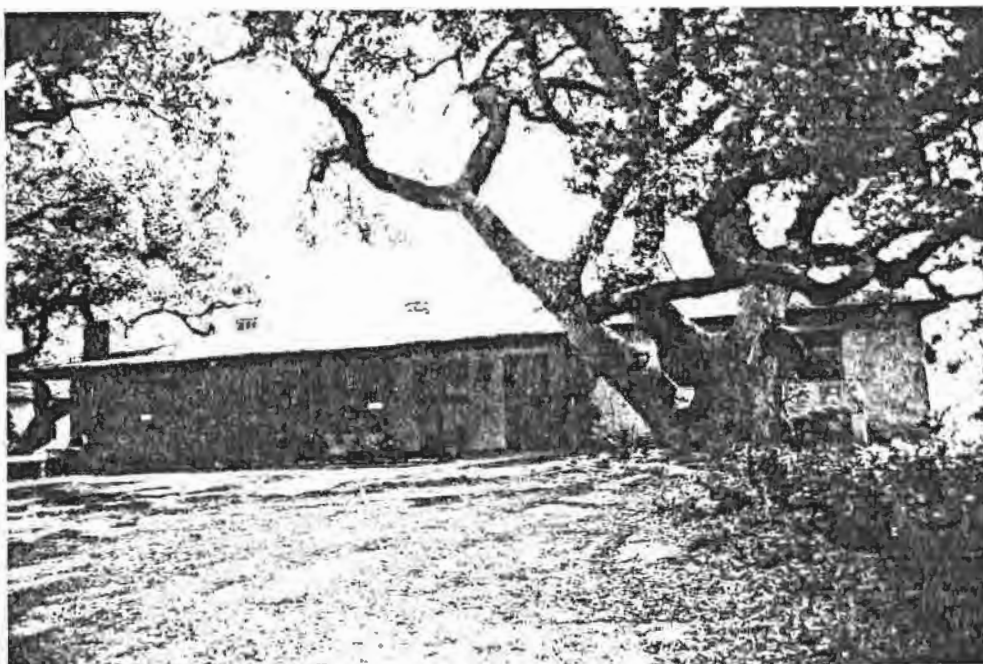
IDENTIFICATION

- 1. Common name: None
- 2. Historic name: Frank J. Barrington Ranch
- 3. Street or rural address: 2196 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura
- 4. Parcel number: 028-0-111-060
- 5. Present Owner: James L. Way Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This long rectangular shaped stone residence has a low pitched, sidefacing hip roof with an offset hip roof on the west forming a modified L-shape with a recessed porch. The porch roof is supported by square wood columns with exposed brackets under the eaves. The wood casement windows are recessed, and two stone chimnies punctuate the roofline.



- 8. Construction date: 1922  
Estimated X Factual \_\_\_\_\_
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.04
- 12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good \_\_\_  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Stone walls painted over
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Mature oaks, rock borders, stone garage

**SIGNIFICANCE**

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

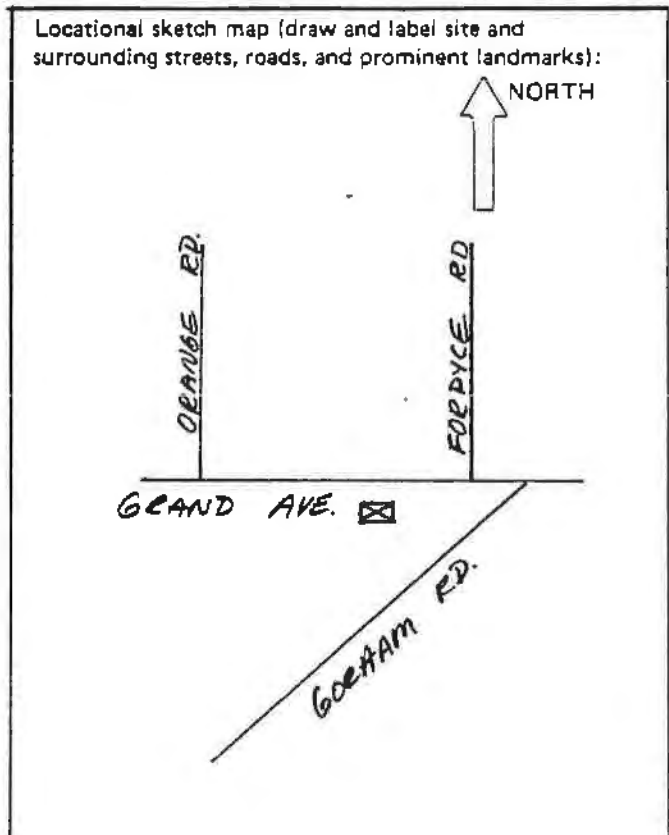
In addition to being a fine hand crafted stone house, the property is significant historically as the Barrington ranch. It was built for Frank Barrington and his wife possibly in the 1920's. The Barringtons became well known as proprietors and eventually owners of the well known El Roblar Hotel, a popular tourist resort on Ojai Avenue known today as The Oaks.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Laisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Bill Bowie, 3-85  
City Directories, 1921-44  
The Ojai Valley, An Illustrated History, Patricia Fry

22. Date form prepared 4-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/296960/3814620 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Alfred Reimer Residence

3. Street or rural address: 2650 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 028-112-050

5. Present Owner: Roger G. Wyke & Maynard Saylan Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION Spanish Colonial Revival

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This sprawling ranch house has an irregular shape with low pitched tile gable roofs intersecting each other forming an L-shape in front. Within the "L" is a recessed porch supported by square columns. Under wide eaves are exposed wood rafters, and the house is constructed of concrete block and then whitewashed to give an adobe appearance. The casement and fixed windows have multi-panes. Decorative elements include wooden shutters and hip roof vent. Originally the house had a wood shingle roof.



8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_

9. Architect Austen Pierpont

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 20.70

12. Date(s) of enclosed photograph(s)  
3-85

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 X Scattered buildings \_\_\_ 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: Concrete block walls, mature trees

**SIGNIFICANCE**

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

The house is significant as an example of Austen Pierpont's architecture. Mr. Pierpont designed many fine Ventura County houses and Thacher School buildings. He was a self-taught architect who had an excellent reputation throughout the Ojai Valley. He designed in popular styles of the period, ranging from the English Tudor and cottage styles of the late teens and '20s through the Spanish Colonial style, and into the modern period of stucco and glass of the 1940s and '50s. The house was built for rancher Alfred Reimer who owned 49 acres in 1928. Mr. Reimer lived there until 1961.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

- Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

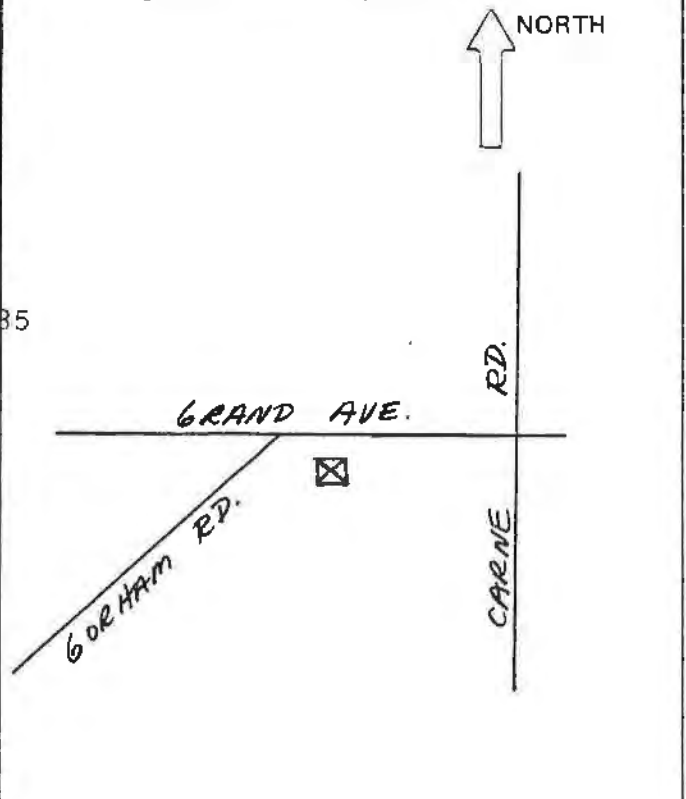
21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Alfred Reimer, 3-85  
 City Directories, 1934-1944

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):



HABS _____		HAER _____		NR4C _____		SHL _____		Loc _____	
UTM: A <u>11/297300/3814640</u>		B _____		C _____		D _____			

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION**

1. Common name: Tucker Ranch - Keystone Ranch
2. Historic name: Essington Gibson Residence
3. Street or rural address: 2980 Grand Avenue  
 City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 028-120-030
5. Present Owner: Patricia and Gary Tucker Address: same  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same  
and ranch

**DESCRIPTION**

- 7a. Architectural style: Vernacular Victorian with simple Italianate detailing
- 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 is irregular in shape with a combination hip and gable roof. A third story tower rises above the main entrance and has a slightly flared hip roof. Very simple classical detailing is found in the shelf moulding above some of the windows and on the side corners of the house to resemble pilasters. A plain wood frieze is found under the eaves and the house is covered with wide shiplap siding. Two hip roofs cover the front porch with a small gable roof located in the center. A low brick wall supports the square wood columns. The house rests on a stone foundation.



8. Construction date: 1889  
 Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth 5  
 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85



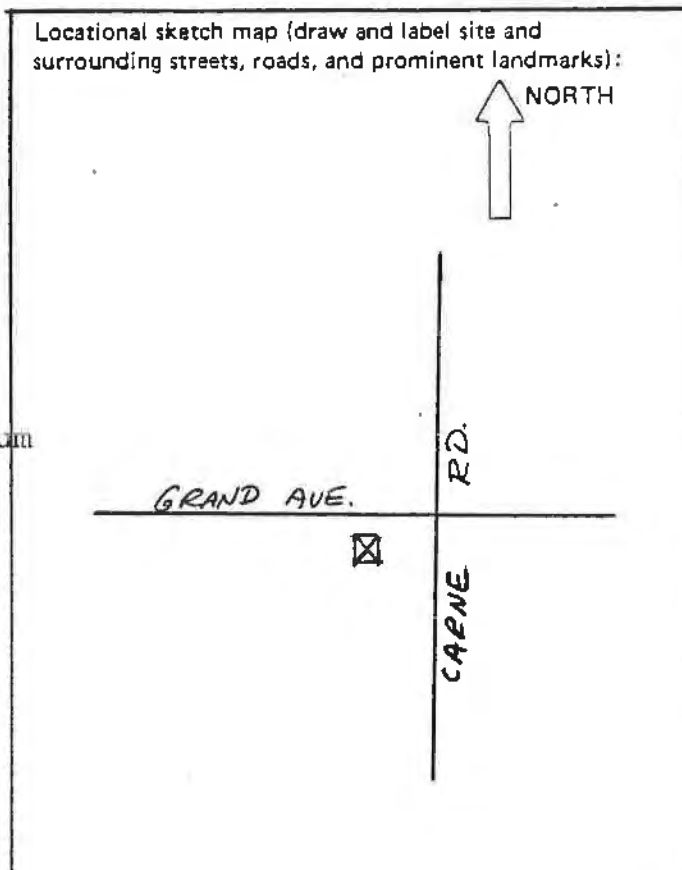
13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Some aluminum windows
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature trees, orange orchard

#### SIGNIFICANCE

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

The house was built about 1889 for Essington Gibson and his son Jim Gibson and family. They had a 20 acre orange ranch and also owned water rights in Senior Canyon. The house is a beautifully maintained example of a simple Italianate style farm house and is still run by the same family. According to Mrs. Tucker, the house was built in the 1880s and added onto prior to 1900.

20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Mrs. Tucker, 3-85  
Biographical material, Ojai Museum  
1897 Property Ownership map  
City/Co. Directories, 1884-1916
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



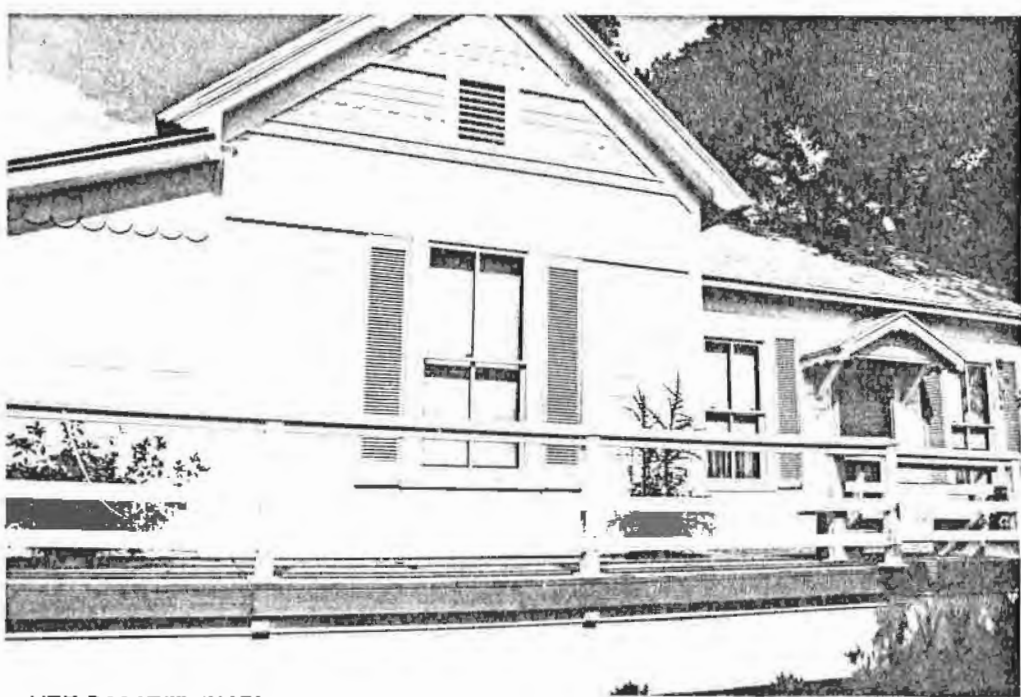
HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/297500/3814700 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION Jackie H. Ranch  
1. Common name: \_\_\_\_\_  
2. Historic name: Unknown  
3. Street or rural address: 3187 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura  
4. Parcel number: 029-130-140  
5. Present Owner: Leo and Jackie Halpern Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: ranch/ranch hand quarters Original use: residence and ranch

DESCRIPTION Vernacular Victorian  
7a. Architectural style: \_\_\_\_\_  
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This vernacular Victorian farmhouse has had several additions over the years. The original T-shaped portion of the house is on a raised foundation with a wooden skirt. The major decorative element is the variety of shingle patterns under the front gable. Siding is primarily shiplap with some portions of narrow clapboard. The medium pitched gable roof has a small open tower with a bell inside. The raised front porch is open with a simple wood railing.



8. Construction date: 1904  
Estimated X Factual \_\_\_\_\_  
9. Architect unknown  
10. Builder unknown  
11. Approx. property size (in feet)  
Frontage 200' Depth 203'  
or approx. acreage \_\_\_\_\_  
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Additions on rear
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings \_\_\_\_\_  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Orange and avocado orchard, mature trees

**SIGNIFICANCE**

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

The house, although altered, is significant as one of the few remaining examples of a farmhouse from the early 1900s. Built sometime after 1903, it is uncertain who the first occupants of the residence were. In 1898 J.B. Wickoff owned the property, but by 1910 Samuel Brown was the owner. Both were ranchers. About 1922 Waite Gerry purchased the ranch and lived there for many years.

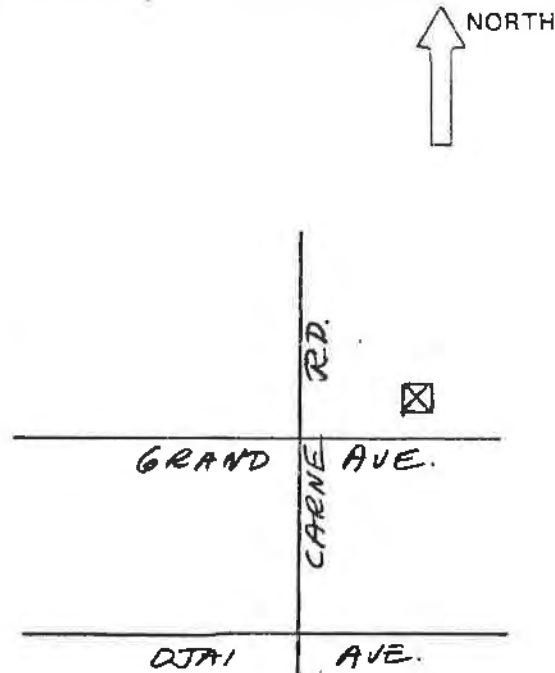
20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Elmer Friend, 2-85  
1897 & 1912 Maps; U.S.G.S. Maps,  
1903-1952; City and County  
Directories, 1898-1926  
5-85

22. Date form prepared \_\_\_\_\_  
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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/297980/3814320 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Friend Residence
2. Historic name: Wm. J. Friend Residence
3. Street or rural address: 3468 Grand Ave.  
City Ojai Zip 93023 County Ventura
4. Parcel number: 029-140-020 & 030
5. Present Owner: Friend's Ranches, Inc. Address: 2631 Fordyce Rd.  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

- 7a. Architectural style: Vernacular farm house with bungalow elements
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This large two and a half story residence has a slightly bellcast gable roof topped by a brick chimney. Rafters are exposed under the eaves. A hipped roof porch extends across front and side of house with a simple wood railing and square columns. The porch has been enclosed in front on the west side. A two-story slanted bay window is located on the east side. The house rests on a stone foundation and is covered with medium clapboard siding. Windows have simple wood moulding and are double hung or fixed. There is a shed roof screened-in sleeping porch on the second floor.



8. Construction date: 1910  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Possibly James Leslie
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 23
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_  Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Enclosed porch
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: Agriculture
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Barn, shed, mature pines, orange orchard

**SIGNIFICANCE**

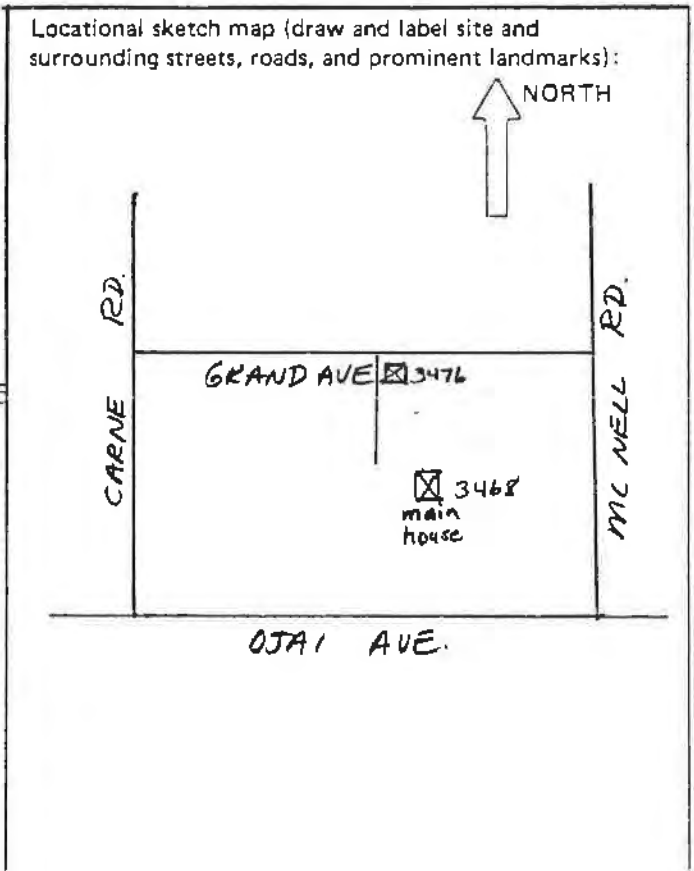
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The house was built about 1910 for Wm. J. Friend, who had come to Ojai in the 1880s. Mr. Friend married Sarah Beers, whose mother homesteaded this piece of property. The property, except for a small portion, has remained in the family since the 1880s; over one hundred years. The Friends continue to raise oranges as they did in the early days. The original Friend-Beers house was torn down. Today Elmer Friend owns the property in addition to other property where he raises oranges and tangerines. "Friend's Ranch", on the Maricopa Highway northwest of Ojai, has become a popular stopping off place to buy oranges and is a well-known packing house.

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).  
Interview with Elmer Friend, 4-85  
Biographical material, Ojai Historical Museum  
City/County Directories

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



FRIEND RESIDENCE



3476 Grand Avenue

This small cottage has a medium gable roof and is rectangular in shape with board and batten siding. The house is on a raised wood pier foundation and is located among the orange trees facing Grand Avenue. It was probably built about 1915 as a foreman or ranch hand cottage.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/297980/3814700 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION Jackie H. Ranch  
1. Common name: \_\_\_\_\_  
2. Historic name: Arthur A. Garland Residence  
3. Street or rural address: 3559 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura  
4. Parcel number: 029-130-165  
5. Present Owner: Space Metals Corporation Address: 1028 Carolyn Way  
City Beverly Hills Zip 90210 Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Single family residence and ranch Original use: same

DESCRIPTION Colonial Revival  
7a. Architectural style:  
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Basically square in shape, this two story residence has a medium pitched gable roof with wide eaves and narrow rafters. A hip roof porch is located across front of house and west side. It has been enclosed at the back on the west side. The porch has a low wood railing and square post supports. Wide windows are symmetrically placed and the front door is centered. The house is covered with wide shiplap siding except for square shingles under the front gable. The only decorative feature, which may have been added, is the dentil moulding under the main gable. The house rests on a wood and brick foundation with brick exterior chimney.



8. Construction date: 1903  
Estimated X Factual \_\_\_\_\_  
9. Architect unknown  
10. Builder unknown  
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 16  
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: Uncertain
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: Agriculture
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Mature oak, orange orchard

**SIGNIFICANCE**

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

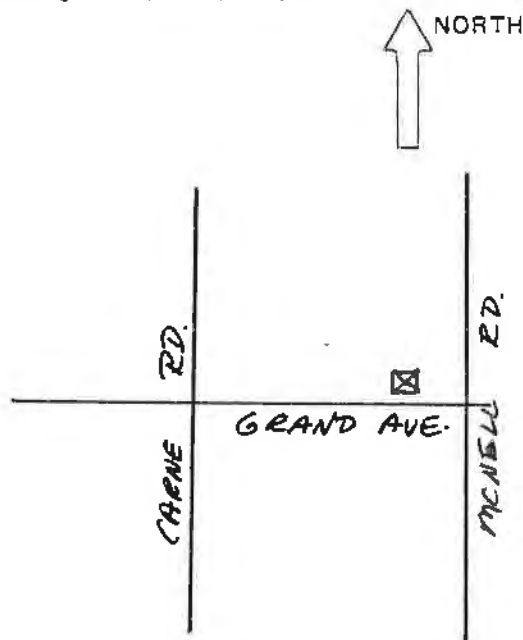
The house is believed to have been built about 1903 for Arthur A. Garland, who raised oranges on the ranch. It is a good virtually unaltered example of a Colonial Revival farmhouse and is still being maintained as a citrus ranch.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Elmer Friend, 2-85  
1897 & 1912 Property Ownership Maps  
City Directories, 1910-22

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):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4b SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298000/3814640 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Benjamin F. Maddox Residence
3. Street or rural address: 3562 Grand Avenue
- City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 29-140-020 & 030
5. Present Owner: Elmer Friend Address: 2631 Fordyce Road
- City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Rental - multi-family Original use: Single family residence

DESCRIPTION

- 7a. Architectural style: Stick style
- 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 high pitched gablet roof with a prominent intersecting front gable with decorative fishscale shingles, multi-paned stained glass windows, and applied wood detail on fascia board. This same "stick" detail separates the first and second story. In addition, window and porch treatments are elaborate with cutout wood detail including fan-shaped brackets on porch. The house is on a stone foundation with a wood skirt. Wide shiplap siding covers the house and roof is punctuated with a brick chimney. Slanted corner windows also have cut out decorative wood trim. Additions to rear with stairways have not used same materials.



8. Construction date: 1886  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 23
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated   X   No longer in existence \_\_\_\_\_
14. Alterations: Major addition to rear with outside stairways
15. Surroundings: (Check more than one if necessary) Open land   X   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? \_\_\_\_\_ Moved?   X   Unknown? \_\_\_\_\_
18. Related features: Old redwood barn, mature oaks, orange orchard

**SIGNIFICANCE**

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

The house was built for Benjamin F. Maddox about 1886 and sold later to Emily Stephenson. Mr. Maddox came to Ventura in 1874 as a carpenter. After an injury to his hand, he moved to Ojai and opened a livery stable in town and built this residence, which was quite elaborate for Ojai at that time. Mr. Maddox purchased the land from the Beers family. By 1897 the property was under the ownership of Emily Stephenson who had the house moved a short distance across a private road where it is today. The Friend family, descendants of the Beers, once more own the land and now the house.

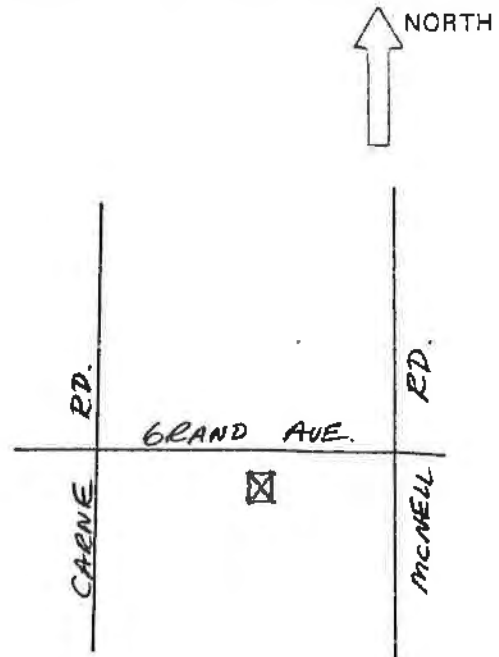
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture   X   Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Velma Friend Waters and Elmer Friend, 2-85;  
Storke, History of Ventura County  
Cty. & Co. Directories, 1884-98

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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298180/3814720  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

- 1. Common name: None
- 2. Historic name: Lillian Wardall Residence
- 3. Street or rural address: 3741 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura
- 4. Parcel number: 029-0-050-050
- 5. Present Owner: Frank R. Roller Estate, Address: same  
Attn. Janet G. Lyon  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Single family residence Original use: same

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival with pueblo elements
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This single story residence is primarily rectangular in shape with a flat roof combined with shed tile roof. The house is constructed of large bricks covered with white wash. Above the doors and windows are large beams (lintels) and three projecting beams occur above the main entry which gives the house the pueblo details resembling adobe. Circular drain spouts also appear as decorative elements along the top of the building. The wood windows are either fixed or casement, and a french door is located along the facade of the residence.



- 8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)  
Frontage 192' Depth 118'  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_  Deteriorated \_\_\_ No longer in existence \_\_\_  
 14. Alterations: An addition using the same materials was put on the house about 30 years ago.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_  Densely built-up \_\_\_  
 Residential  Industrial \_\_\_ Commercial \_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
 Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Rock walls and mature oaks and eucalyptus trees

**SIGNIFICANCE**

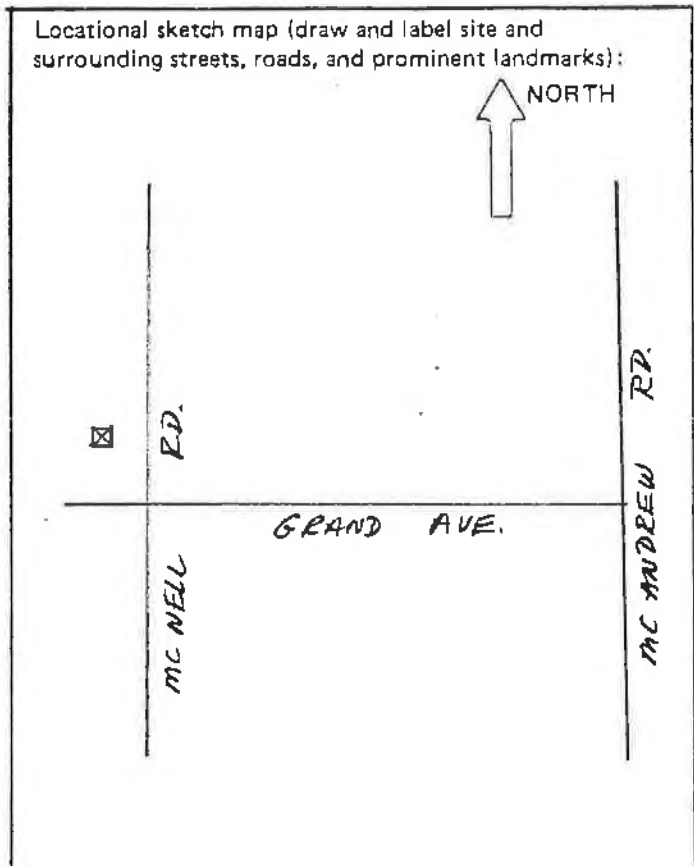
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 This house is significant architecturally as a good representative example of the Spanish Colonial Revival style plus the unusual features of the pueblo style. It was built about 1928 by Mrs. William Mayes for her friend Lillian Wardell. Mrs. Mayes also owned the property directly north of this house where she had her own house built about 1926. About 1932, Mrs. Mayes moved to Krotona Hill to live and this property was eventually purchased by Frank and June Roller.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. Wm. Mayes, 2-85; and interview with Miss Monica Ros, 2-85.  
 City Directories, 1934-54

22. Date form prepared 3-85  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 So. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc. \_\_\_\_\_  
UTM: A 11/298540/3814600 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

- 1. Common name: None
- 2. Historic name: Unknown
- 3. Street or rural address: 4056 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura
- 4. Parcel number: 029-090-090
- 5. Present Owner: Gary Johnson Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Single family residence Original use: same

DESCRIPTION

- 7a. Architectural style: Vernacular Victorian with elements of stick style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This one and a half story residence has an unusual bellcast gable roof. The flared (bellcast) portion of the roof creates a porch on three sides of the house. The porch is open in front with square column supports. The remainder is screened in. The house rests on a stone foundation covered by a vertical board skirt. The house is covered with wide board siding, and its main decorative detail is found under the gable where an applied board design, reminiscent of the "stick style" creates a curved design in front and geometric design in rear gable. A half-round window is found under the peak of the front gable as well. A stone fireplace punctuates the roofline.



- 8. Construction date: 1890  
Estimated Y Factual \_\_\_\_\_
- 9. Architect unknown
- 10. Builder unknown
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.13
- 12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Orange and avocado trees, Ca 1960s guest house, shed with stone wall

**SIGNIFICANCE**

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

The house is significant as a well maintained example of an early farm house built in the 1880s or 1890s. It is uncertain who the original owners of the property and house are, but John Carne owned the property between 1897 and 1912. It is possible he leased the house to a relative by the name of John Phelps. Other names of possible owners are Charles Kincher, James Thompson. The house has an unusually high tongue and grove ceiling in the living room which, it has been said, was built that height for an organ.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

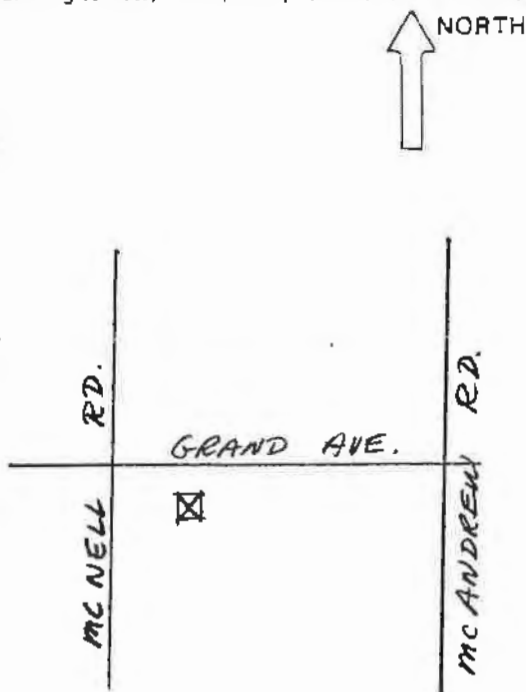
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interviews with Elmer & Velma Friend, 2-85; Winifred Thompson Kosub, 2-85  
1897 & 1912 Property Ownership Maps  
City Directories, 1898-1910

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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 85 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C 11/298800/3814600 D \_\_\_\_\_

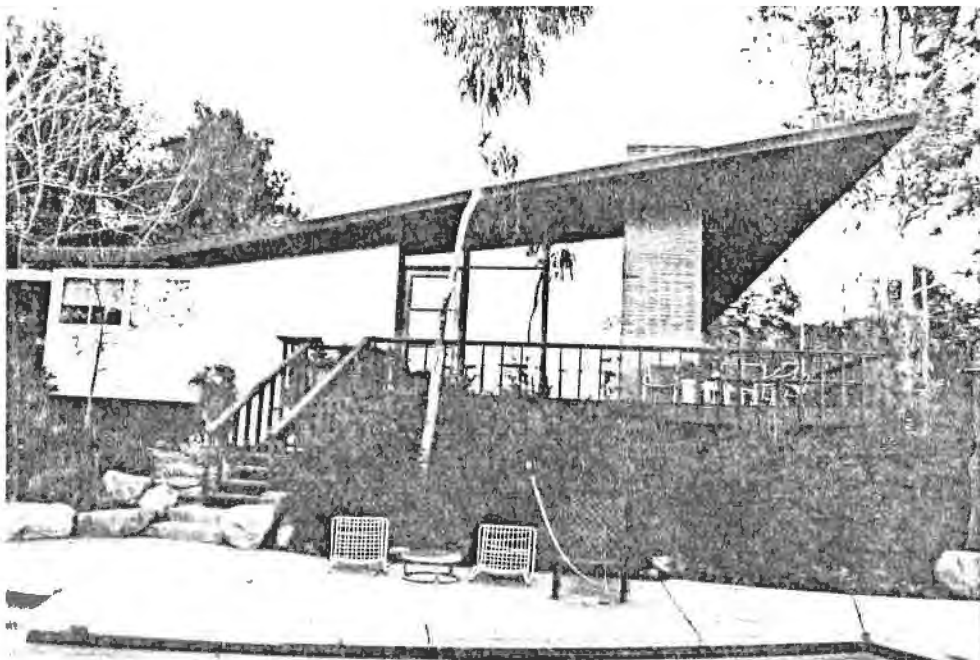
IDENTIFICATION

- 1. Common name: None
- 2. Historic name: Dr. Kurt Semmel Residence
- 3. Street or rural address: 4184 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura
- 4. Parcel number: 29-100-550
- 5. Present Owner: Fred Wachter Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Single family residence Original use: same

DESCRIPTION

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

The major feature of this modern single story residence is the massive pointed roof that sweeps upward and out extending over a raised wood balcony. A wide brick chimney provides a corner feature and tall glass walls on either side provide a view of the Ojai Valley and the rugged landscape below. A portion of the walls are plywood. The house rests on a concrete foundation.



- 8. Construction date: 1961  
Estimated X Factual \_\_\_\_\_
- 9. Architect Rodney Walker
- 10. Builder Rodney Walker
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.26
- 12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: Unknown
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other:
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other:
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Mature trees, native stone walls

**SIGNIFICANCE**

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

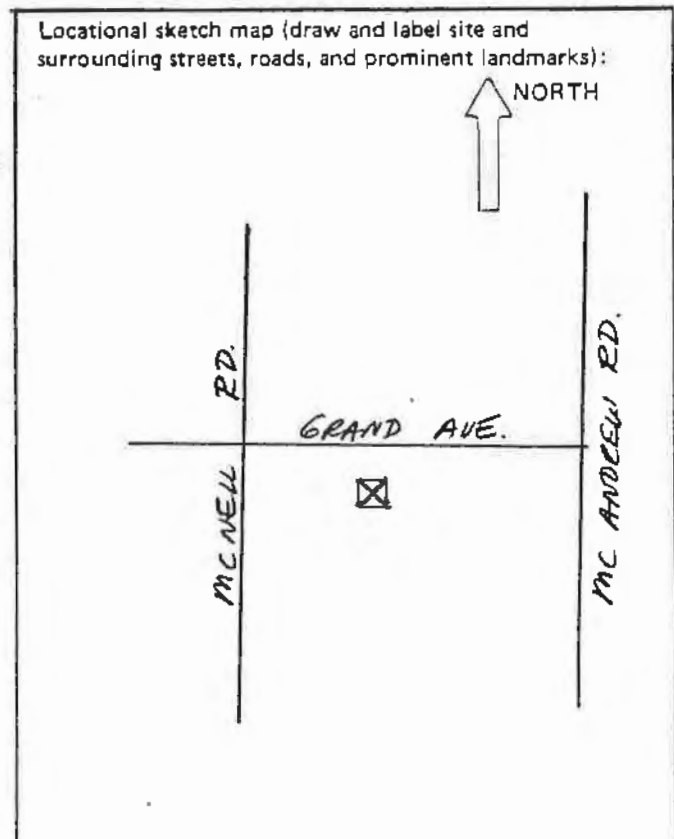
Architecturally the house is significant because it was both designed and built by prominent Southern California architect, Rodney Walker. Mr. Walker designed the house in the early 1960s for Dr. Kurt Semmel. Prominent in Walker's designs are the unusual roof pitch and the extensive use of glass walls. Emphasis was to draw the outside in, and Walker was quite successful in his attempts.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure   
Economic/Industrial  Exploration/Settlement   
Government  Military   
Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Rodney Walker,  
3-85

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





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/298780/3814820 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Bateman/Bauer Residence
3. Street or rural address: 4239 Grand Avenue  
City Ojai Zip 93023 County Ventura
4. Parcel number: 029-060-140
5. Present Owner: John and Sarah Paxton Address: 8475 Brier Dr.  
City Los Angeles Zip 90046 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Private residence Original use: same

DESCRIPTION

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

The single story stucco house is L-shaped and built on a slightly elevated lot so that the rooms have a tiered effect with one gable roof slightly higher than the next. The sloping gables extend out to form a porch across the rear of the house and are supported by square wood columns. Each bedroom has its own patio entrance. Windows are casement and there are French doors. The foundation and fireplace are made of stone.



8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.79
12. Date(s) of enclosed photograph(s)  
2-85

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 X Scattered buildings X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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: Stone walls, patio, mature oaks, olive trees, separate buildings

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
- The house was supposedly built for the Bateman family, parents of Helen Bauer, from England. Helen Bauer and John Bauer also lived in the house. They both worked as impresarios for the Metropolitan Opera. Mr. Bauer was instrumental in establishing the Ojai Music Festival. Although Bauer was trained as an architect, he never practiced the profession. He did, however, in about 1970, design and build an unfinished stone structure now located on a separate Grand Avenue property. Matt Chepin, local stonemason, assisted Bauer, and a plaque honoring Chepin's stonework is on the grounds.

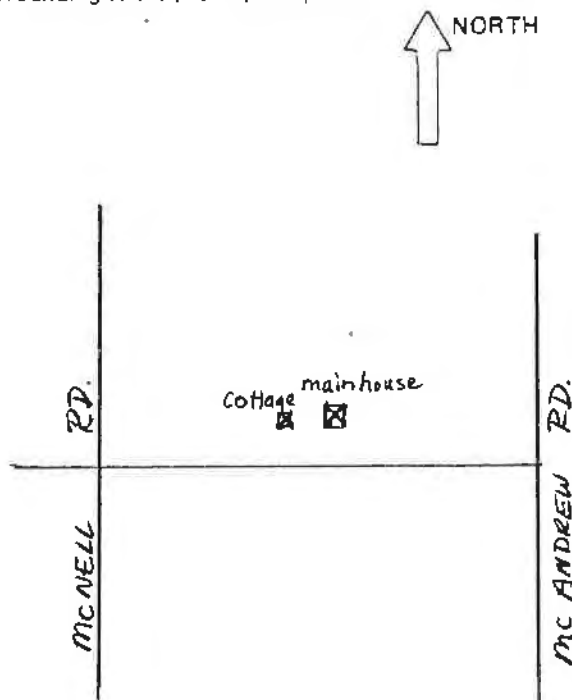
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Monica Ros,  
Janet Gutman, 3-85  
City Directories, 1934-54

22. Date form prepared 4-85  
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):



BATEMAN/BAUER RESIDENCE



Grand Avenue

The single story stone cottage has a broad gable roof extending over the porch. It is supported by square stone columns and has exposed rafters. This house was used by the caretaker.

BATEMAN/BAUER RESIDENCE



Grand Avenue

Also on the property, amidst boulders, mature trees, and underbrush is a small round stone cottage. This was used as Mr. Bauer's library.

### HISTORIC RESOURCES INVENTORY

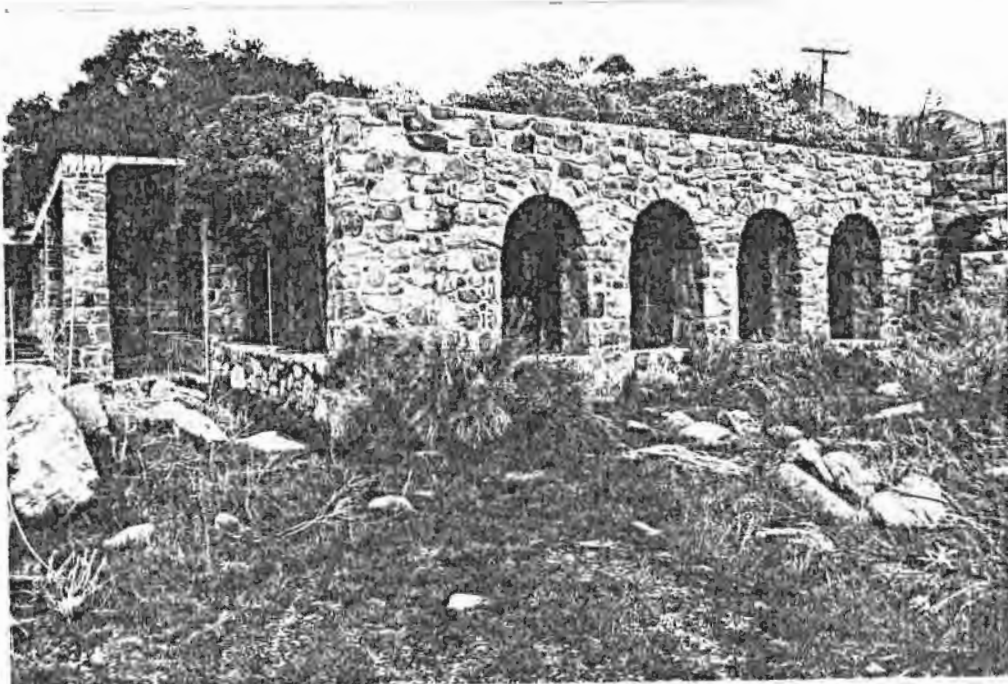
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298780/3814820 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

#### IDENTIFICATION

1. Common name: None
2. Historic name: John Bauer Residence
3. Street or rural address: 4239 Grand Avenue
- City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-060-180
5. Present Owner: John & Sarah Paxton Address: 8475 Brier Dr.
- City Los Angeles Zip 90046 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Unfinished residence Original use: same

#### DESCRIPTION

- 7a. Architectural style: Vernacular stone residence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
The main floor plan of this unfinished stone structure is L-shaped. The unfinished reinforced stone walls have both square and arched openings. A swimming pool with square stone columns and stone walls lies next to the structure. A courtyard is also incorporated into the building.



8. Construction date: 1970  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder John Bauer /  
Matt Chapin
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.79
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Main building not completed
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 trees, rocky natural areas

**SIGNIFICANCE**

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

The unfinished building is significant because it was the last project John Bauer built before his death. Mr. Bauer and his wife Helen were impressarios of the Metropolitan Opera, and Mr. Bauer was instrumental in founding the Ojai Music Festival. This project was one of local stonemason, Matt Chepin's, last works as well, and a plaque honoring Chepin is located on the property.

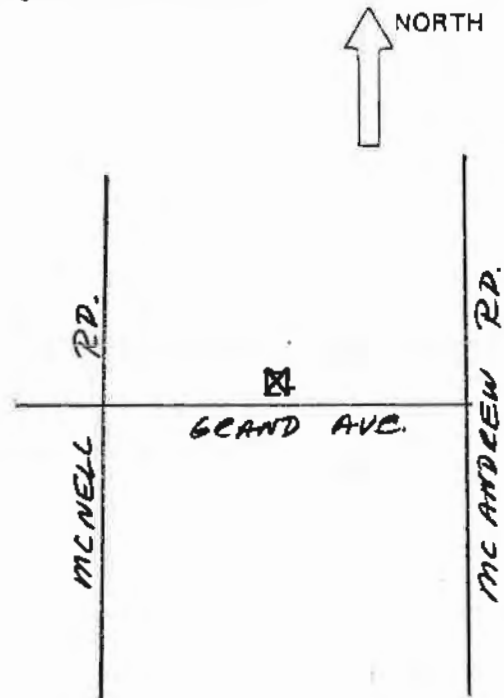
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure 1  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interviews with Monica Ros,  
Janet Gutman, 4-85

22. Date form prepared 4-85  
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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4d SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/299120/3814760 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION** Dr. David Harvey Residence

1. Common name: \_\_\_\_\_

2. Historic name: same

3. Street or rural address: 4275 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 029-060-100

5. Present Owner: David and Jean Harvey Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

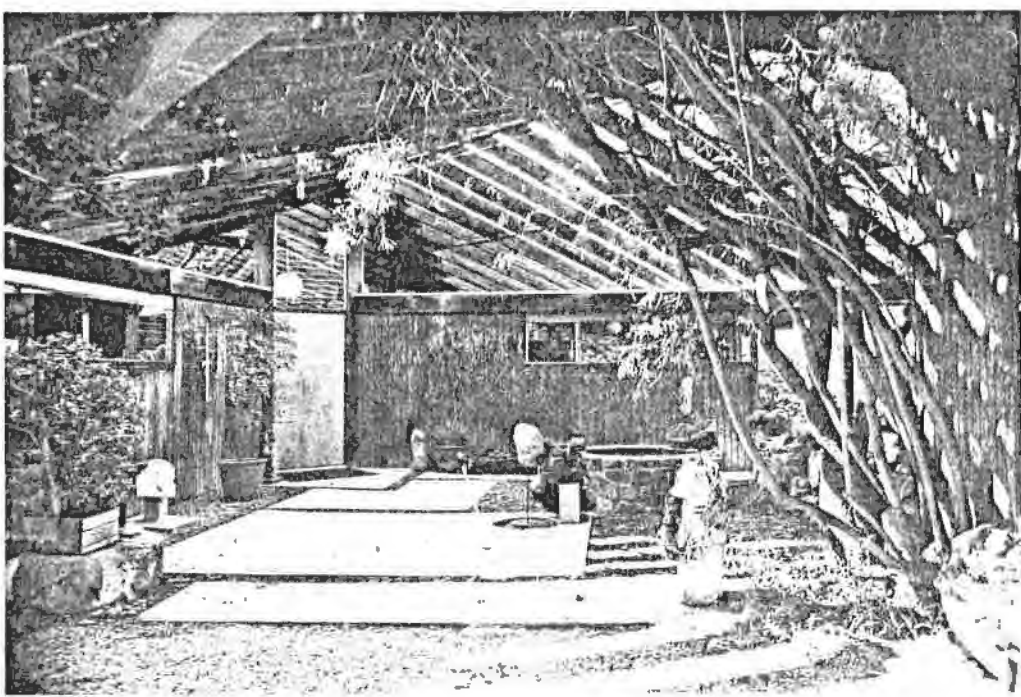
6. Present Use: Single family residence Original use: same

**DESCRIPTION** Modern

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Oriented to take advantage of the light, this steel beam and glass residence features prominent projecting rooflines on both front and back. The front roofline is trellised over the entrance and connects to the garage. This effect creates an interesting closed yet open effect. Plywood siding is used, running vertically with narrow bands of windows at each corner and extending around the corner. Full length glass walls at the back of the house bring the outside in. There is an interior garden, massive stone fireplace and stained concrete floors.



8. Construction date: 1959  
Estimated \_\_\_\_\_ Factual X

9. Architect Rodney Walker

10. Builder Painter & Rice  
Matt Chepin, stonemason

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 4.30  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
3-85

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 X 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: Vineyard

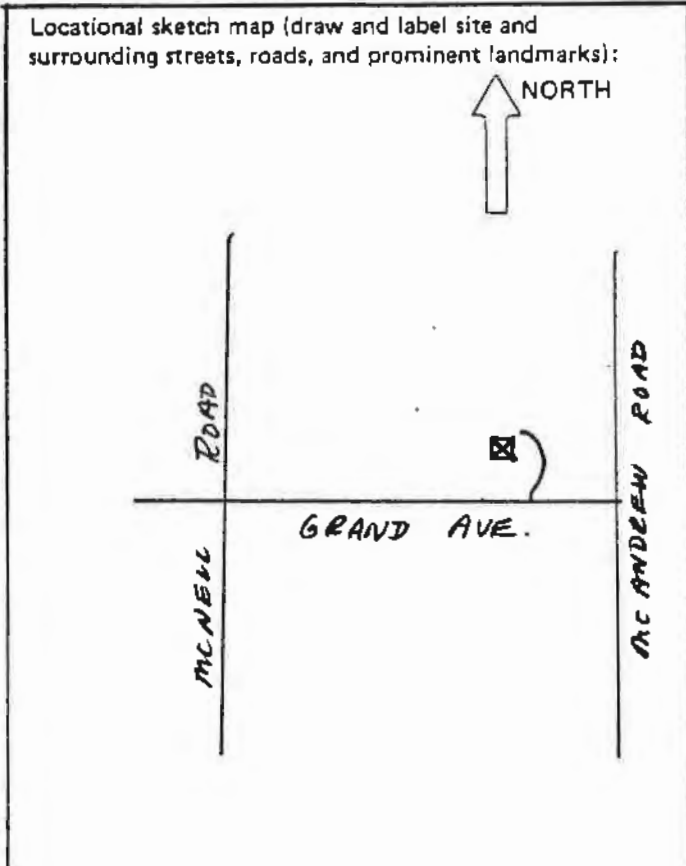
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 Designed for Dr. David Harvey and his family in 1959 by Rodney Walker, this house features many characteristics typical of his innovative style. Walker, a prominent architect in Southern California, settled in Ojai in the late 1950s and designed a few houses for Ojai residents before retiring from the profession. This house and one for Dr. Kurt Semmel and Austin Bee were a few of those, in addition to his own, that he designed in the late 1950s and 1960s. Walker also experimented with modern materials, and in the Harvey house he used different plywoods, celotex ceilings and concrete floors. The Harvey house has been featured in Sunset Magazine and the L.A. Times.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interviews with Rodney Walker, 3-85; Jean Harvey, 3-85

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





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A1/299400/3814640 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

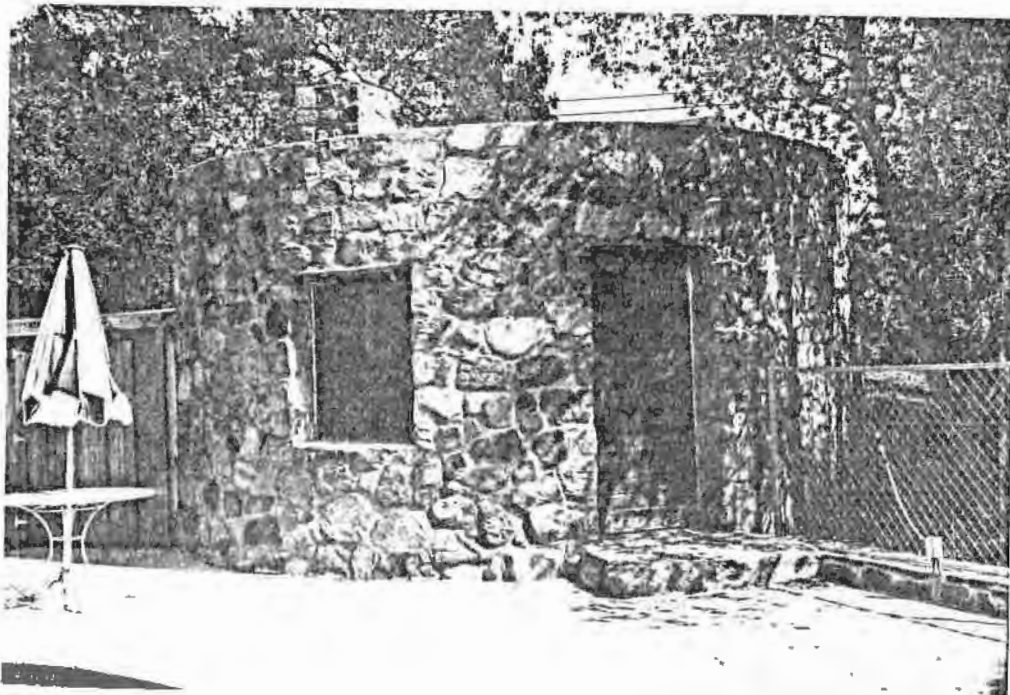
IDENTIFICATION None

1. Common name: \_\_\_\_\_
2. Historic name: Norbert Schiller Residence - "The Tower"
3. Street or rural address: 4821 Grand Avenue  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 29-070-100
5. Present Owner: Richard & Diann Schiller, Jr. Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION Stone tower house

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

This stone dwelling is round with a flat roof. The wood frame casement windows are multi-paned and recessed. The front door has five recessed wood panels and a wood screened door. A stone chimney rises from the flat roof. The house is built against the hillside and has a concrete foundation.



8. Construction date: 1940  
Estimated \_\_\_\_\_ Factual X
9. Architect none
10. Builder Norbert Schiller & Matt Chepin
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85

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 \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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: Modern house - ca 1940s, swimming pool, fish pond, olive and pine trees, rock wall

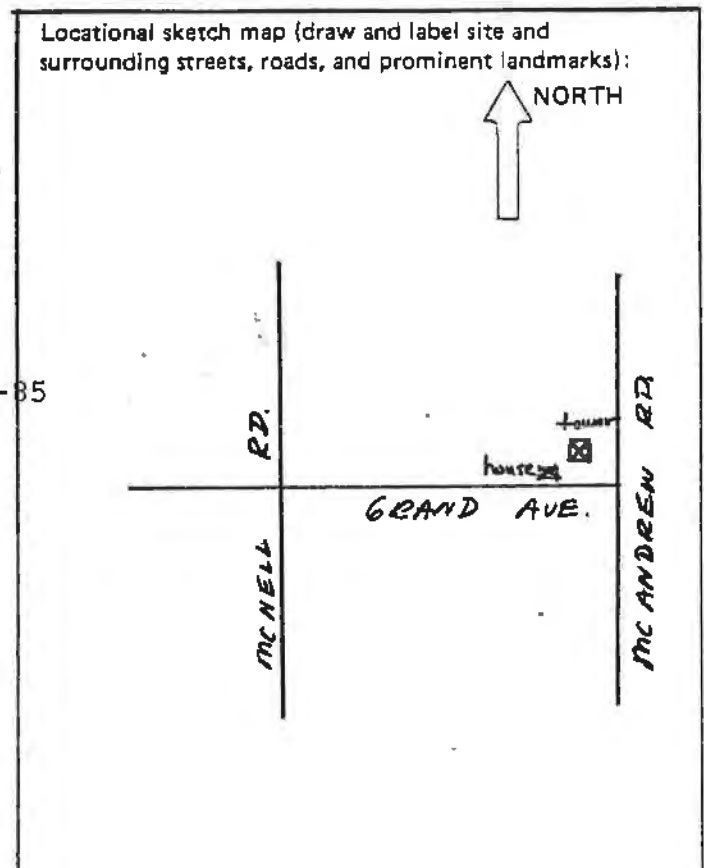
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The house was built by Hollywood actor, poet and playwright Norbert Schiller. He built this house in 1940 with help from Matt Chepin, stonemason. He kept goats, and there is still an iron ring next to the front door where the goats were chained. He is said to have called his residence "Torrecilla" which translates "little tower". He also built an amphitheatre out of native stone where he and other actors performed readings. In the 1950s he built a traditional house on the same property. It is made of concrete block with a flat roof and aluminum windows.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure 1  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Mrs. Schiller, 2-85  
City Directory, 1944

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/295380/3815120 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Lagomarsino Ranch
2. Historic name: Richard Gates Residence
3. Street or rural address: 821 Gridley Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 028-050-020 & 010
5. Present Owner: Emilio & Marjorie Lagomarsino Address: 7625 Foothill Rd.  
City Ventura Zip 93004 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Ranch/single family Original use: same

DESCRIPTION

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

This U-shaped residence has intersecting low pitched gable roofs with exposed rafters under the eaves. The house rests on a concrete foundation and is covered with wood shingles. Under the eaves is a lattice vent. In the center of the "U" is a large exterior brick chimney. Windows are multi-paned casement and a shed roof extends over the entry supported by a square wood post. There is a second entrance with French doors.



8. Construction date: 1929  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Sam Hudiburg
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 36  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X 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 oak trees, two car wood garage

#### SIGNIFICANCE

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

This bungalow was built in 1929 by local builder Sam Hudiburg for rancher Richard Gates, who had purchased the property from Milo Waite. The house was located in a grove of oaks and citrus orchard and later was purchased by the Lagomarsino family. A member of that family, Mrs. O.P. Clark from Los Angeles, purchased acreage east of this property and built a weekend cottage, swimming pool and barbeque house.

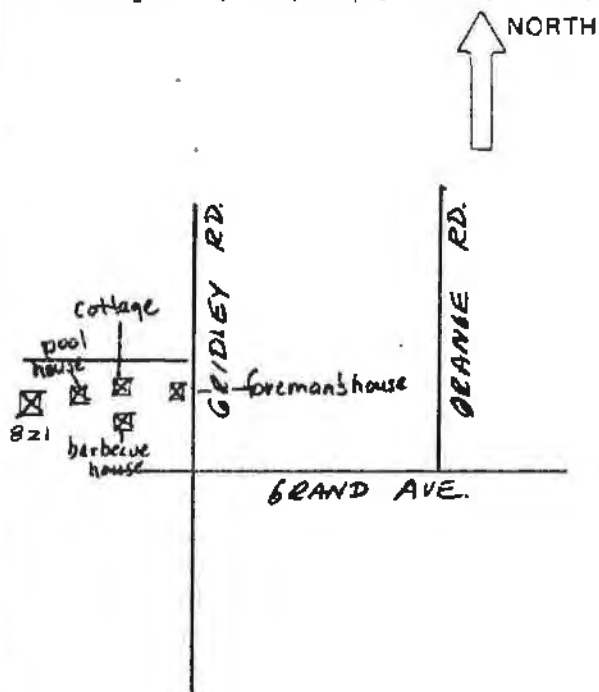
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

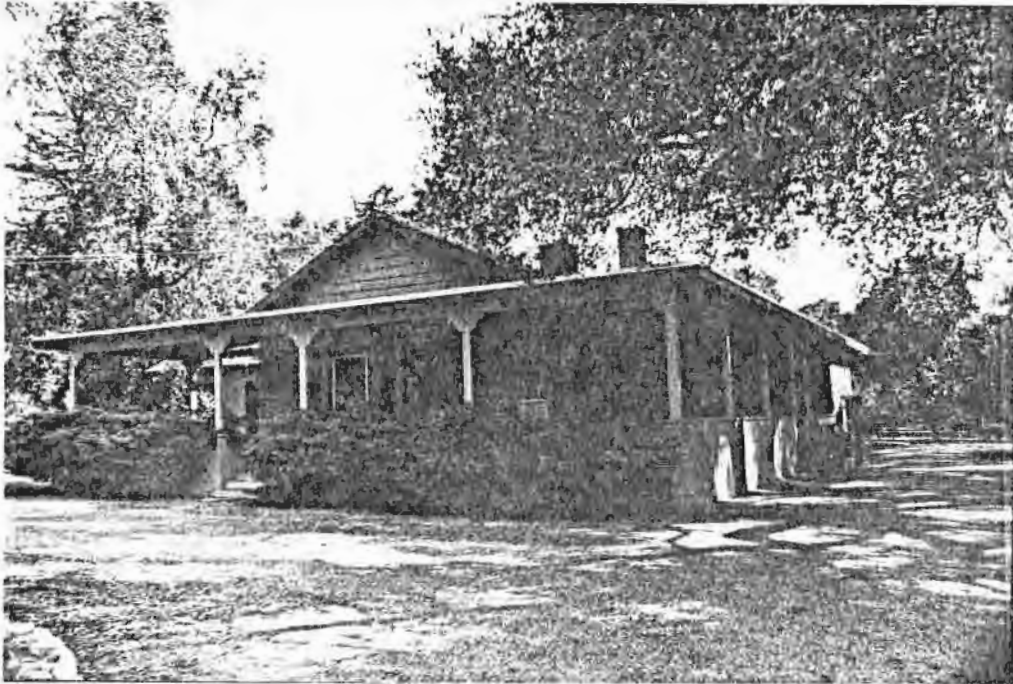
Interviews with Mrs. Neuman,  
3-85 and 5-85  
City Directories, 1926-1938

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):

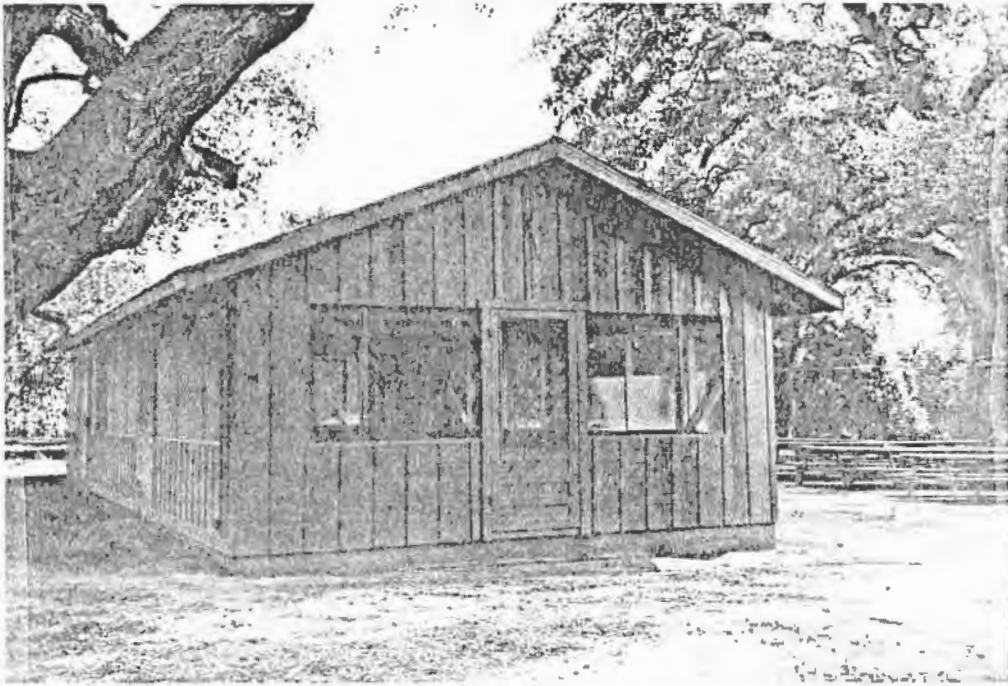


## LAGOMARSINO RANCH



This board and batten cottage is a single story L-shaped residence with a medium pitched gable roof. Windows are multi-paned casement and the French doors are multi-paned. The house and out buildings were built about 1930 for Mrs. O.P. Clark. The large porch with concrete block wall and wood posts was added later.

LAGOMARSINO RANCH



This small board and batten gable roofed building serves as a barbeque area. It is screened-in on the upper half of the building on all four sides.

LAGOMARSINO RANCH



This rectangular shaped building has a low pitched gable roof with offset gable at the north end. It is partially screened-in and has exposed rafters under the eaves. It serves as a dressing area for the swimming pool.

## LAGOMARSINO RANCH



This bungalow-style residence was moved to this location about 1950 for use as a foreman's house. The single story house has an offset gable over the porch, exposed rafters under the eaves and a lattice-work vent. It rests on a concrete foundation and is covered with narrow clapboard siding.



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/295440/3814860 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

- 1. Common name: None
- 2. Historic name: Otto Hoeger Ranch
- 3. Street or rural address: 960 Gridley Rd.  
City Ojai vic. \_\_\_\_\_ Zip 93023 County Ventura
- 4. Parcel number: 028-060-050
- 5. Present Owner: Wm. G. Myers Address: Ladera Ranch  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Single family residence and ranch Original use: same

DESCRIPTION

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

This flat roofed rectangular shaped residence has a symmetrically placed second story covering the center portion of the house. The very plain stucco exterior is broken by the the simple circular vent holes reminiscent of vigas (beams) and the Pueblo style. Windows are wood frame, double hung and symmetrically placed as well. A shed roof with exposed rafters extends over the front porch and is supported by square posts. The house rests on a concrete foundation and has two stucco covered chimneys.



- 8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_
- 9. Architect none
- 10. Builder Sam Hudiburg
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 21.89  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
2-85

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 X 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 pines, stone wall, wrought iron gate, orange orchard

**SIGNIFICANCE**

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

The house is architecturally interesting because there are few examples of this pueblo style in Ojai. The house is said to have been built by Sam Hudiburg, local carpenter, in 1928 for Otto W. Hoeger. Mr. Hoeger was a well known Ojai farmer who harvested crops on other ranches as well as his own.

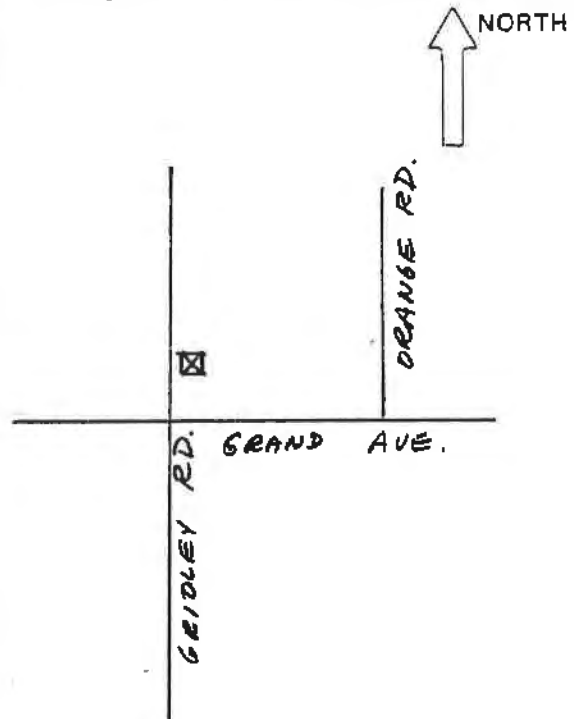
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. Prueher,  
daughter of Hoeger, 3-85  
City Directories, 1921-1943  
Biographical material, Ojai Museum

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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4a SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/295460/3815360 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

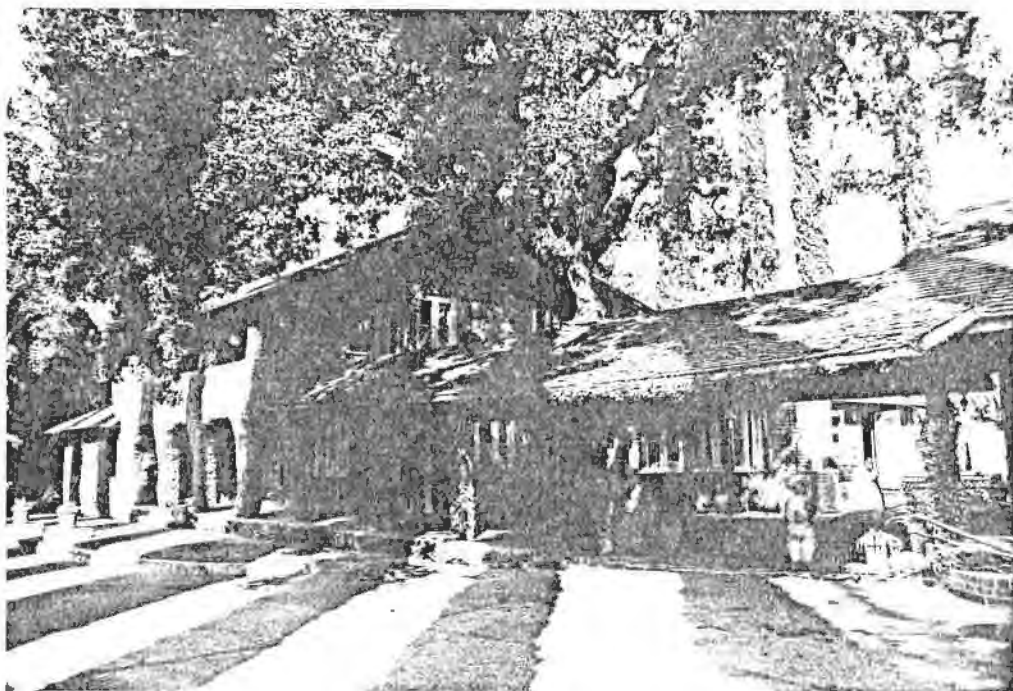
IDENTIFICATION

- 1. Common name: Crooked Creek Ranch
- 2. Historic name: Wetmore Ranch
- 3. Street or rural address: 1380 Gridley Road  
City Ojai Zip 93023 County Ventura
- 4. Parcel number: 028-020-070
- 5. Present Owner: Robert C. Davis Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Citrus Ranch Original use: same

DESCRIPTION

- 7a. Architectural style: Vernacular board and batten ranch building
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Originally a modest one story board and batten ranch house, the main building was enlarged considerably with a two-story addition with a balcony across the front under the broad gable roof. Under the balcony is a long porch with wood columns supporting both stories. The entire front of the building is covered with a small vine trained to create an arched arcade on the porch. Windows are casement and there is a brick chimney. A more recent one story addition was put on the rear of the house. The main house is tied to the family room by a covered gable roof supported by square posts and covered with vines.



- 8. Construction date: 1920  
Estimated X Factual \_\_\_\_\_
- 9. Architect Phelps - Barnham, New York
- 10. Builder Austen Pierpont, 1949
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 73
- 12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Original house incorporated into main house by arcade
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
 Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
 Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
Citrus ranch, stone walls, mature trees
18. Related features: \_\_\_\_\_

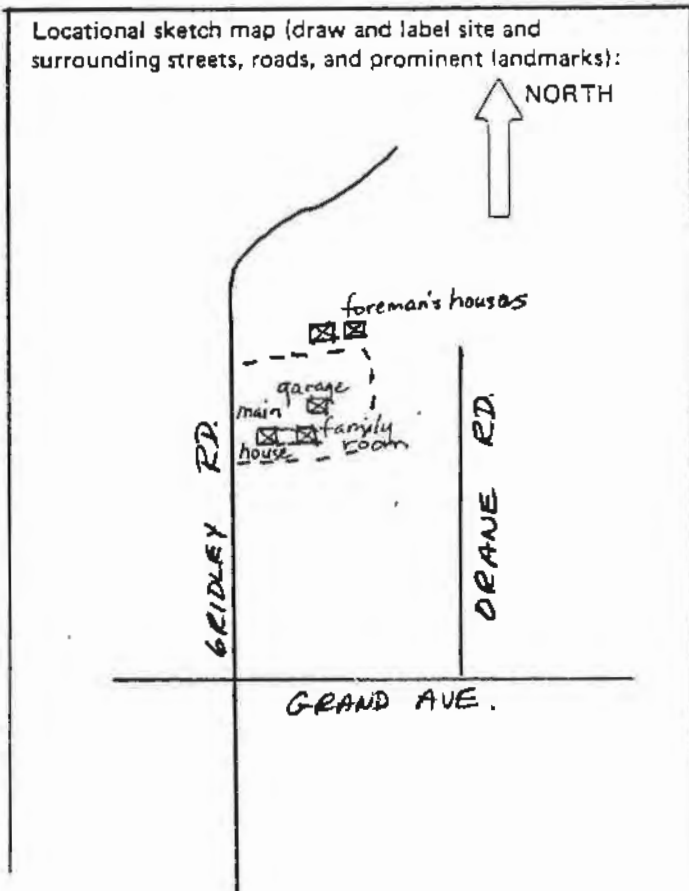
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The Crooked Creek Ranch was originally the Wetmore Ranch. Robert C. Davis purchased the 52 acre citrus ranch in 1937. The Wetmore's had built the original house and garage about 1920. Davis hired his brother-in-law's architectural firm to design a second story to the Wetmore house in 1937-38. The prestigious firm of Phelps-Barnham of Greenwich, Connecticut, drew up the plans. The rear addition in 1982 was designed by Santa Barbara architect, Wm. Howard Wittausch. In 1949 Austen Pierpont designed the garage and workshop and created a unified theme between the buildings by connecting roofs and creating covered walkways. Many of the stone walls were built by Mexicans during the Bracero program.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Robert C. Davis, 2-85  
 City and County Directories, 1934-38 4-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



## CROOKED CREEK RANCH



The family room is attached to the main house by a covered gable roof creating a walkway. This room was the original Wetmore garage built about 1920. The building is made of stone with a slanted bay window and dutch doors. Murals painted on the east side are by Marie Myers Smith from New Mexico and feature the "Ojai Orange." The date of conversion is uncertain, but may have been done by Austen Pierpont in 1949 - 1950.

## CROOKED CREEK RANCH



The three-car garage and workshop were designed by Austen Pierpont in 1949 - 1950. The low-pitched hip roof extends out creating wide eaves supported by heavy wood posts. Constructed of stone, the windows are recessed with wood frames. Ben Noren, local builder and stonemason, did most of the construction.

## CROOKED CREEK RANCH



This foreman's house is one of the earliest houses on the property, dating from about 1920. It is believed to have been built for the Garland family and later became part of the Wetmore Ranch. The house is irregular in shape and has a low-pitched gable roof and board and batten siding. Alterations have occurred including the aluminum windows.

## CROOKED CREEK RANCH



This foreman's house was built about 1948 by Ben Noren, local builder. It is a rectangular shaped concrete brick house covered with whitewash. The low pitched gable roof extends over the front porch and is supported by square columns. Exposed rafters are found under the eaves and board and batten siding is located on the sides under the gable roof.



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: ALL/295260/3815600 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Herbert R. Cole Ranch - "Home Acres"

3. Street or rural address: 1563 Gridley Road  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 28-010-040 & 050

5. Present Owner: Mrs. Charles Neuman Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single Family Original use: same  
Residence/Ranch

DESCRIPTION Colonial Revival

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
A long tree-lined drive leads to a magnificent two story residence whose prominent symmetrical features include two large front gables. The gable on the west side extends over the porch and is supported by square columns. A shed roof dormer divides the two gables. Typical Colonial Revival features include multi-paned windows, louvered shutters and sidelights next to the front door. The steep pitched sidefacing gable roof is punctuated by two tall brick chimneys. An open beam trellis extends across the front of the house. The house is covered with wide board siding and shingles under the gable.



8. Construction date: 1916  
Estimated \_\_\_\_\_ Factual X

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 25  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
2-85

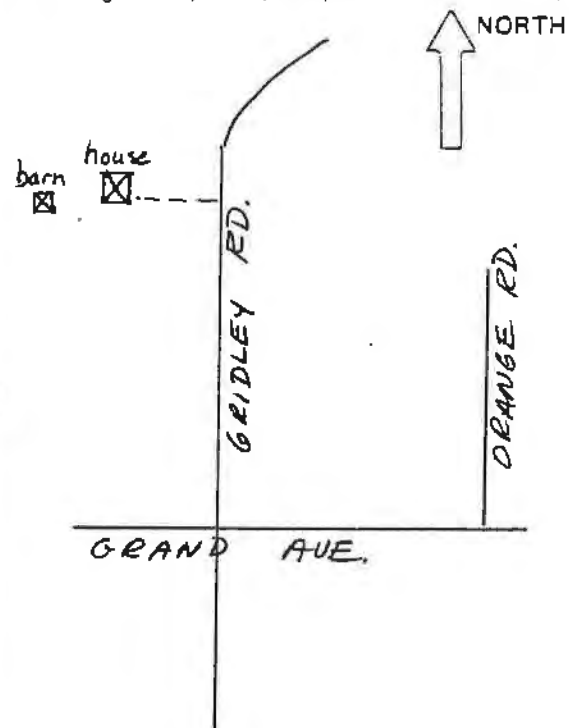
13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature cypress, oaks, palms, eucalyptus, stone walls,  
two-story wooden barn built in 1915 with living quarters

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The house was built for Herbert and Nellie Cole about 1916. It is said that Mrs. Cole had the house designed by an Ohio architect, and the numbered wood pieces were shipped by train to Ojai.  
  
Mr. Cole became one of the first ranchers to grow avocados seriously, and he developed the Cole avocado of the fuerte strain in Ojai.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Mrs. Neuman, 3-85  
City Directories, 1916-1938  
Fry, Patricia, Illustrated History of the Ojai Valley  
4-85
22. Date form prepared \_\_\_\_\_  
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):



HERBERT R. COLE RANCH



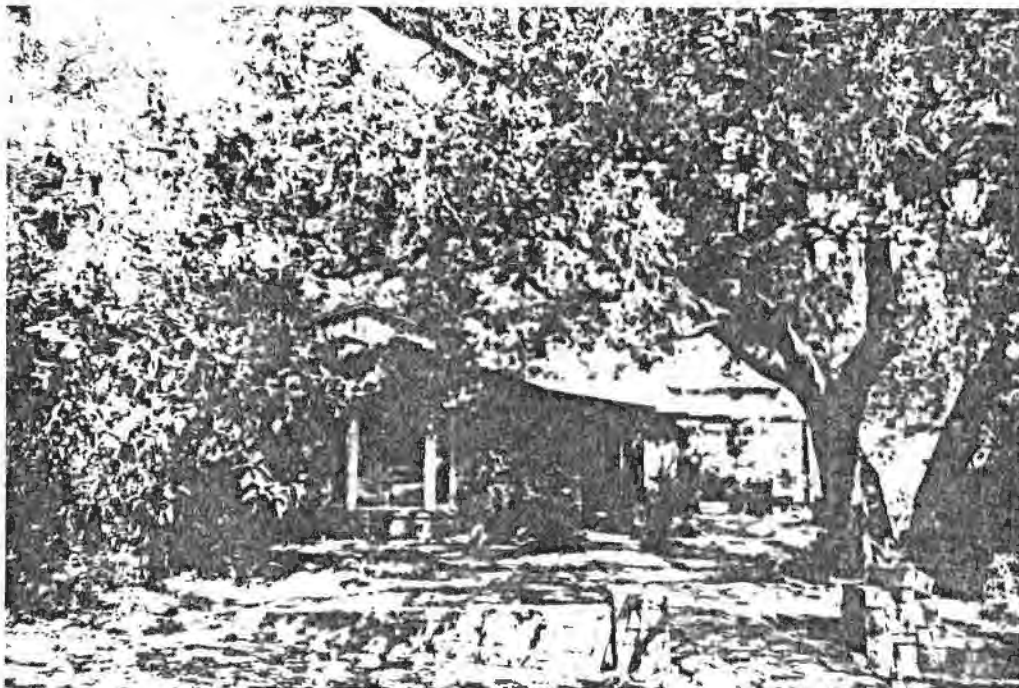
This two story redwood barn was lived in by the Cole family while they were building the main house. It was built in 1915 and has living quarters inside.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: AL1/295680/3816560 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION Major John A. Dron Residence  
1. Common name: \_\_\_\_\_  
2. Historic name: Major John A. Dron Residence  
3. Street or rural address: 2150 Gridley Road  
City Ojai vic. Zip 93023 County Ventura  
4. Parcel number: 14-030-060 & 100  
5. Present Owner: Boyd Dron & Dorothy Dron Rail Address: P.O. Box 513  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Single family residence Original use: same

DESCRIPTION Vernacular stone residence  
7a. Architectural style: \_\_\_\_\_  
7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
Built primarily of stone, this combination one and two story residence is irregular in shape with a low pitched gable roof. In front is a slanted bay window and the multi-paned casement windows have wood lintels. A shed roof extends from the main gable over the long porch leading to the entrance. Square wood columns support the roof. At the rear of the house is a shed roof portion which has exposed beams and a wood trellis. The two-story section at the rear of the house is built of both wood and stone.



Built between \_\_\_\_\_  
8. Construction date: 1932-1947  
Estimated: \_\_\_\_\_ Factual X  
9. Architect Assistance from Austen Pierpont  
10. Builder John A. Dron  
11. Apprx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 18  
or approx. acreage \_\_\_\_\_  
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_  
 None apparent
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
 Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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? \_\_\_  
 Stone walls, mature oaks, separate board and batten
18. Related features: \_\_\_\_\_  
 structure and garage/shed

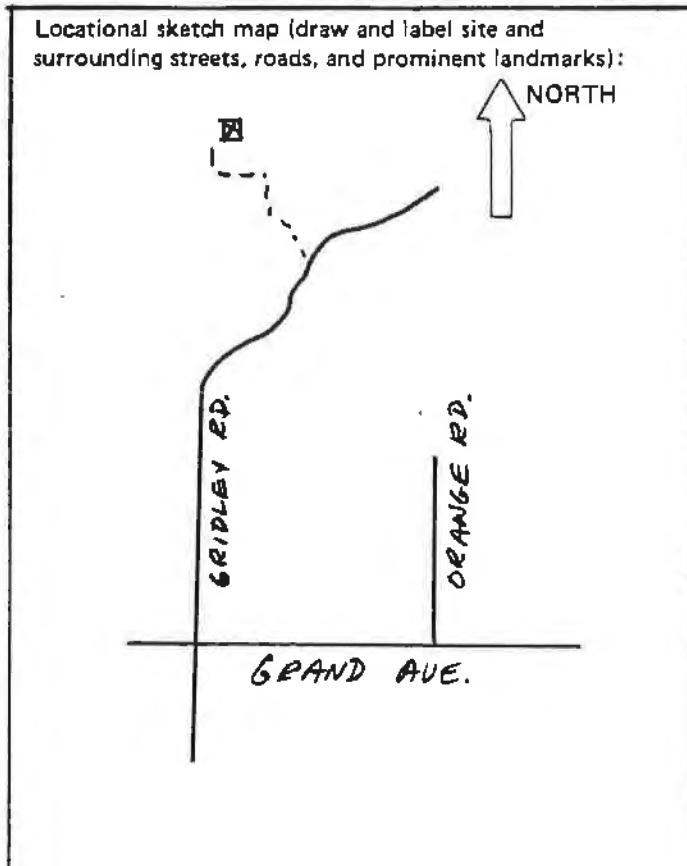
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house was built between 1932 and 1947 by Major John A. Dron with advice from Austen Pierpont, local architect/builder. Major Dron had worked as a draftsman for a brief period with Mr. Pierpont. Dron was in the Army Corps of Engineers and served in World War I and II. He was known throughout the Ojai Valley as Director of the W.P.A. for Ventura County during the Depression. His main occupation was engineer-surveyor. The house is still owned by members of the Dron family.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Dorothy Dron  
 Rail, 4-85.  
 City Directories - 1934-38

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



HISTORIC RESOURCES INVENTORY

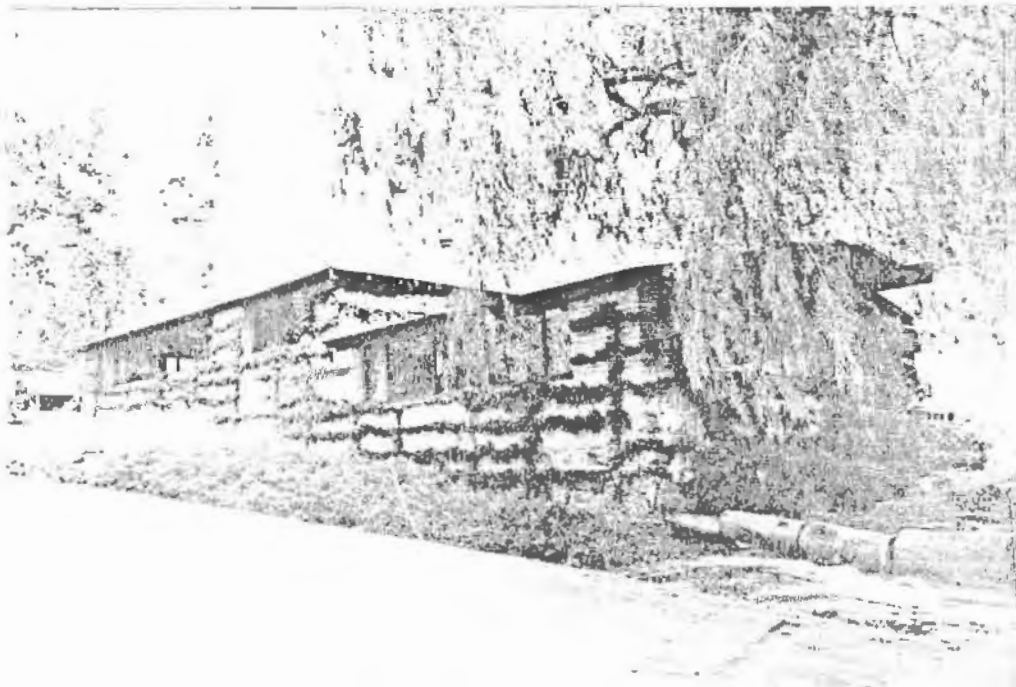
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/29800/3816400 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION Wm. G. Meyers Office
1. Common name: Wm. G. Meyers Office
  2. Historic name: Hermitage Ranch
  3. Street or rural address: 2376 Gridley Road  
City Ojai Zip 93023 County Ventura
  4. Parcel number: 014-030-140
  5. Present Owner: Wm. G. Meyers Address: Ladera Ranch  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Office Original use: milk barn

DESCRIPTION Vernacular

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

The single story building is basically two rectangular sections, one lower than the other, on a hillside lot; each with a low pitched gable roof with exposed rafters under the eaves. A long row of wood frame windows have been added along the upper portion of each building section directly under the eaves.



8. Construction date: 1930  
Estimated \_\_\_\_\_ X Factual \_\_\_\_\_
9. Architect Berkeley Brandt
10. Builder Berkeley Brandt
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 40
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Windows added to milk barn and converted to office
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature oak, pepper trees, stone walls, ranch hand's house

#### SIGNIFICANCE

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

The buildings are important historically as they were once part of Hermitage Ranch. Berkeley Brandt, prominent Chicago architect, designed and built the milk barn about 1930. Mr. Brandt had attended the Ecole de Beaux Arts in Paris and returned to Chicago to design many classically styled buildings such as banks and Carnegie Library buildings. The milk house and guest house were a real departure from the institutional buildings he designed.

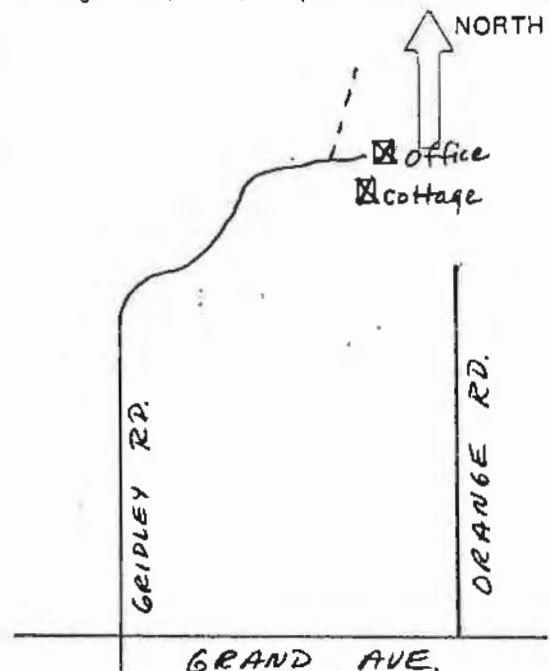
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

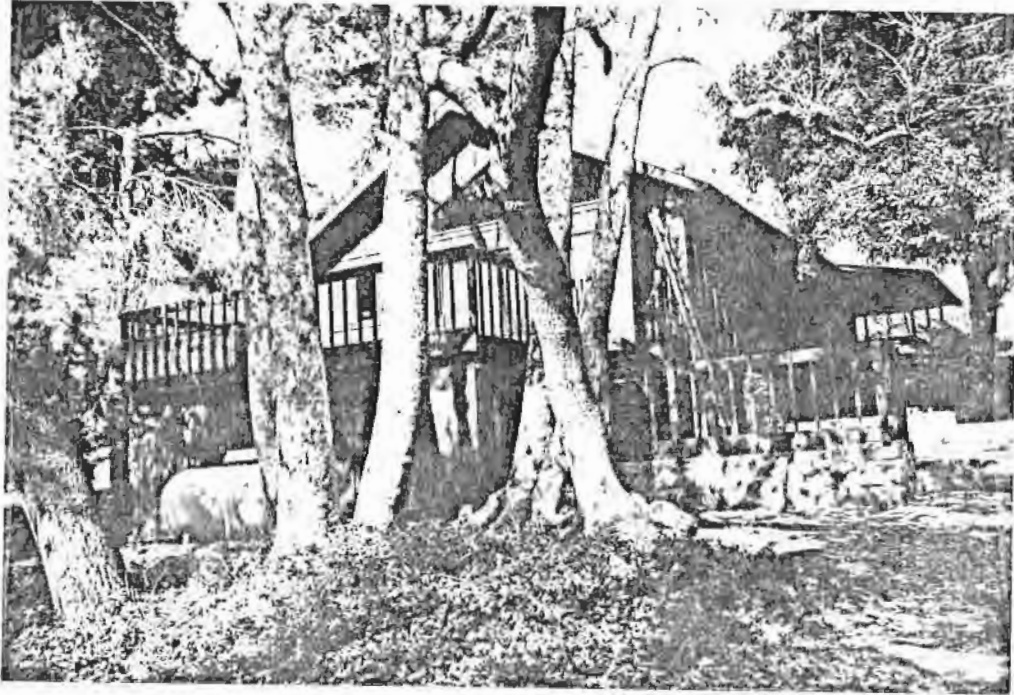
Interview with Betsy Brandt  
Armstrong, 3-85  
Biographical files, Ojai  
Historical Museum  
5-85

22. Date form prepared \_\_\_\_\_  
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):



## HERMITAGE RANCH



2376 Gridley Road

This single story board and batten cottage has a medium pitched gable roof. The house is built on a sloping site with a high foundation in the rear. Originally a cottage for ranch hands on the Hermitage Ranch, the building is now owned by Wm. Meyers who has restored it. A deck was added to the rear of the residence.



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/296000/3816500 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

1. Common name: The Hermitage
2. Historic name: same
3. Street or rural address: 2484 Gridley Road
- City Ojai Zip 93023 County Ventura
4. Parcel number: 014-030-265
5. Present Owner: Wm. H. Thomas Address: same
- City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Citrus/Avocado Ranch Original use: Ranch

#### DESCRIPTION

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

This large single story residence on an imposing hillside location maintains a commanding view of the Ojai Valley. The medium pitched hip roof has two intersecting hip roofs which extend over the porch and main entry. Large picture windows and slanted bay window takes advantage of the view. Some windows are multi-paned, as are the French doors. The Craftsman influence is seen in the shingle siding, stone chimnies and exposed rafters.



8. Construction date: 1903  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 5.0
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Additions on east and west
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings \_\_\_\_\_  Densely built-up \_\_\_\_\_  
 Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
 Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Citrus groves, stone walls, mature trees, outbuildings, impressive stone step entry

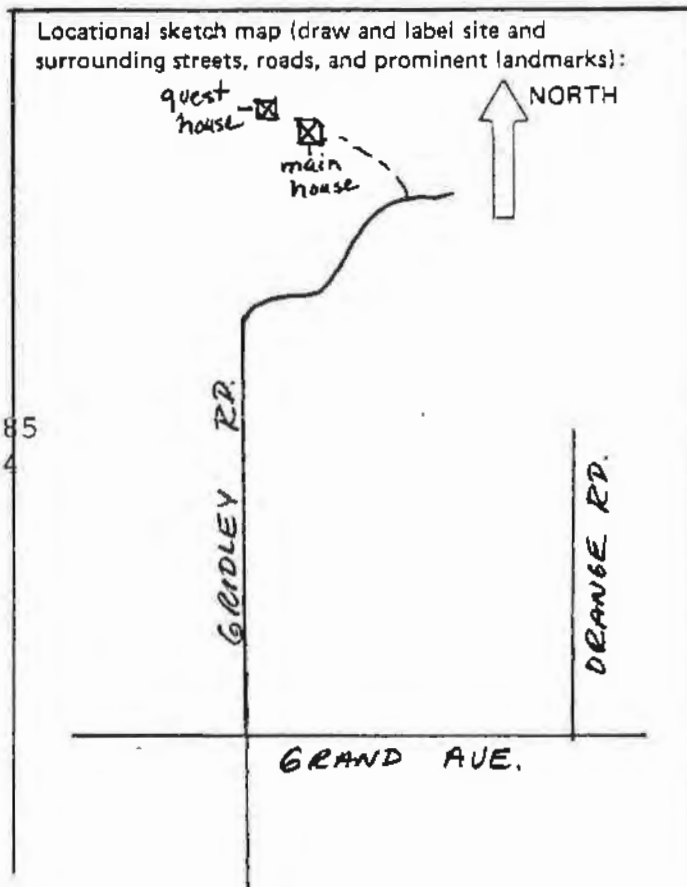
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The property is historically significant as the Hermitage Ranch, originally a 290 acre citrus ranch owned by Lewis H. Green, an eastern merchant. In 1910 Orestes Orr, State Senator from Ventura County, purchased the ranch, and his son Charles C. Orr moved in with his family. In 1923 Chicago architect Berkeley Brandt bought the property. Brandt designed and built two other buildings on the property -- a guest house and milk barn. The house has been well maintained with few alterations done in keeping with the rest of the house.

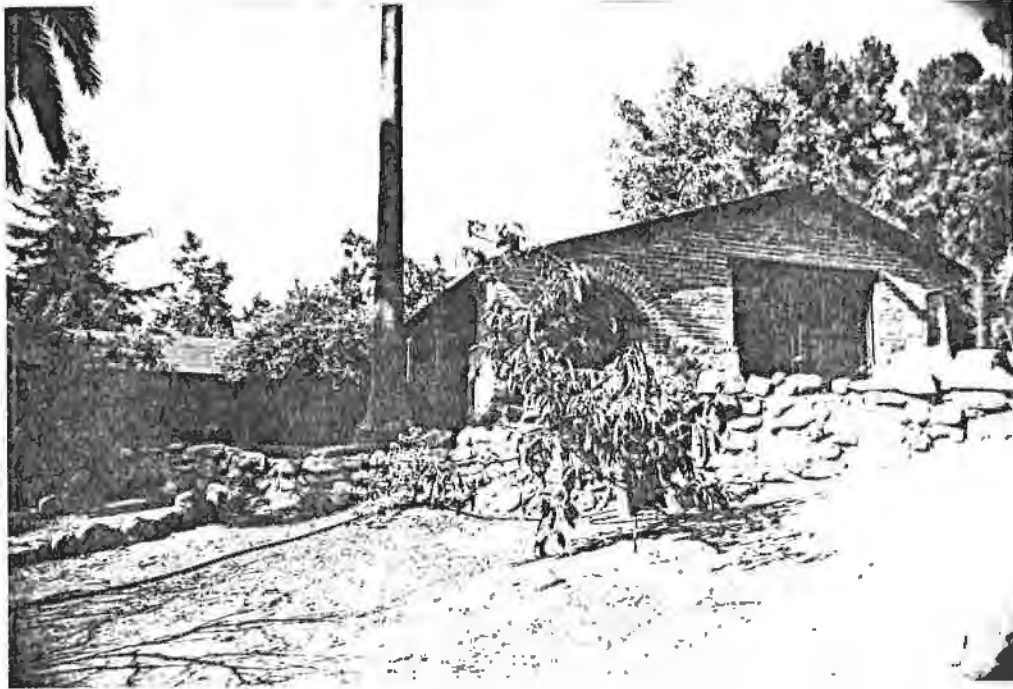
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Charmion Orr and Betsy Brandt Armstrong, 3-85, 4-85  
 Co. & City Directories, 1884-1954  
 Museum biographical files  
 4-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



## THE HERMITAGE



### GUEST HOUSE

This one story L-shaped building has a low-pitched gable roof that extends within the L to form an arcade for entering the various rooms. At one side of the building is a decorative Romanesque brick and stone arch. The building, used as a guest and recreation rooms, is covered with board and batten siding. It was designed by architect Berkeley Brandt in the 1930s.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/297940/3815660  
C \_\_\_\_\_ D \_\_\_\_\_

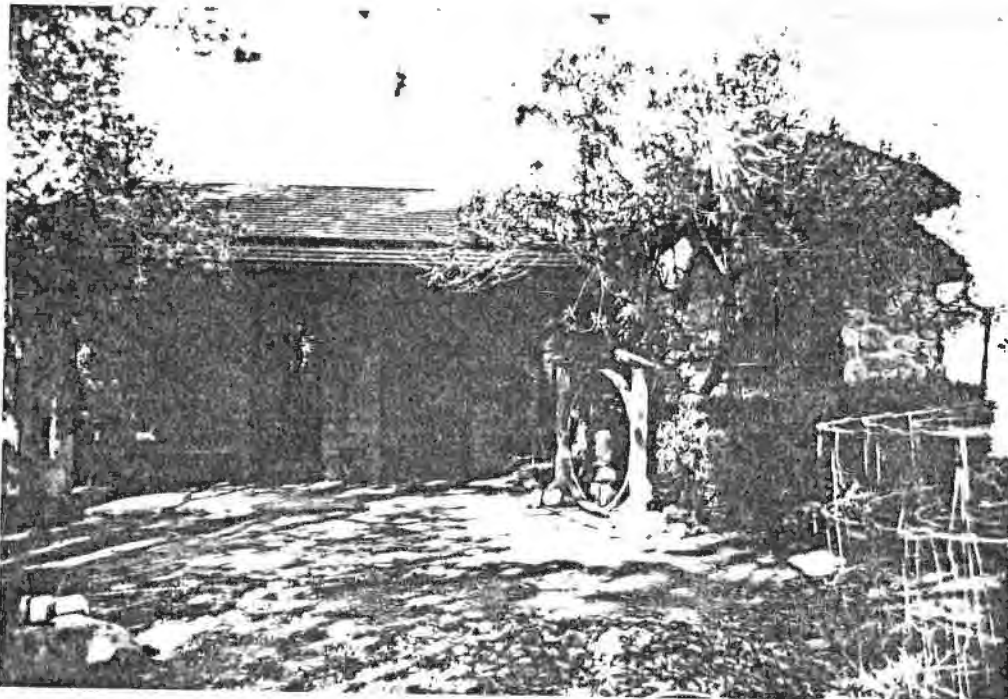
IDENTIFICATION

1. Common name: None
2. Historic name: Frank Still Residence
3. Street or rural address: 1661 Happy Lane  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 014-0-090-250
5. Present Owner: Matt E. Pelto Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This single story stone cottage has a low pitched clipped gable roof covered with asphalt shingles. The recessed wood casement windows have a cast stone lintel and a brick ledge. The front door has decorative iron hinges. An offset front gable creates an L-shaped facade, and the recessed front porch is supported in one corner by a large stone column. The stone columns supporting the wood arbor in the rear have been connected with screens creating a dining area.



8. Construction date: 1925  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Frank Still
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good \_\_\_  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Stucco addition on north side
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Mature oaks, stone columns, rock borders, rustic wood fence

#### SIGNIFICANCE

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

This stone house was built by hand under the craftsmanship of local carpenter Frank Still in the 1920s. It is significant as one of the early cottages built in the Udall Tract in the east end and as a well designed example of an English Cottage. The interior has designs in the adzed beams and cabinets next to the stone fireplace. The beams have Indian designs and western motifs. Mr. Still earned a reputation as a fine builder and designed and built an adobe house in Oak View.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

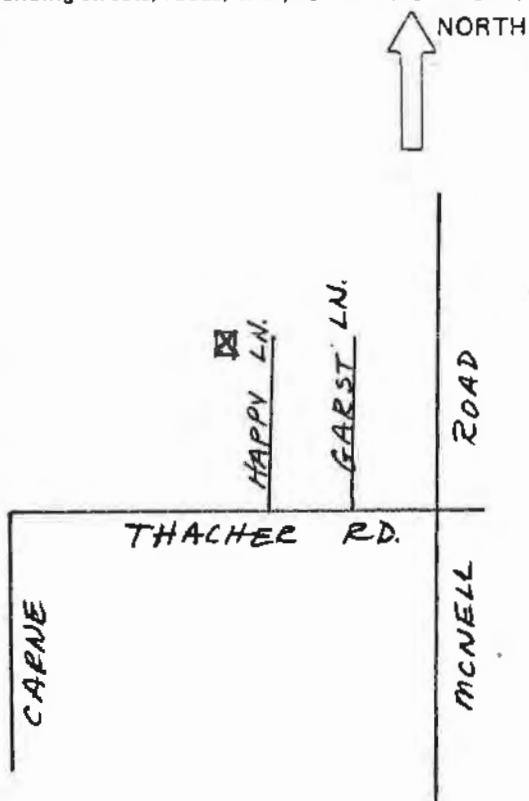
Interview with Mrs. Matt Pelto,  
3-85

City Directories

Interview with Bill Bowie, 4-85

22. Date form prepared 4-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298800/3815020 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Suzanne Miller Residence
3. Street or rural address: 4250 Hendrickson Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-060-040
5. Present Owner: Rubin & Dorothy Leon Address: P.O. Box 0  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This modern flat roofed concrete block residence is single story with a rectangular shape built on a sloping site. The foundation is both concrete and stone with a stone chimney. The metal framed windows are fixed or metal casement, and the doors are paneled wood or multi-paned glass. The interior features windows and doors that slide into walls and built-in leaded glass cupboards. Exposed rafters are located under the wide eaves.



8. Construction date: 1950  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Suzanne Miller
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 2.04
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X 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: \_\_\_\_\_

#### SIGNIFICANCE

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

The house is significant for it was designed and built by Suzanne Miller at the age of 68 with the help of Matt Chapin, stonemason. Miller came to Ojai in the 1940s as a Krishnamurti follower. Her art education was at the Fontainebleau Art Academy in Paris, and she taught at the American School in Istanbul and worked for the W.P.A. She attained notoriety for her murals which she painted for the League of Nations, the Empire State Building and public buildings in Long Beach. She has a large mural on the walls of the Village Florist.

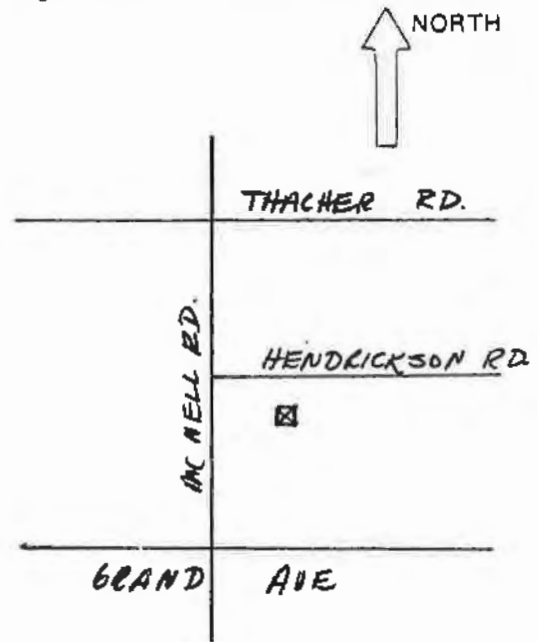
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure 1  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Ojai Valley News, 9, 1980, Star  
Free Press, 12-11-77; City Dir.,  
1944-52; Interviews w/ Mrs. Vinecourt,  
Day Leon, Hinda Wideman

22. Date form prepared 4-85  
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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: ALL/299000/3814960 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Dean Thompson Residence
3. Street or rural address: 4438 Hendrickson Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 29-060-120
5. Present Owner: Darrell & Glenda Jones Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

- 7a. Architectural style: Ranch style adobe residence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This irregular shaped single story residence has a very low pitched gable roof with overhang. The unusual feature of the house is that it is made of adobe wall construction. Aluminum framed windows have a wood lintel and a brick ledge. The house is built on a concrete foundation. A simple wood door entry has a low brick planter and metal post support for the overhang.



8. Construction date: 1954  
Estimated \_\_\_\_\_ Factual X
9. Architect unknown
10. Builder Reginald Bolt
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 5.475
12. Date(s) of enclosed photograph(s)  
1-85



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: \_\_\_
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 oaks, rock borders, brick walkway

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This house is architecturally significant as a modern version of an adobe house. It was built in 1954 for owner Dean Thompson, a science teacher at Nordhoff High School. The project supervisor was Reginald Bolt, an experienced California adobe builder who was involved with the reconstruction of the San Fernando Mission and work at the San Juan Capistrano Mission in addition to private homes.

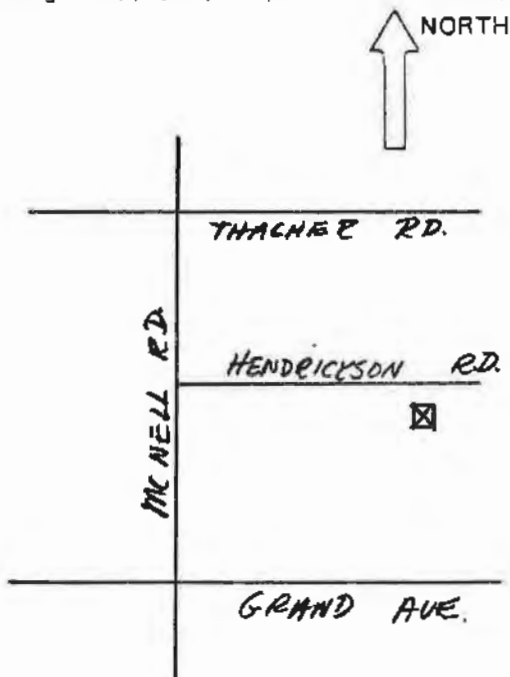
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Ojai Valley News, March 18, 1954  
City Directory, 1954

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):



HISTORIC RESOURCES INVENTORY

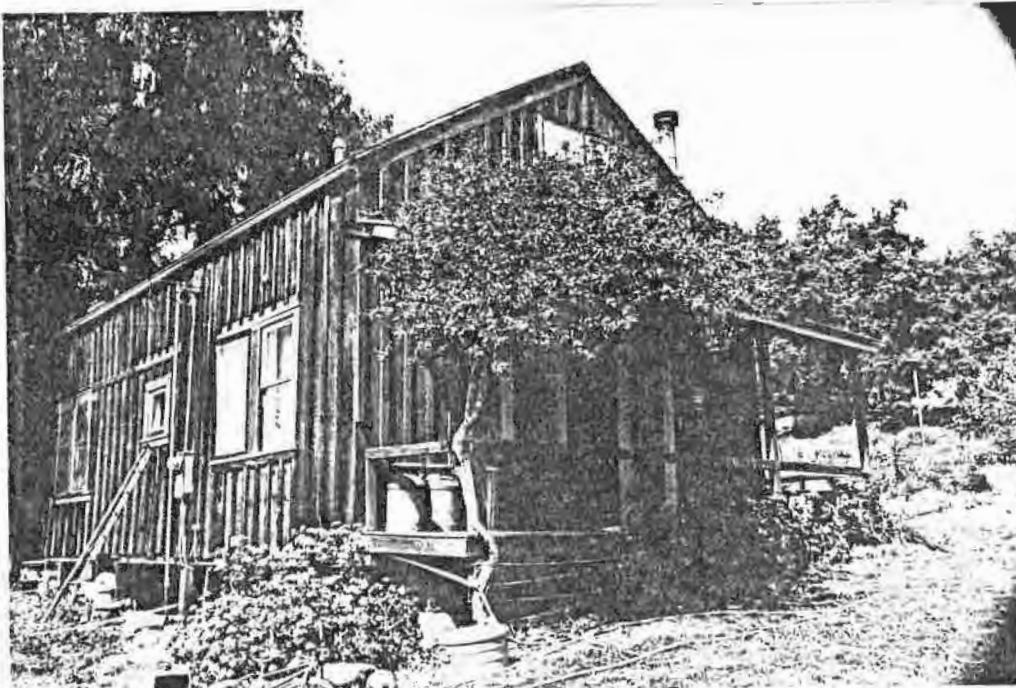
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: 11/297200/3816550 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION None
1. Common name: \_\_\_\_\_
  2. Historic name: Unknown
  3. Street or rural address: 2655 Hermitage Road  
City Ojai Zip 93023 County Ventura
  4. Parcel number: 014-060-095  
Robert & Marilyn Essick
  5. Present Owner: J. Roger & Patricia Essick Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Single family residence/ranch Original use: same

DESCRIPTION

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

This small rectangular-shaped board and batten cottage has a medium high pitched gable roof. It is one and a half stories high and set on wooden piers and rock foundation. A shed roof extends across the front of the house and is supported by square columns. Windows are double hung, and the front door has multi-panes and two recessed panels.



8. Construction date: 1890  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 60
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land X 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 oaks, orchard, stone reservoir, well

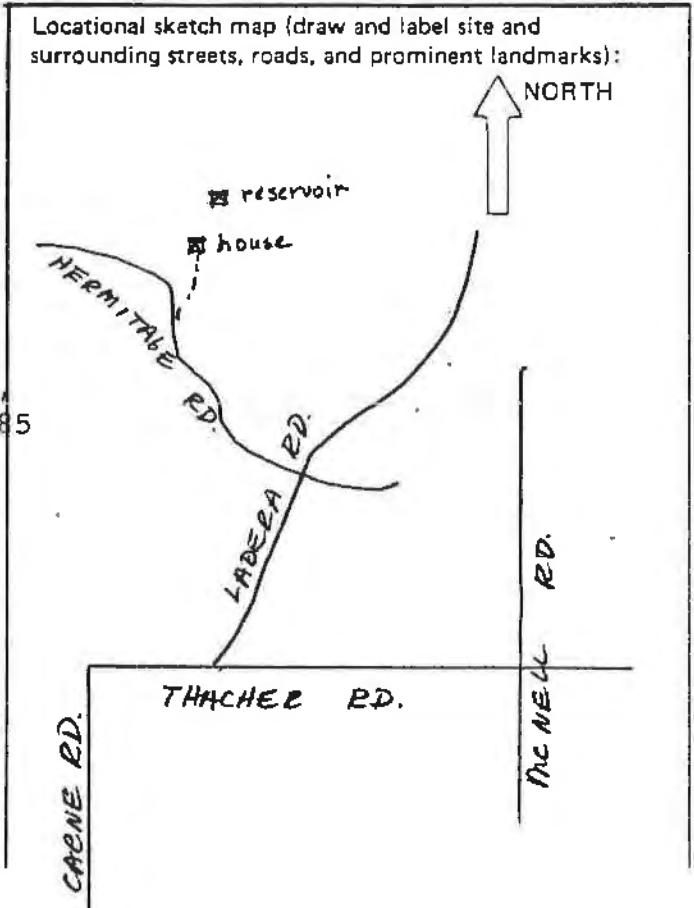
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house is significant as an example of an early farm cottage built about 1890 of single wall construction. It is believed that the house was also used by ranch hands and originally part of the 290 acre Hermitage Ranch. A large reservoir is located a short distance north of the residence.

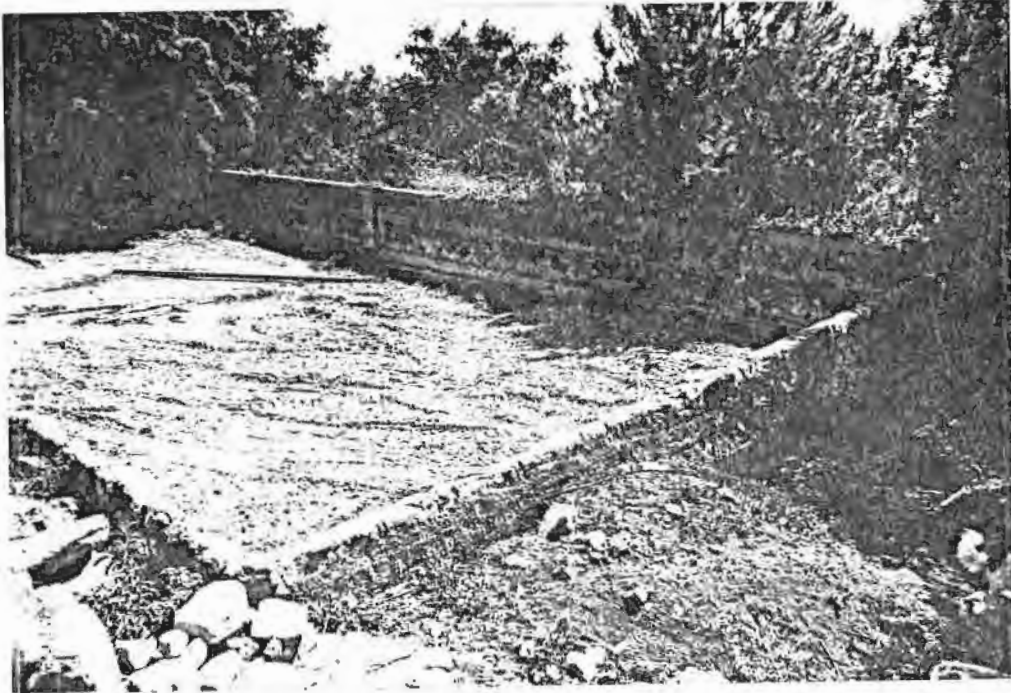
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Mrs. Roger Essick, 3-85; Betsy Brandt Armstrong, 3-85  
 Maps of Ojai, 1897, 1912  
 U.S.G.S. Map, 1903  
 5-85

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



2655 HERMITAGE ROAD



This massive concrete and stone reservoir once served the Hermitage Ranch. Water was scarce in the Ojai Valley during the early days, and many farmers built reservoirs to store water for use during dry periods. The reservoir is approximately 50' x 80'.

HABS _____		HAER _____	NR 4C _____	Ser. No. _____
UTM: A 11/298100/3816860		B _____	C _____	D _____
C _____		SHL _____ Loc _____		

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION** Hacienda Ranch

1. Common name: \_\_\_\_\_

2. Historic name: Ladera Ranch - Charles Raymond

3. Street or rural address: 2865 Ladera Road

City Ojai Zip 93023 County Ventura

4. Parcel number: 014-060-245; 014-010-080; 014-120-090; 070

5. Present Owner: Robert J. Considine, Jr. Address: same

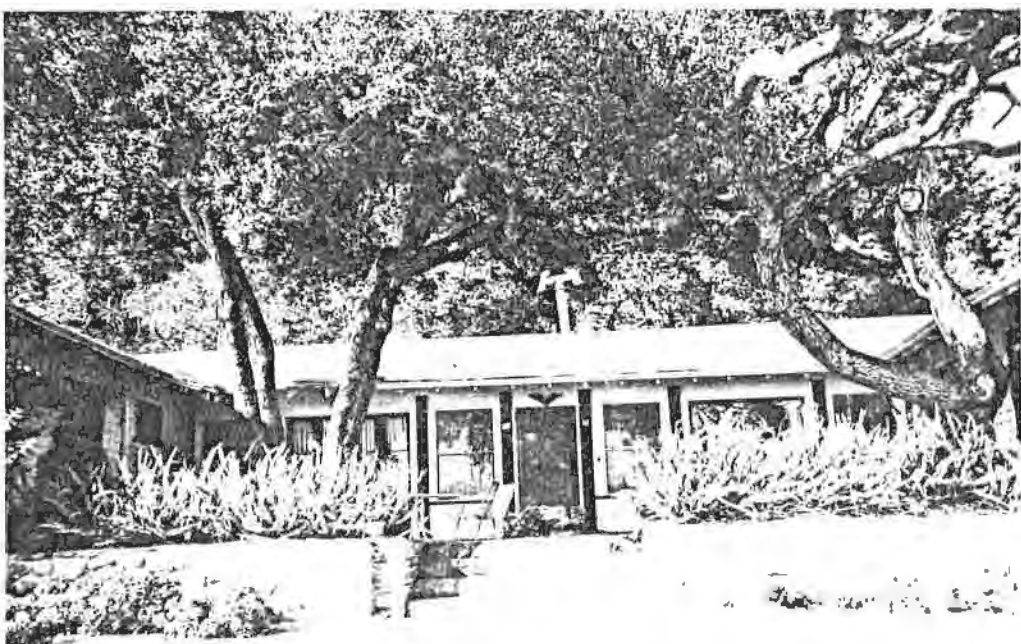
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Ranch/residence Original use: same

**DESCRIPTION** Vernacular ranch house/bungalow

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
 This sprawling irregular shaped ranch house has a combination of intersecting low-pitched gable roofs. It is single story built on wood piers. Exposed beams and rafters are found under the eaves. Windows are a combination of fixed and casement. The house is covered with medium clapboard siding. There is a brick chimney and several stone fireplaces. The house is located on a hillside site and is oriented with a view of the Valley below. The latest addition, possibly in the 1940s, has large picture windows and is a separate wing at the west end of the house.



8. Construction date: 1919  
 Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 53

12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: Agriculture
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other:
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Outbuildings, barns, mature oaks, rock borders, citrus and avocado ranch

#### SIGNIFICANCE

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

The house is historically significant. It was built about 1919 for Mrs. Raymond, mother of Charles Raymond, heir to the Goodrich Tire Company. Mrs. Raymond owned a lot of acreage at the mouth of Senior Canyon and had a small house built about 1916, which she lived in while the larger house was being constructed. The Raymonds raised citrus, and their extensive holdings included property on Carne Road and Grand Avenue and bordered on Fordyce Road. The rock walls along this property are said to have been built by Italian stonemasons that Mrs. Raymond hired from Santa Barbara.

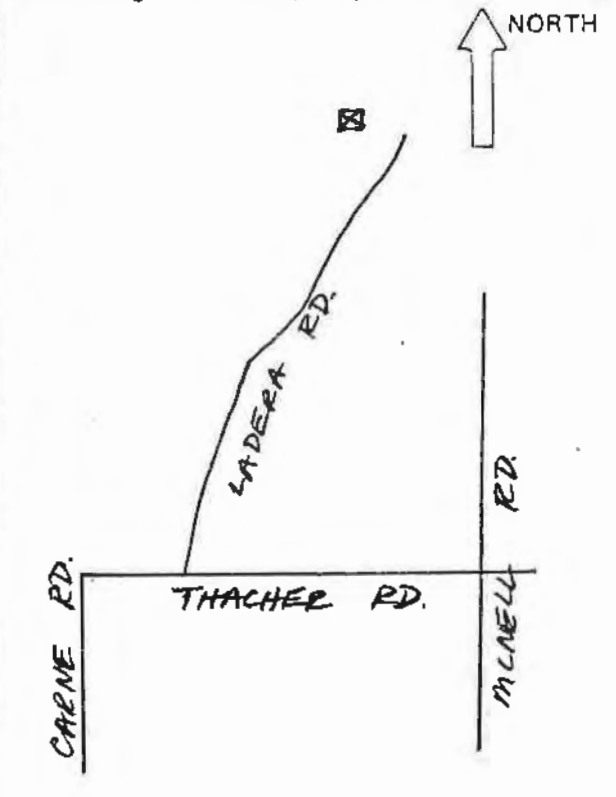
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure   
Economic/Industrial  Exploration/Settlement   
Government  Military   
Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Biographical material, Ojai  
Historical Museum  
Interview with Barbara Considine,  
3-85; Marshall Cheap, 4-85

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):



## HACIENDA RANCH



2865 Ladera Road

This is the first bungalow Mrs. Raymond had built about 1916. Its intersecting gable roofs have exposed beams underneath the eaves. The front porch has been enclosed. The house rests on wood piers and is covered with clapboard siding. Windows are multi-paned casement and fixed. There is a brick chimney. This is now used as a ranch hand's residence.

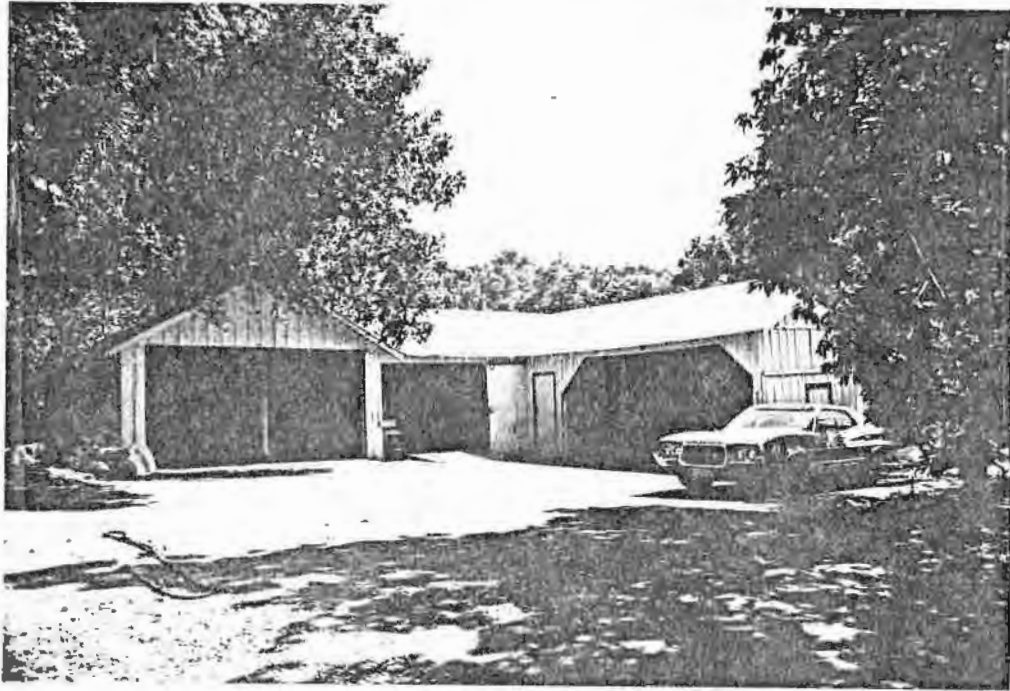
## HACIENDA RANCH



A combination residence and garage have a low-pitched gable roof with exposed beams and rafters and medium clapboard siding. This was probably used as a ranch hand's or servant's residence.



HACIENDA RANCH



The L-shaped barn has a gable roof of metal, board and batten siding with exposed rafters under the eaves.

Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 543 \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A 11/299680/3814640  
 C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Topa Topa Ranch
2. Historic name: F. S. Buckman Ranch
3. Street or rural address: 600 and 682 McAndrew Road  
 City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 030-0-04-26 and 030-0-010-090
5. Present Owner: John Anderson Address: P.O. Box 63  
 City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Ranch house & barns Original use: same

DESCRIPTION

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

The oldest center portion of this three part residence has a low pitched gable roof which extends to an almost flat roof over the porch. This portion of the house is covered with board and batten siding and has double hung wood windows. A corbeled brick chimney divides the two older sections of the house. The second oldest section, on the east side, used to be two-story. It has a sloping gable roof that extends over the porch and is covered with shiplap siding. The third portion of the house, on the east, is two-story with a hip roof, exposed rafters and med. m. clapboard siding.



8. Construction date: 1870-80  
 Estimated X Factual \_\_\_\_\_
9. Architect None
10. Builder Unknown
11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 101
12. Date(s) of enclosed photograph(s)  
12-84

13. Condition: Excellent \_\_\_ Good X Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Portions
15. Surroundings: (Check more than one if necessary) Open land X 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: Packing house, ranch office, equipment buildings, orchards

#### SIGNIFICANCE

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

Originally known as the Buckman Ranch, F.S.S. Buckman had successfully grown the first oranges in the Ojai Valley during the 1870's. Edward Thacher, along with the Krutz-Leighton partnership, purchased the Buckman Ranch in 1887. The Topa Topa Company was incorporated in 1905 by Edward and Thomas Thacher. It is believed that the original ranch house belonged to Buckman and was added to by Edward Thacher. The ranch is significant as the oldest in continuous use in the Ojai Valley. Edward Thacher, brother of Sherman Thacher who established the Thacher school adjacent to the ranch, was a prominent and influential citizen of the Valley, particularly in agricultural development in the Valley.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

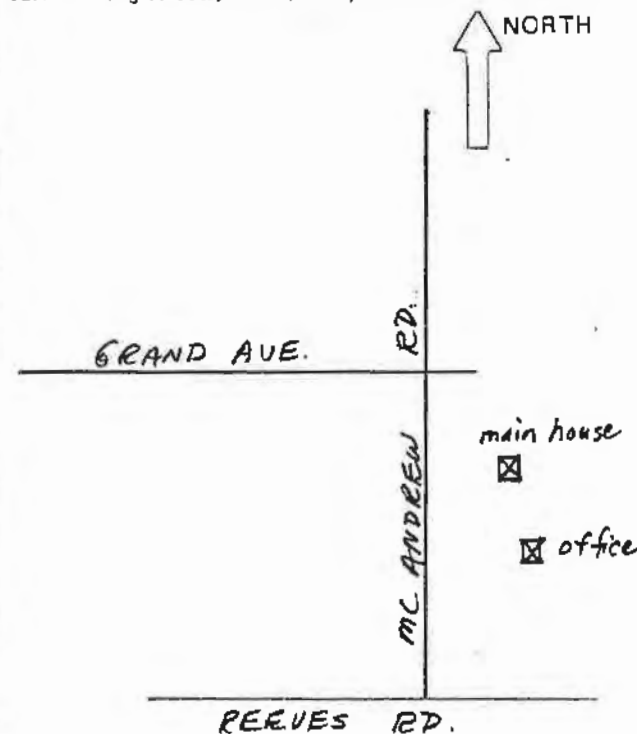
Architecture 2 Arts & Leisure \_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

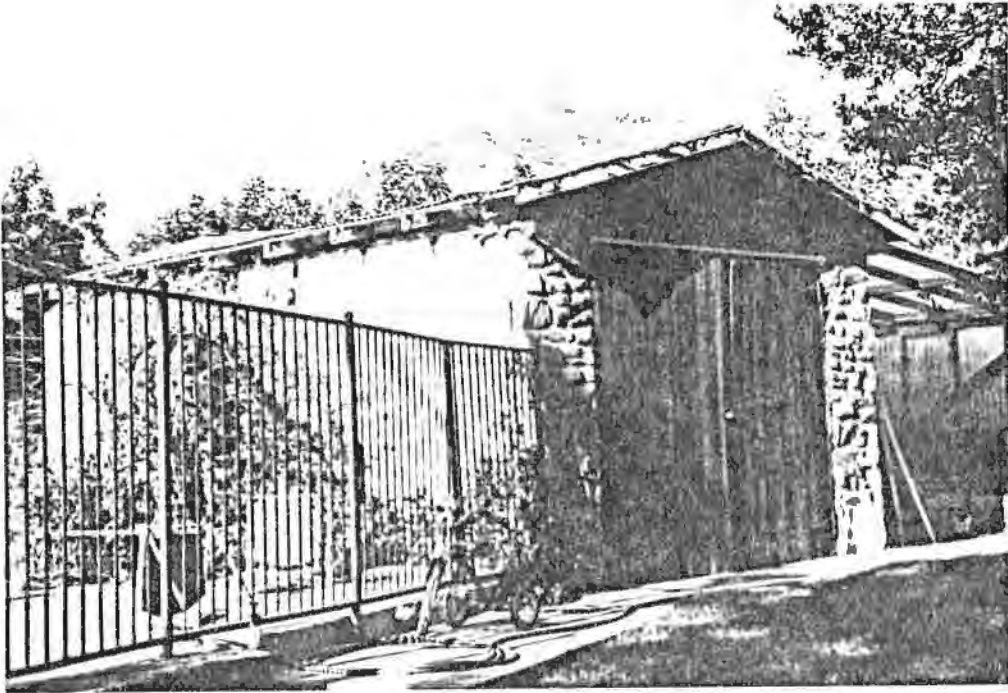
Gidney, History of Santa Barbara and Ventura Counties;  
Fry, The Ojai Valley.  
County and City Directories

22. Date form prepared 4/85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976

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



TOPA TOPA RANCH



Stone accessory building near main residence. Has a low pitched gable roof with exposed rafters with wooden hinged doors.

TOPA TOPA RANCH



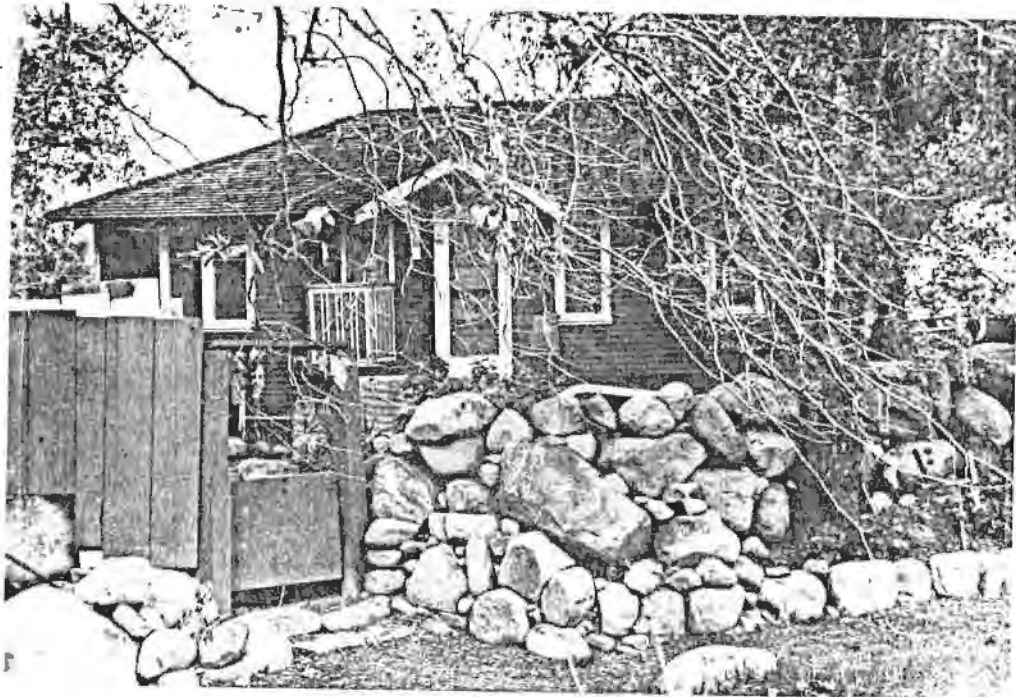
Topa Topa Packing House - currently used as the offices for the Topa Topa Ranch. This gabled roof board and batten building is on a raised foundation. The stone portion attached to the rear of the building was used for fruit storage. The building was put together with mortise and tenon joints.

TOPA TOPA RANCH



This long rectangular shaped board and batten building has a low pitched gable roof and rests on a stone foundation. Currently the building is used for farm equipment storage and repair.

TOPA TOPA RANCH



5775-76 Reeves Road

This bungalow, built ca 1918 on the Topa Topa Ranch, was probably a foreman's or a ranch hand's residence. It has a low pitched hip roof and is covered with narrow clapboard siding. A small gable roof, supported by brackets, is located above the entrance. Windows are double hung with multi-panes in upper portion.

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 43 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299420/3814840  
C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

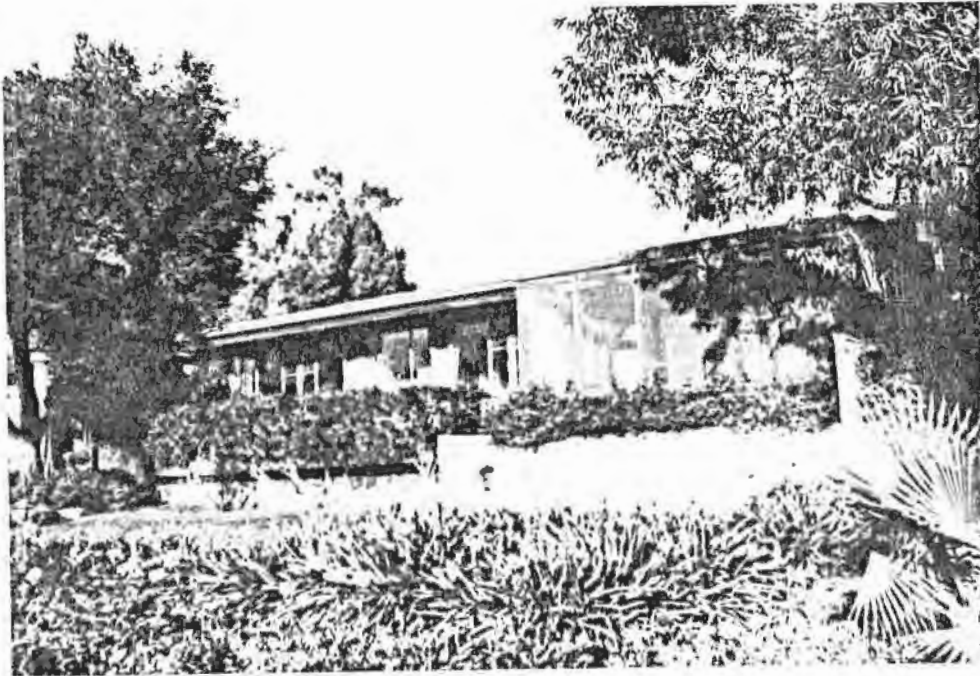
**IDENTIFICATION**

- 1. Common name: None
- 2. Historic name: Howard Bald Residence
- 3. Street or rural address: 917 McAndrew Road  
City Ojai vic. Zip 93023 County Ventura
- 4. Parcel number: 029-070-070
- 5. Present Owner: Carol Abraham Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: residence and studio Original use: single family residence

**DESCRIPTION**

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

This basically rectangular shaped single story residence has a flat roof with overhang and is covered with stucco and glass. To take advantage of the view of the Ojai Valley, the west side of the house is primarily glass walls. A flat roofed screened porch extends out from the southwest end of the house. This house demonstrates two characteristic aspects of Neutra's houses - site orientation and extensive use of plate glass windows. A horizontal wood addition was put on the north side of the house.



- 8. Construction date: 1943  
Estimated X Factual \_\_\_\_\_
- 9. Architect Richard Neutra
- 10. Builder Unknown
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.70
- 12. Date(s) of enclosed photograph(s)  
2-85



13. Condition: Excellent \_\_\_ Good \_\_\_  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Addition on north end of structure uses horizontal wood siding.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Mature trees, native plants, stone walls

#### SIGNIFICANCE

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

The house is significant for two reasons. First, it was designed by the prominent Los Angeles architect, Richard Neutra, in 1941 and built about 1943 for Ojai resident Howard Bald. Mr. Bald was an important figure in Ojai Valley's history. Coming to Ojai in the early 1900's, Bald worked as a ranger for the Los Padres National Forest. He was also known as an "agriculturist" with a degree from U.C. Davis and worked as the manager of several ranches in Ventura County.

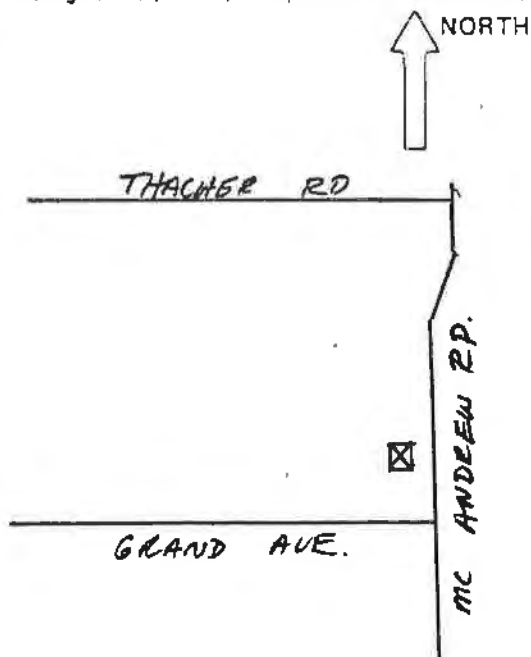
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Carol Abraham, 2-85  
U.C.L.A. Archives - Neutra original plans - 1941  
Ojai Valley News - 7-12-81

22. Date form prepared 2-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4d SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/299420/3814880  
C \_\_\_\_\_ D \_\_\_\_\_

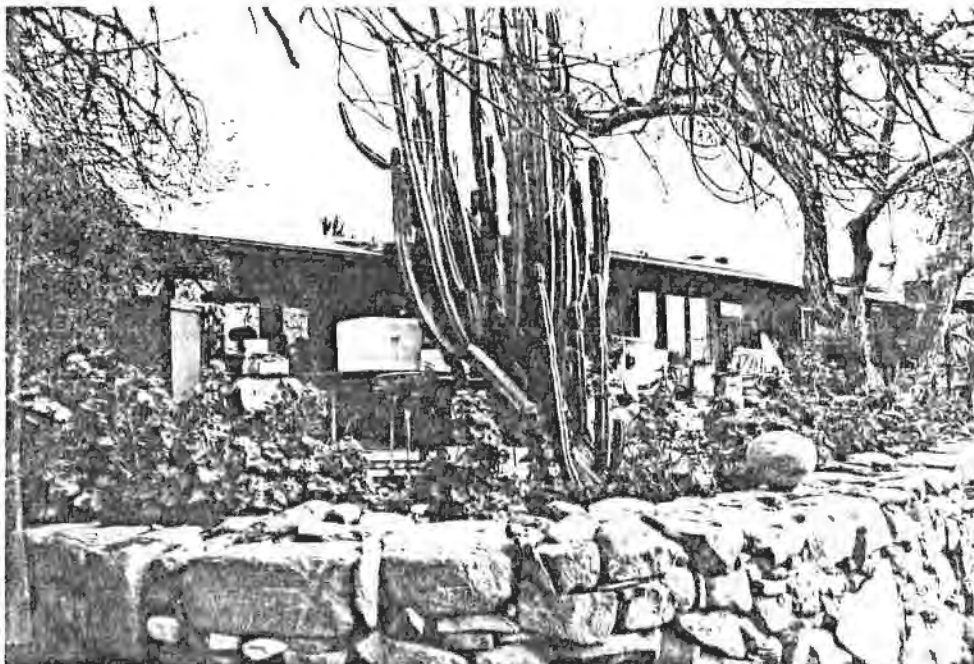
IDENTIFICATION

1. Common name: The Pottery
2. Historic name: Beatrice Wood Residence
3. Street or rural address: 971 McAndrew Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-070-060
5. Present Owner: Otto and Vivika Heino Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Studio and home Original use: same

DESCRIPTION

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

The single story residence, studio and sales room are connected to each other by a low pitched gable roof of pebbles but separated by breezeways. The house is constructed of concrete block with board and batten siding on the studio. The windows and doors are of sliding glass and aluminum. Some of the windows are fixed with wood moulding. The house is basically rectangular in shape with a covered breezeway connecting the sales room as a separate wing. The living room and bedroom wing form a short V-shape at the north end of the house. The house has wide overhanging eaves with brackets underneath.



8. Construction date: 1948-55  
Estimated X Factual \_\_\_\_\_
9. Architect Homer Pfeiffer  
Orig. Plans, Lloyd Wright
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 196.89 Depth 200'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: \_\_\_\_\_
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Fish pond, rock walls, flagstone patio

#### SIGNIFICANCE

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

The house is significant, for it was built for internationally known ceramist Beatrice Wood in 1948. Miss Wood had first come to Ojai in the 1920's to act in a play at Starland where Krishnamurti was giving his talks. When her home in Hollywood was lost in a flood, she moved to Ojai. She had plans drawn for a house by Lloyd Wright, but they proved too expensive to build. Instead, architect Homer Pfeiffer designed her house. The studio and salesroom were built first.

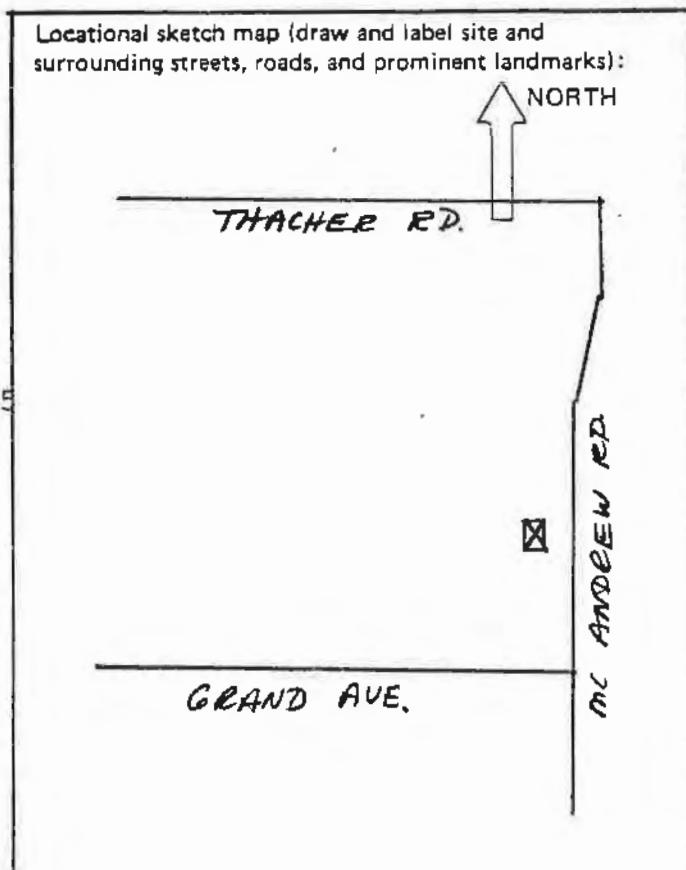
Internationally recognized potters, Otto and Vivika Heino, purchased the house from Miss Wood and have their studio there today.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure   
Economic/Industrial  Exploration/Settlement   
Government  Military   
Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Vivika Heino, 2-85  
Interview with Beatrice Wood,  
2-85

22. Date form prepared 2-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D SHL \_\_\_\_\_ Loc. \_\_\_\_\_  
UTM: A 11/299580/3815160 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION Krishnamurti Foundation Library

1. Common name: \_\_\_\_\_

2. Historic name: Elizabeth Smith Residence/Arya Vihara

3. Street or rural address: 1098 McAndrew Road

City Ojai Zip 93023 County Ventura

4. Parcel number: 029-033-050

5. Present Owner: Krishnamurti Foundation of America Address: P.O. Box 216

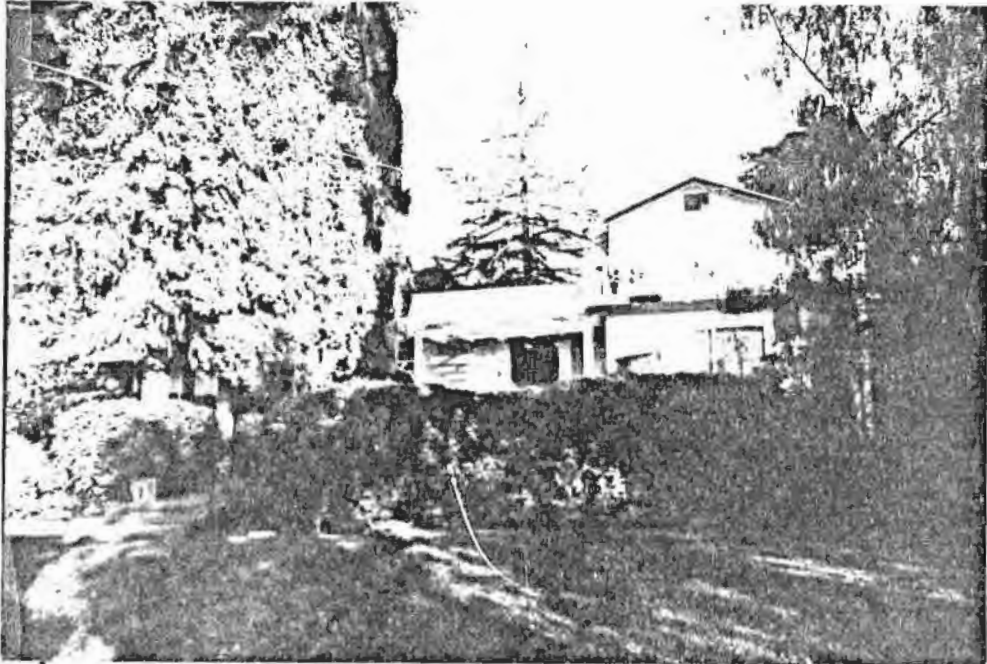
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Library Original use: Residence

DESCRIPTION Craftsman Bungalow

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This combination one and two story library was originally single story with a side facing medium low pitched gable roof. An intersecting second floor gable was added later on the south side and designed by Richard Neutra to blend with the rest of the house. The main roof extends both in front and back to form a long porch supported by wood columns and an open trellis in front. The house is covered with board and batten siding and has a combination of windows ranging from fixed to double hung and casement. A U-shaped patio in the rear is covered by a wooden arbor and trellis.



8. Construction date: 1910  
Estimated X Factual \_\_\_\_\_

9. Architect addition -  
Richard Neutra

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 11.10

12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Second story wing designed by Richard Neutra
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Library
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
Mature trees, orchard, three car garage
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

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

The house was built about 1910 for Elizabeth Smith, sister-in-law of Edward Thacher, from whom she purchased the property. Miss Smith ran a small private school in her house which was attended by Elizabeth Thacher and others in the area. In 1923 Krishnamurti, under the Brother's Trust, purchased the property which then included the pine cottage and six acres of land, and they called the house Arya Vihara (Noble Monastery). The well-known L.A. architect, Richard Neutra, designed the addition.

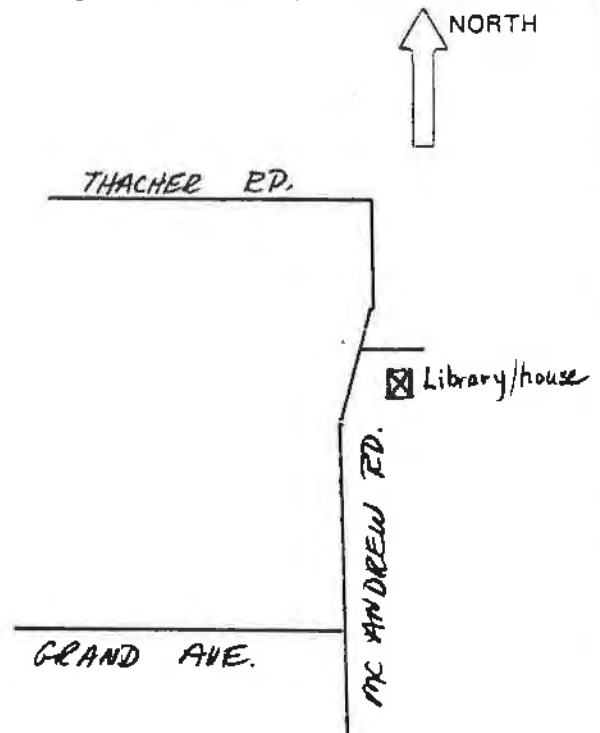
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion 1 Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Helen Griggs, 2-85  
Mary Lutyens, Years of Awakening  
Topa Topa Corporation records

22. Date form prepared 4-85  
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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3/32 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/299580/3815160 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Pine Cottage
2. Historic name: same
3. Street or rural address: 1098 McAndrew Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-033-050
5. Present Owner: Krishnamurti Foundation of Am. Address: P.O. Box 216  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residence Original use: same

DESCRIPTION

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

The original portion of the small shingled cottage was a simple square shape with medium pitched gable roof. An almost flat roof covers the porch and is supported by square posts. A later flat roof shingle addition extends from the north side. A large rectangular addition has been connected to the cottage by an enclosed hall wing. Both sections have been designed using similar materials. The gabled roof of the addition has an unusual shingled clerestory along the roof ridge. Double rafters are exposed under the overhanging roof, and a row of windows runs below the roofline of the connecting wing.



8. Construction date: 1917  
Estimated X Factual \_\_\_\_\_
9. Architect none; addition:  
Charles Moore - ca 1978
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 11.10  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: Modern additions on north side of cottage
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: Krishnamurti Foundation bldgs/retreat
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Stone walls, stone patio, "famed pepper tree", orchards

#### SIGNIFICANCE

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

The pine cottage and the pepper tree are significant for their association with the famous religious philosopher Krishnamurti. He made the pine cottage his residence when he first came to the Ojai Valley in 1922. The pepper tree is well known as the place where Krishnamurti underwent a transformation that changed the course of his life. Also of significance is the new addition designed by the famous L.A. architect, Charles Moore, about 1978.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

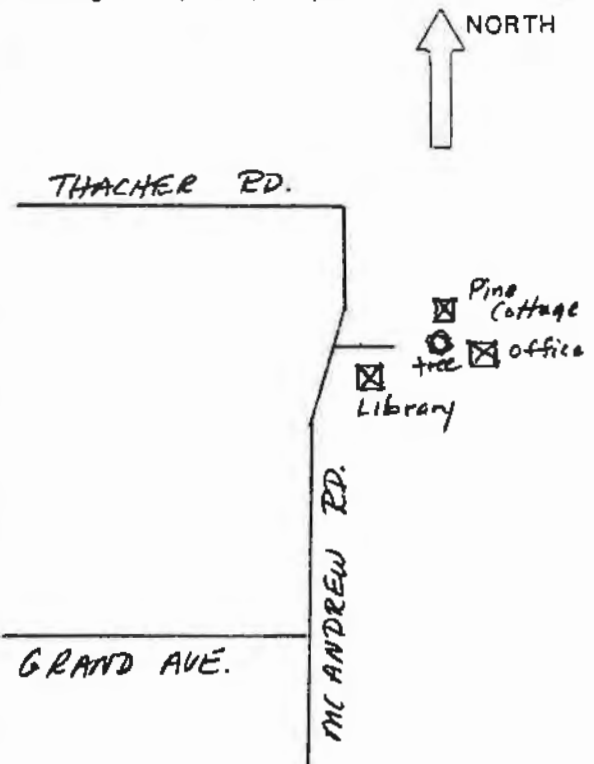
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion 1 Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Vivian Moody,  
Librarian at Krishnamurti Found-  
ation, 2-85  
Lutyen, Mary Years of Awakening  
4-85

22. Date form prepared \_\_\_\_\_  
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):



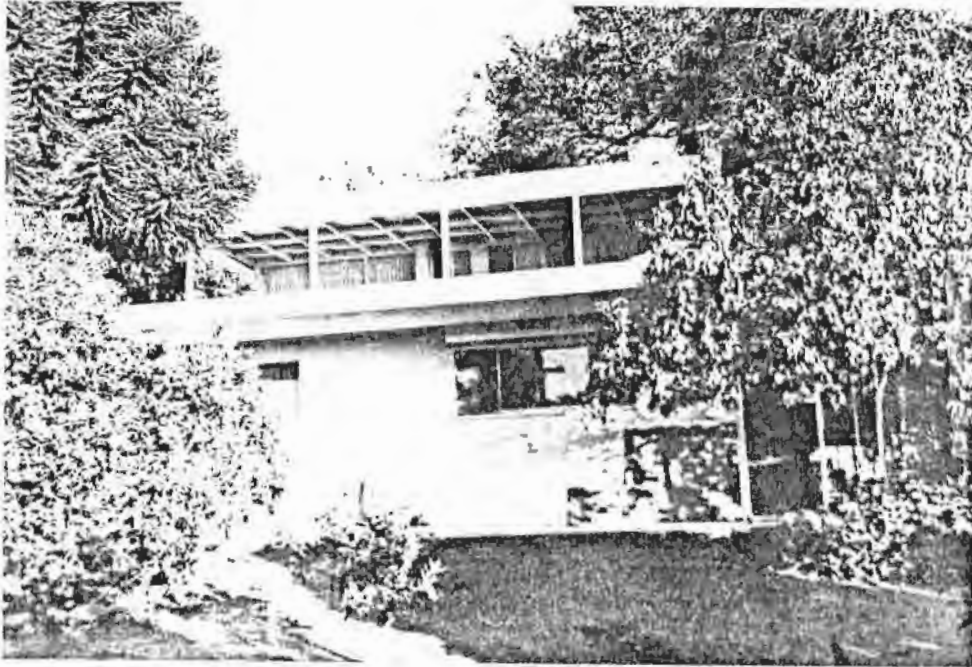
KRISHNAMURTI FOUNDATION LIBRARY



The California Pepper Tree is set off with a low stone wall around its trunk. Located between the pine cottage and the office building, the tree's large multi-trunk extends shade over a large area. It is under this tree that J. Krishnamurti underwent a transformation that changed the course of his life in 1922.



KRISHNAMURTI FOUNDATION LIBRARY



1098 Mc Andrew Road

This modern stucco and glass building was constructed about 1946 by Los Angeles architect J.R. Davidson. A portion of the building is two story with a wood balcony. Windows and doors are on sliding aluminum frames. The office blends well to its site, surrounded by mature trees near the pine cottage.

HABS	HAER	NR	4d	SHL	Loc
UTM: A		11/299480/3815220			
C		D			

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

1. Common name: None
2. Historic name: Gail Stephens Residence
3. Street or rural address: 1177 McAndrew Road  
 City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-032-060
5. Present Owner: F. Bailey Vanderhoef, Jr. Address: P.O. Box 726  
 City Ojai Zip 93023 Ownership is: Public  Private
6. Present Use: Single family residence Original use: same

#### DESCRIPTION

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

Combination two and one-story stucco house with a medium pitched hip roof of clay tile. The house surface is broken by long window spans. Some windows are casement and others are fixed large picture windows especially at the rear of the house to take advantage of the view of the Ojai Valley. A metal pergola covered with vines is located on the southwest side of the house. The front entry detail is classical with wooden molding and six panelled door.



8. Construction date: 1944  
 Estimated  Factual
9. Architect Roy C. Wilson
10. Builder Unknown
11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 9.74
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other:
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other:
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Mature oaks, wrought iron gate, stone shed, rock walls

#### SIGNIFICANCE

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

The large house is surrounded by oaks and mature plantings with a magnificent view of the Ojai Valley creating a very "estate-like" feel. Designed in 1944 by noted Santa Paula architect, Roy C. Wilson, the house was built for Gail Stephens, a wealthy Detroit widow. Mrs. Stephens was familiar with Ojai because her family had spent winters at the Pierpont Cottages. Mrs. Stephens also had a single story cottage built for her sister from the East. It was designed in the same style with stucco walls and hipped tile roof in 1946. Another house further to the north was built for a Japanese family returning from a prisoner of war camp. It is believed to have been built in 1945. The Vanderhoef's purchased the house from Mrs. Stephens in 1951.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

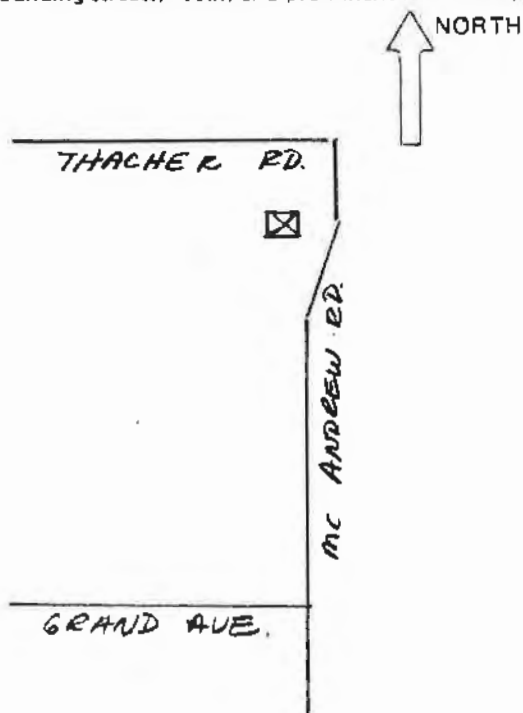
Architecture  Arts & Leisure   
Economic/Industrial  Exploration/Settlement   
Government  Military   
Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mr. F.B. Vanderhoef  
City Directories, 1946-48

22. Date form prepared 2-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4a SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/299560/3815160 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None  
1. Common name: \_\_\_\_\_  
2. Historic name: Robert Logan Residence  
3. Street or rural address: 1266 McAndrew Road  
City Ojai Zip 93023 County Ventura  
4. Parcel number: 029-033-160  
5. Present Owner: James W. Taylor, Attn. Gary Rosen Address: 23161 Ventura Blvd.  
City Woodland Hills Zip 91364 Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Single family residence Original use: same

DESCRIPTION Spanish Colonial Revival

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

This irregular shaped two story Spanish Colonial style residence features a combination of flat and shed tile roofs breaking up the surface quality of the stucco building. The house is stepped back on the north side and casement windows have multi-panes or diamond panes. The front door is multi-paned and there is a balcony above the entry.



8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_  
9. Architect unknown  
10. Builder unknown  
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.67  
12. Date(s) of enclosed photograph(s)  
12-84

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 \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
 Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 pepper and oak trees, natural use of rock and native plants

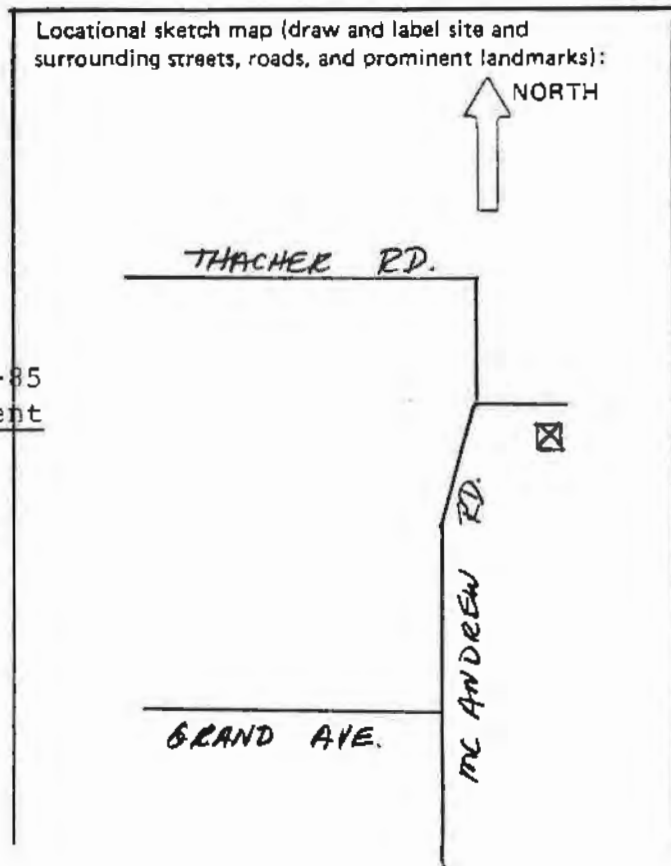
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house is significant historically as the vacation residence of Robert and Sarah Logan, close friends of religious leader J. Krishnamurti. The house was built next to the grounds of the Krishnamurti Foundation property. The Logan's estate in Bucks County, near Philadelphia, served as the location for several Krishnamurti talks. The house is an excellent example of the Spanish Colonial Revival style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 2 Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion 1 Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Jean Boardman, 4-85  
 Mary Lutyens, Years of Fulfillment  
 City Directories, 1938-1944

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



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/299560/3815240 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

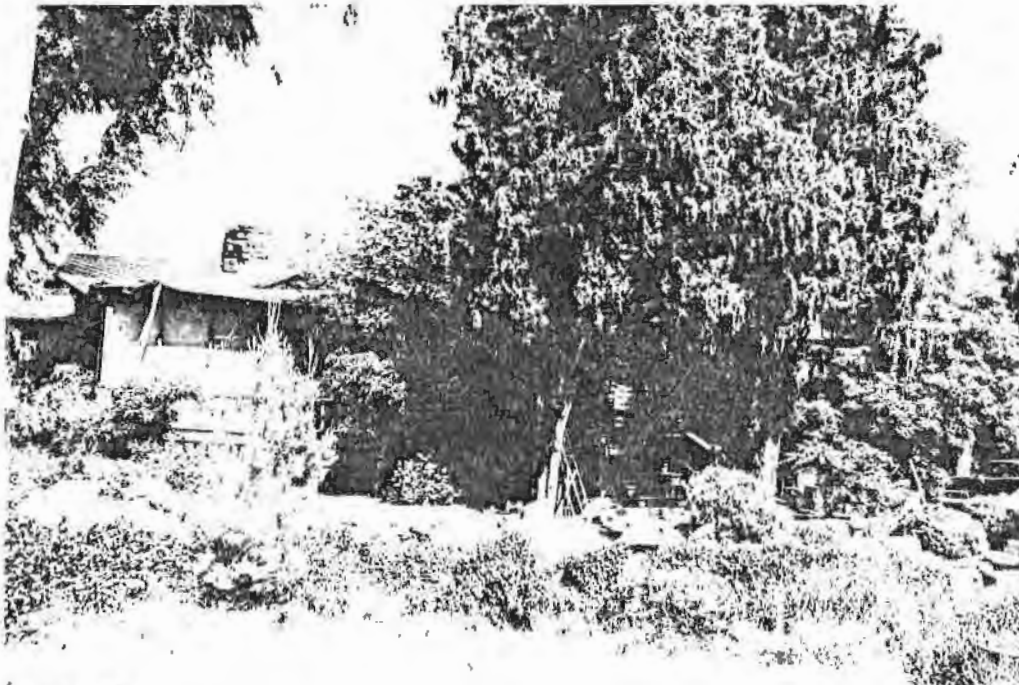
IDENTIFICATION

1. Common name: None
2. Historic name: Rogers-Gorham and Mary Gray Residence
3. Street or rural address: 1400 McAndrew Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-033-090 & 100
5. Present Owner: Billie O'Brien/Roy & Jeanne Boardman Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

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:

On a raised wood foundation, this unusual U-shaped bungalow is built on a sloping lot. The rear U-shape is flat and has a court-like appearance with a wooden lattice wall. The roof is a low pitched gable slightly sloping at the ends. The only change to the original board and batten structure is the enclosed porch and a small wing on the north side. Windows are multi-paned and there is a stone and brick chimney.



8. Construction date: 1908  
Estimated \_\_\_\_\_ Factual X
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 4
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_  No longer in existence \_\_\_
14. Alterations: Enclosed porch
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Japanese rock garden, fish ponds, mature trees

**SIGNIFICANCE**

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

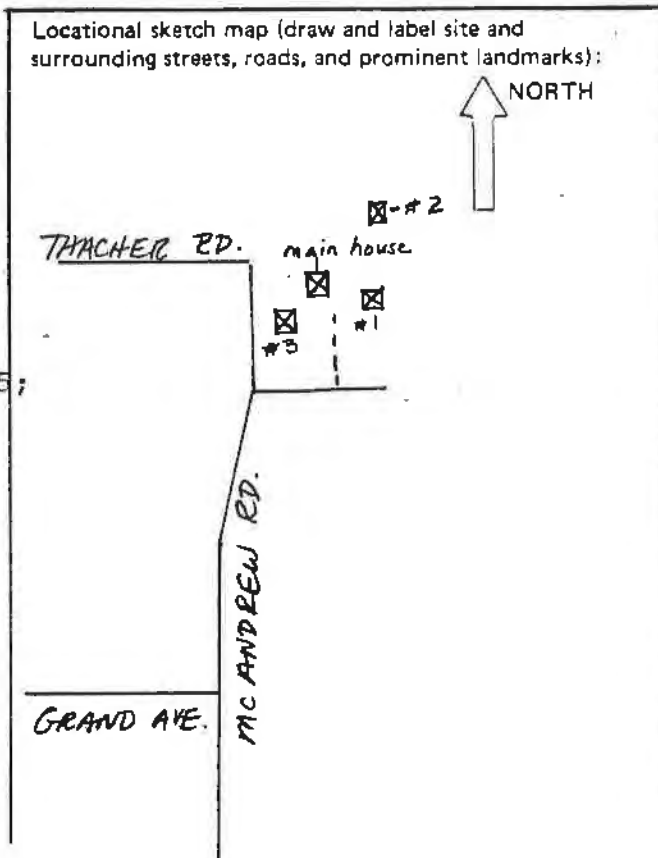
The house, known as Casa de Paz, was built in 1908 for Florence Rogers-Corham. She married Harry Corham and sold the house to Mary (Mrs. Roland) Gray in the early 1920s. Mrs. Corham's Japanese servant built the Japanese rock garden and pond in the courtyard. Mary Tudor Gray was a well-known suffragette and wife of prominent Boston attorney, Roland Gray. Ojai was one of their many homes throughout the U.S. Mary Gray was also a theosophist and provided a place for Krishnamurti to stay on his first Ojai visit. Mary built several cottages on her property for her children to live in and also a school for bright children. Each of these buildings is listed separately. Sam Hudiburg, Ojai contractor, built some of the buildings for Mary Gray.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interviews with Patsy Eaton, 3-85;  
Jean Boardman, 4-85  
Gorham photography collection  
City Directories, 1910-1922  
5-85

22. Date form prepared \_\_\_\_\_  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



ROGERS-GORHAM AND MARY GRAY RESIDENCE



1400 McAndrew Road, #1

Mary Gray had this stucco bungalow built in the 1920s for her teenage son, Robin. Rectangular in shape; the low pitched gable roof has open beams extending from the eaves with two rounded columns for support. A rock wall continues around the south side of the building, built on a slope, with a room below the main level. The Boardman family added the second story in the rear.



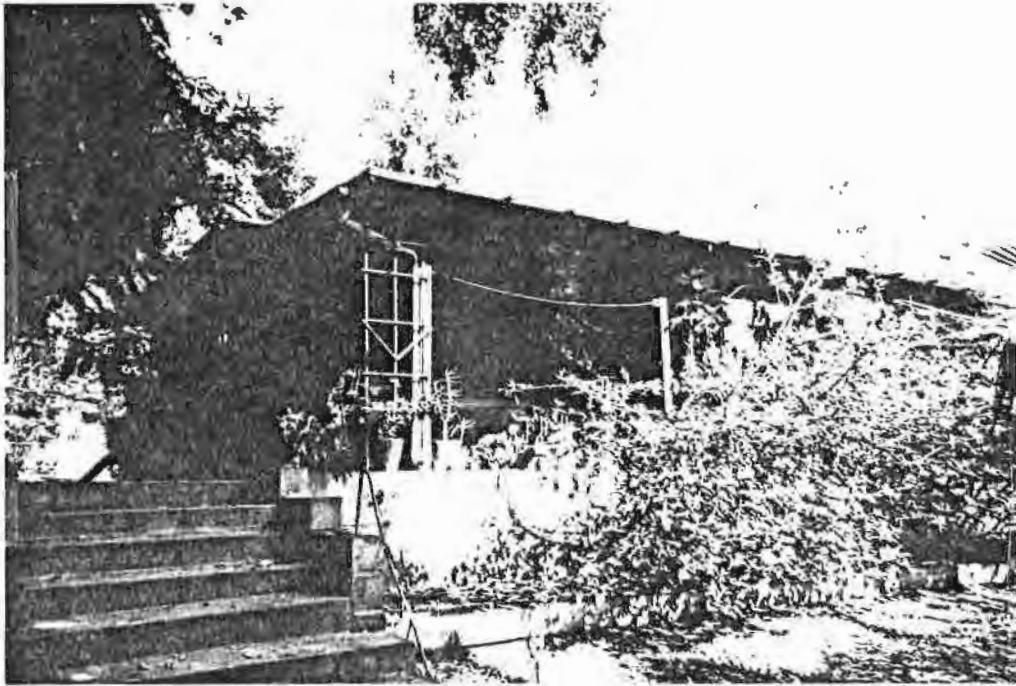
ROGERS-GORHAM AND MARY GRAY RESIDENCE



1400 McAndrew Road, #2

This tiny board and batten cottage was built by Mary Gray for her daughter Molly in the 1920s. It has an unusual oriental touch with slightly curved pergola extending across the front. Windows are multi-paned. The house rests on a stone foundation.

ROGERS-GORHAM AND MARY GRAY RESIDENCE



1400 McAndrew Road, #3

Mary Gray originally had this building constructed as the Gateway School for bright and gifted children. It was located on the south side of the swimming pool and later moved to the old badminton court and became the dance studio and residence of Billy Berry. A bedroom and bath were added in the 1950s. The original building was a board and batten cottage with low hip roof, exposed rafters and casement windows. The addition was done in concrete block.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4a SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299800/3815300 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

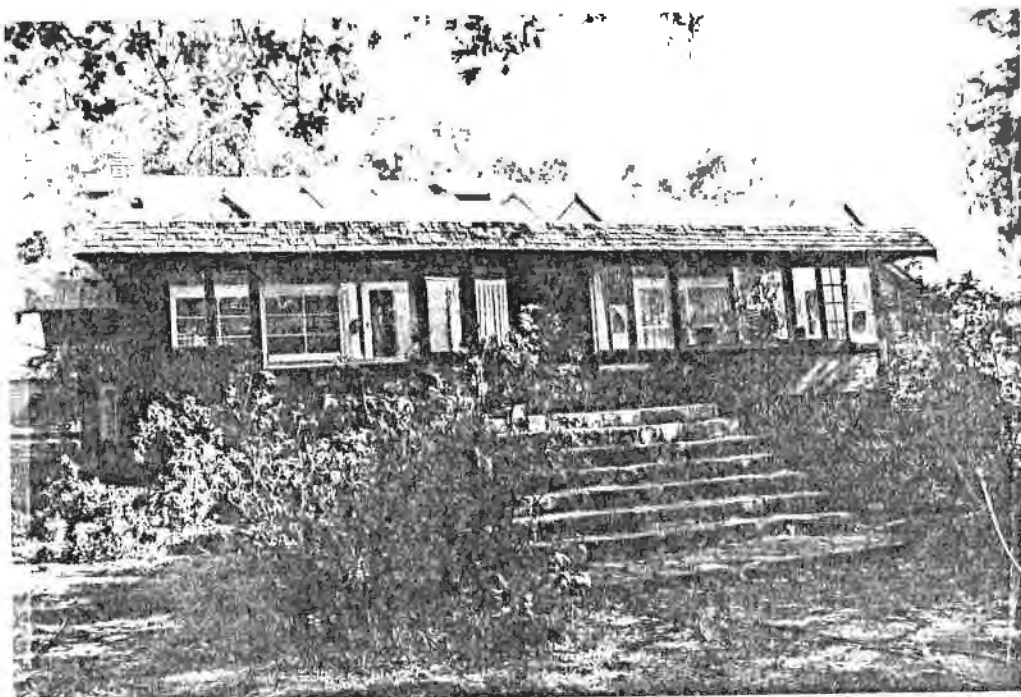
1. Common name: Oak Meadow School
2. Historic name: Mary Gray Estate and Chapel
3. Street or rural address: 1400 McAndrew Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 029-120-130
5. Present Owner: Lawrence Williams Address: P.O. Box 1051  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: Single family residence/

DESCRIPTION

office chapel

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

This single story rectangular shaped residence has a side facing gable roof. The porch has been enclosed with an unusual roof resembling an accordian with mansard front. The house is on a raised wood foundation with large stone steps leading to the entry. Windows are multi-paned. The brick chimney appears to be rebuilt of new brick. There is a lean-to added in the rear.



8. Construction date: 1922  
Estimated \_\_\_\_\_ Factual X
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 2.44
12. Date(s) of enclosed photograph(s)  
12-84

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_  Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Porch enclosed, lean-to addition in rear
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature oaks, chapel

#### SIGNIFICANCE

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

This house and chapel are historically significant, for they were built by Mary for Robert Walton, Vicar-General of the Liberal Catholic Church for America. The chapel was called the Mary Gray Chapel, dated 1922, and in her will Mary Gray left money to maintain the property, and the Liberal Catholic Church would have four services a year. If the building was used for anything other than a chapel, it was to be torn down. The will was not followed and the property sold. The chapel is now used as an office.

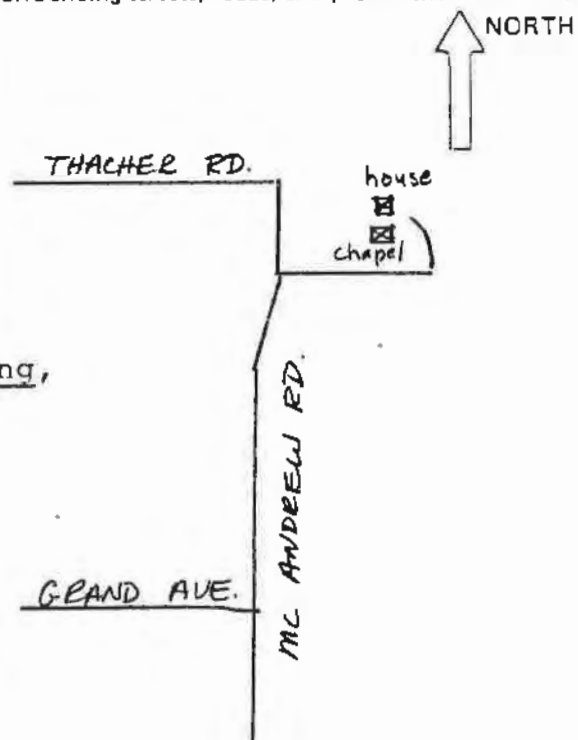
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_ Military \_\_\_\_\_  
Religion 1 Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview w/ Jean Boardman, 4-85  
Mary Lutyens, The Years of Awakening,  
Pg. 163  
County Directory, 1926

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):



## OAK MEADOW SCHOOL



1400 - 05 Mc Andrew Road

The small stone chapel is rectangular in shape with a gable roof of tile. Exposed beams and pointed rafters are found under the eaves and the chapel has a stone chimney. The main features of the chapel are the Gothic lancet windows with a large window in the center and a smaller window on each side. Diamond panes are located in the top of the arch. An air-conditioning system replaced the upper panes in the large window. The cornerstone on the building says 1922.

HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____ NR <u>4D</u> SHL _____ Loc _____	
UTM: <u>A11/299560/3815240</u> B _____	
C _____ D _____	

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Mary Gray Estate

3. Street or rural address: 1402 McAndrew Road

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 029-120-030

5. Present Owner: Robert J. & Linda D. Shutak Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION California Bungalow

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
Built on a raised wood foundation, this board and batten bungalow has a low pitched gable roof with offset front gable. Windows are both casement and fixed. Exposed rafters are found under the wide eaves.



8. Construction date: 1922  
 Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
 Frontage 154' Depth 159'  
 or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
12-84

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent - rebuilt porch
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 oaks

**SIGNIFICANCE**

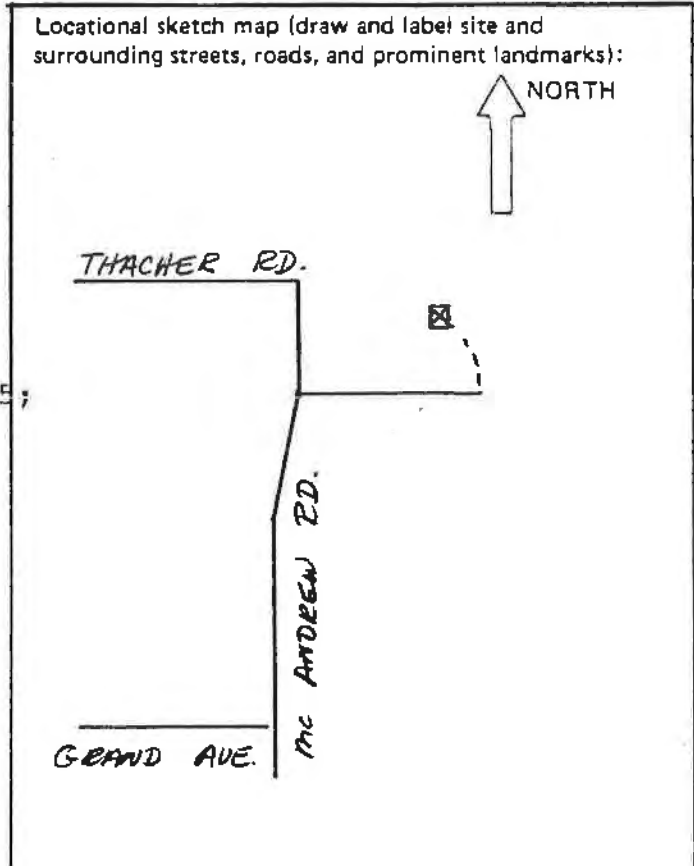
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The house is significant as part of the group of cottages Mary Gray had built during the 1920s and 1930s for her family and friend. In the 1940s Ann McGarrity purchased the property and lived there until her death. She was a Krishnamurti follower and was also known as the "Cat Lady" and "Bird Lady". She allegedly had some 50 cats and 100 birds. The house is currently being restored by the new owners.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interviews with Mrs. Shutak, 1-85;  
 Jean Boardman, 4-85.  
 City Directories, 1944-1949

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



HISTORIC RESOURCES INVENTORY

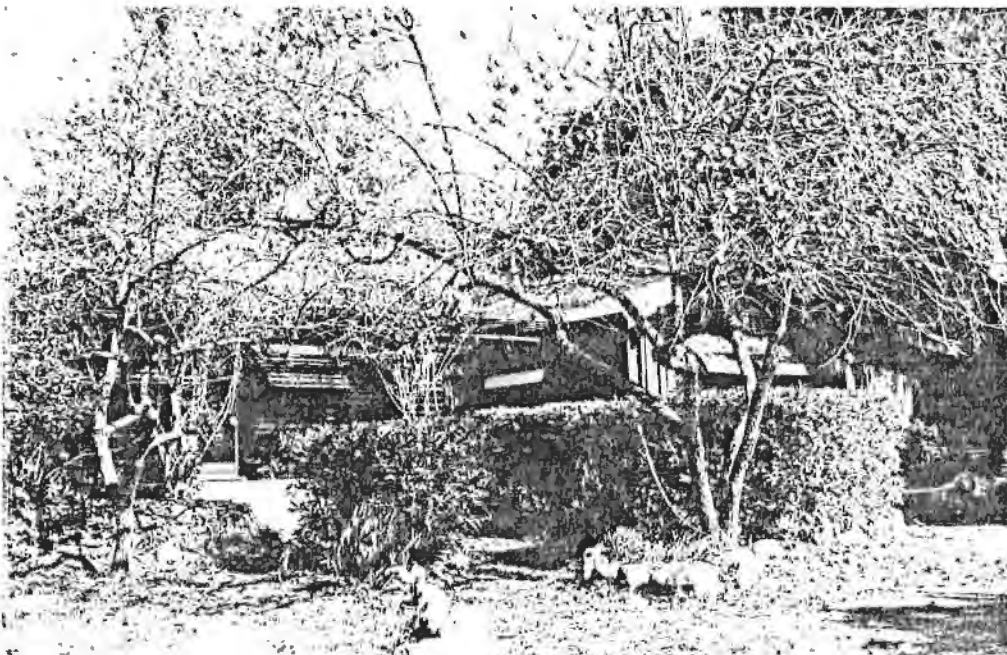
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/299560/3815240 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Mary Gray Estate
3. Street or rural address: 1420 McAndrew Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-120-090
5. Present Owner: Neal and Mary Steffen Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

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:  
The low-pitched side facing gable roof of this single story bungalow has an offset front gable with rafters under the eaves. Siding is board and batten.



8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage .98
12. Date(s) of enclosed photograph(s)  
12-84



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: \_\_\_
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 trees, stone borders

#### SIGNIFICANCE

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

The house is historically important because it was built about 1928 for Mary Gray as her study to use for writing. Mary Gray owned about eight acres, including several homes, and a school and a chapel dedicated to her. The Boardman family purchased the house and later sold it to the current owners, the Steffens.

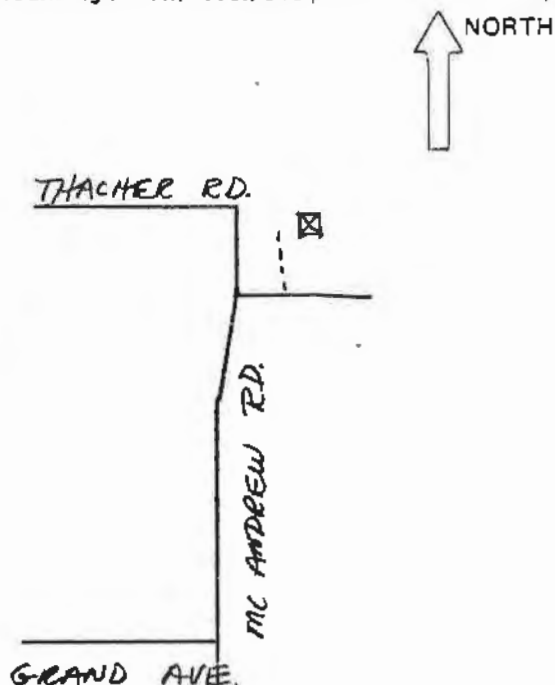
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Jean Boardman, 4-85

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):



HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____	NR <u>6</u>	SHL _____	Loc _____
UTM: <u>A11/298180/3813840</u>		B _____	C _____	D _____	

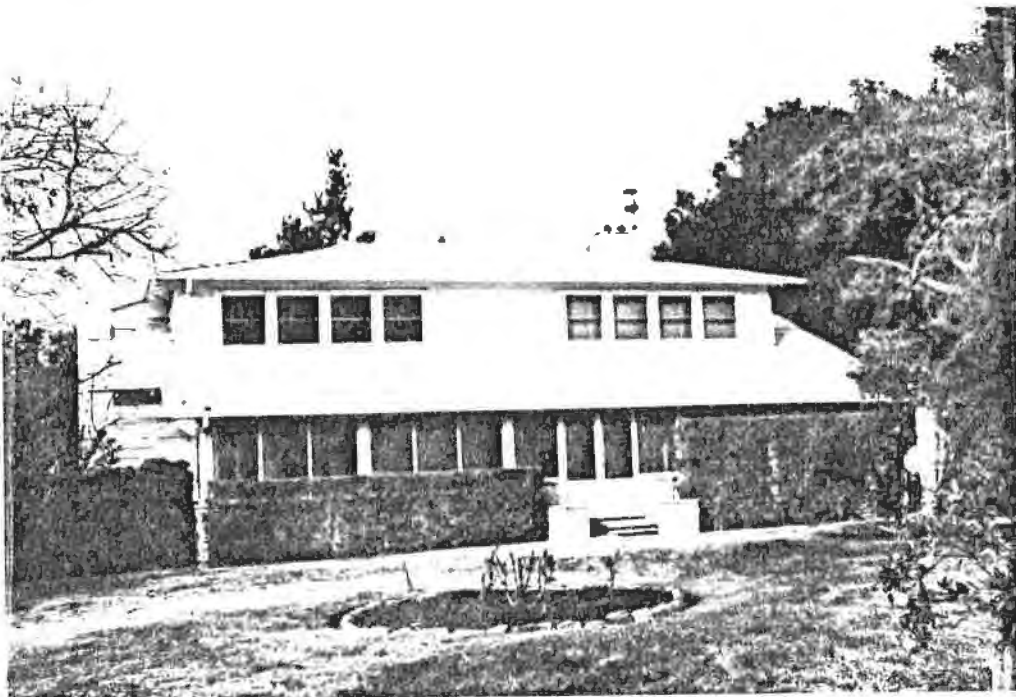
- IDENTIFICATION Gallery of Historical Figures
- Common name: \_\_\_\_\_
  - Historic name: Lucille McGregor Residence
  - Street or rural address: McNell and Reeves Road  
City Ojai vic. Zip 93023 County Ventura
  - Parcel number: 29-08-090
  - Present Owner: George Stuart Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
  - Present Use: Residence and gallery Original use: Residence and ranch

DESCRIPTION Colonial Revival

7a. Architectural style:

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 rectangular shaped residence has a medium high pitched gable roof which extends over the first story including the full length screened-in porch across the front of the house. The unusual second story roof is a hipped roof which appears almost as a dormer across the front of the house. Eight small windows are symmetrically placed within the dormer and rafters are exposed under the eaves. There are two brick chimnies which have been painted. French doors are located on the porch and windows are double hung. Siding is of medium clapboard.



- Construction date: 1947  
Estimated X Factual \_\_\_\_\_
- Architect unknown
- Builder unknown
- Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.06
- Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Screened and enclosed part of front porch
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: Detached two-car garage, stone walls, small cottage and barn with office, mature trees

**SIGNIFICANCE**

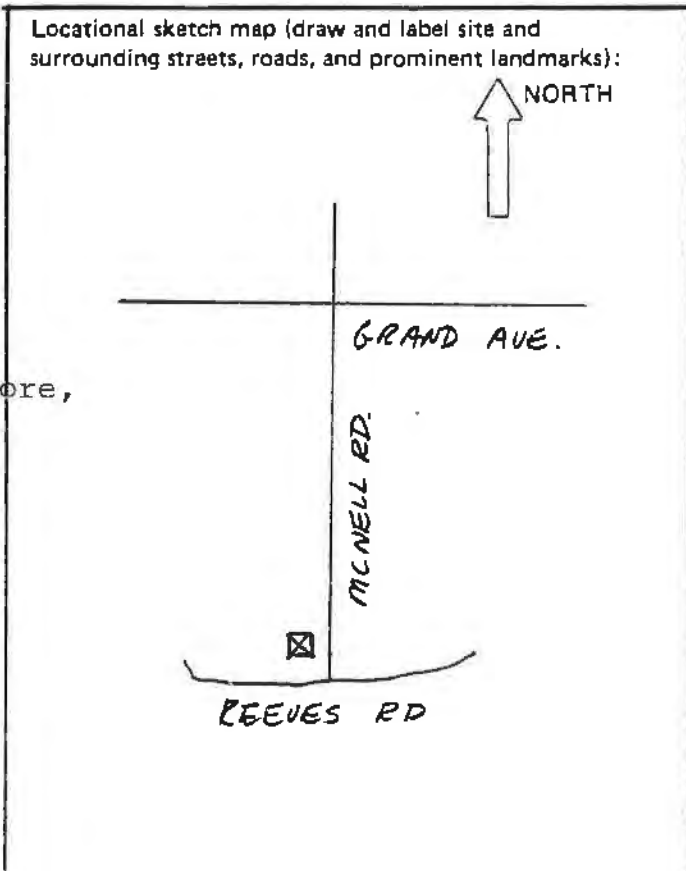
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Originally part of the vast Krutz-Leighton holdings, this property belonged to a descendent of Krutz; Lucille McGregor, who had the house built about 1947. George Stuart later became owner of the one acre property, which was divided off from the original ranch. Mr. Stuart, artist and historian, operates his small Gallery of Historical Figures here in addition to his residence and studio. His quarter-life size figures depicting famous historical characters have become quite famous and a prominent gallery of his figures may be seen at the Ventura County Historical Museum.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure 2  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Patricia Krutz-Moore, 4-85; George Stuart, 3-85  
City Directories, 1943-1948  
Fry, Patricia, The Ojai Valley 5-85

22. Date form prepared \_\_\_\_\_  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298360/3814520  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: John C. Forbes Residence
3. Street or rural address: 620 McNell Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-0-090-020
5. Present Owner: Wm. S. Rodie Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This irregularly shaped combination one and two-story stucco residence features a curved stairway to the second story balcony. Arched, recessed windows, tile roofs, decorative tile around main entry, exposed rafters and wrought iron fixtures add to the Spanish Colonial style. A series of shed and hip tile roofs at varying levels are interrupted by a two-story wing that extends from the facade.



8. Construction date: 1926  
Estimated \_\_\_\_\_ Factual X
9. Architect Wallace Neff
10. Builder Sam Hudiburq
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 4 1/2
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings  Densely built-up \_\_\_\_\_ Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_ Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Extensive gardens, mature trees, gazebo, citrus orchard

**SIGNIFICANCE**

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

The house is significant as an excellent virtually unaltered example of the Spanish Colonial Revival style designed by prominent architect Wallace Neff in 1926. The curved stairway and balcony is reminiscent of the one he designed for the Ojai Valley Inn in 1928. The house was built for Bostonian John C. Forbes. The original front garden was designed by Santa Barbara landscape architect Elizabeth de Forest.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture  Arts & Leisure \_\_\_\_\_
- Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_
- Government \_\_\_\_\_ Military \_\_\_\_\_
- Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Rosemary Rodie, 1-85

Ojai Museum - photography files

City Directories 1934-37

22. Date form prepared 3-85

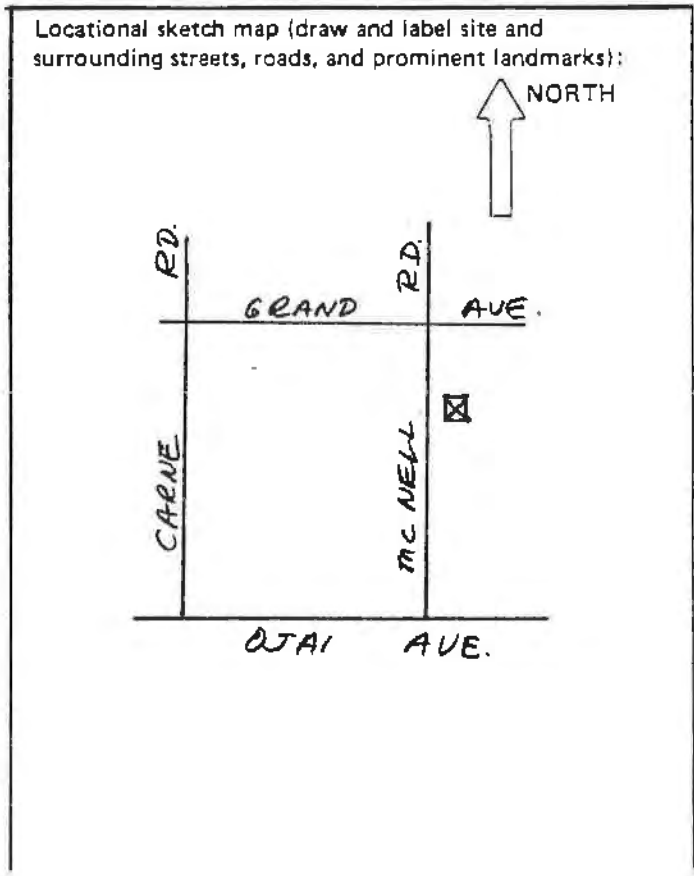
By (name) Judy Triem

Organization Cultural Heritage Board

Address: 800 So. Victoria Ave.

City Ventura Zip 93009

Phone: 654-3976



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298200/3814480 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION W.P.A. Wall  
1. Common name: \_\_\_\_\_  
2. Historic name: same  
3. Street or rural address: McNell Road - west side, south of Grand Avenue  
City Ojai vic. Zip 93023 County Ventura  
4. Parcel number: N/A  
5. Present Owner: County of Ventura Address: 800 S. Victoria  
City Ventura Zip 93009 Ownership is: Public  Private \_\_\_\_\_  
6. Present Use: Wall Original use: same

DESCRIPTION W.P.A. stone wall  
7a. Architectural style: \_\_\_\_\_  
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
This concrete and stone wall is about two to three feet high and approximately one and a half to two feet thick. It runs along the west side of McNell Road from the corner of Grand Avenue about half way to Reeves Road.



8. Construction date: 1939  
Estimated  Factual \_\_\_\_\_  
9. Architect none  
10. Builder W.P.A. workers  
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage N/A  
12. Date(s) of enclosed photograph(s)  
3-85

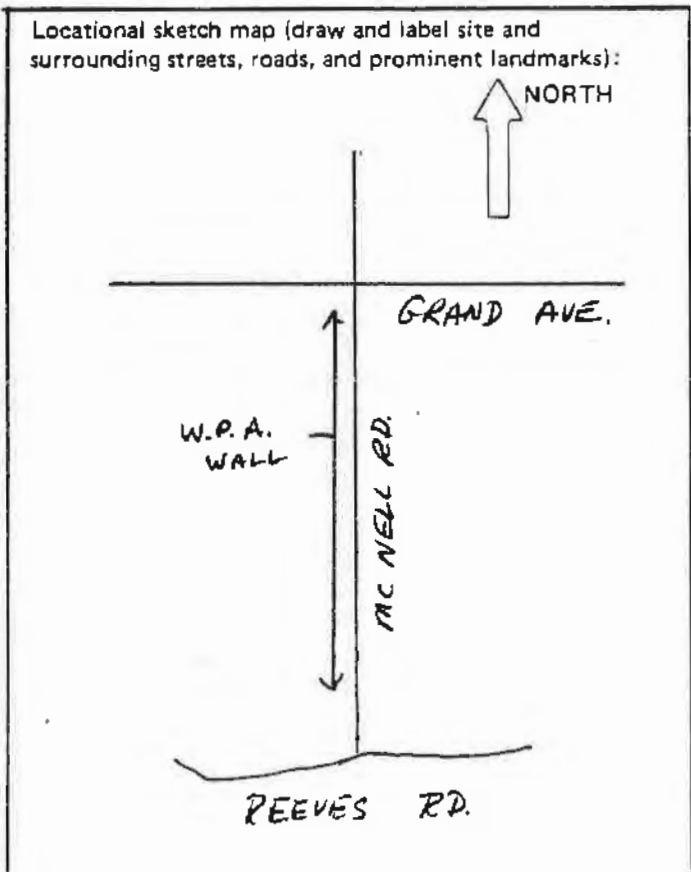
13. Condition: Excellent \_\_\_ Good x Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land x Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ 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: Orchard

**SIGNIFICANCE**

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

This wall is a good representative example of the work done by the W.P.A. in Ventura County. It was built to help control the flood problems from Horne Canyon. Tom Clark, County Supervisor from Ojai, was instrumental in getting this project approved.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture \_\_\_ Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government x Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Bill Bowie, 3-85
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



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____ NR <u>6</u>	SHL _____ Loc _____
UTM: <u>A11/298280/3814600</u> B _____	
C _____	D _____

IDENTIFICATION

1. Common name: Ellman Ranch
2. Historic name: E.E. Crowell Ranch
3. Street or rural address: 678 McNeill Road  
 City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-090-135 & 145
5. Present Owner: Maynard P. Ellman & Henry S. Mori Address: same  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same  
citrus ranch

DESCRIPTION

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

This single story residence has two main intersecting front gables with boxed eaves. A shed roof extending out from the eastern gable was originally the front porch and is now enclosed with a new entrance on the east side. Some of the openings have been replaced or altered with modern aluminum windows and doors. Siding is a combination of narrow clapboard and shiplap. The decorative wood detail has been added recently. A wing has been added on east side of the house.



8. Construction date: 1890  
 Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 4.75
12. Date(s) of enclosed photograph(s)  
3-85



13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: New windows, doors, wing, siding
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
Residential \_\_\_ 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: Orange orchard, corrugated metal sheds

#### SIGNIFICANCE

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

Although altered, this vernacular Victorian residence is historically significant as one of the few remaining farm houses built before 1900. It was built by 1897 or earlier for farmer Emulus E. Crowell and his family.

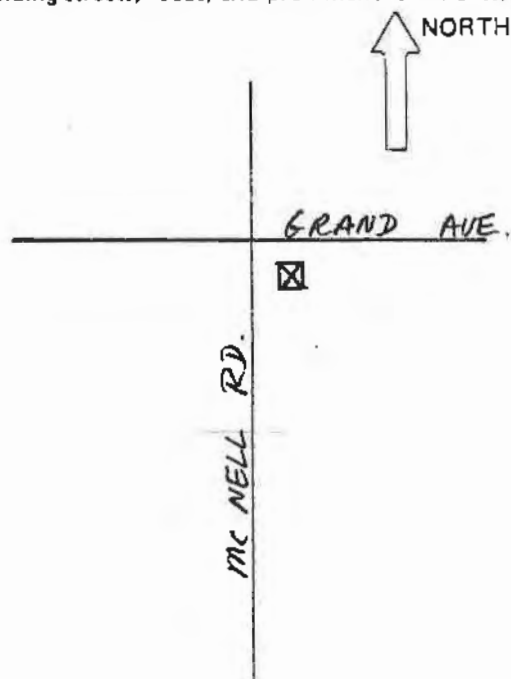
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial X Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Co. & Cty. Directories, 1898-1922  
Interview with Mr. Ellman, 3-85  
U.S.G.S. Map, 1903  
1897 Property Map

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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298160/3814980 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

### HISTORIC RESOURCES INVENTORY

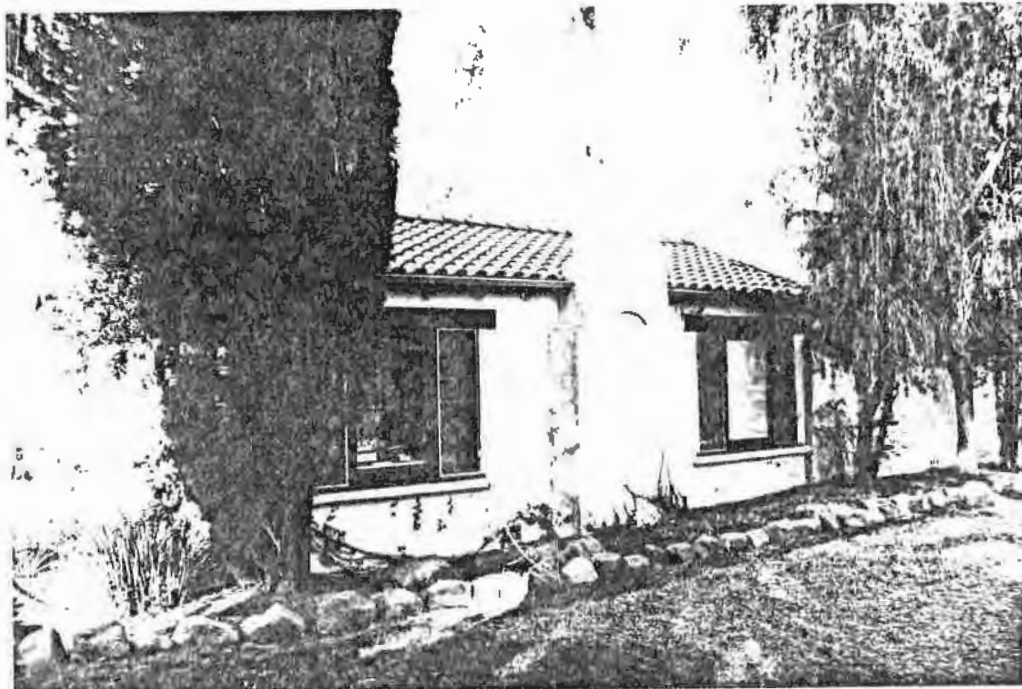
#### IDENTIFICATION

1. Common name: Monica Ros School
2. Historic name: William Mayes Residence
3. Street or rural address: 783 McNell Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 029-050-080
5. Present Owner: Monica Ros School Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Private school Original use: Single family residence

#### DESCRIPTION

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

This single story stucco residence has a combination flat and tiled gable roof. Distinctive Spanish Colonial Revival characteristics include the decorative stepped chimney with recessed arch, exposed rafters, wood lintels above windows, wrought iron fixtures and a plank door with wrought iron strap. Windows are fixed or double hung. The house rests on a concrete foundation and has a wrought iron stairway in the rear that leads to the roof.



8. Construction date: 1927  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.61
12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good \_\_\_  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: School
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Mature trees, many native trees, stone walls and planters

#### SIGNIFICANCE

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

The buildings and grounds are significant historically. The main house and guest house were built about 1927 for Mr. and Mrs. Wm Mayes. Catherine Mayes had come to Ojai from Boston to recuperate. Her second cousin, Mary Gray, lived here. The Mayes' sold their property to John Ascot in the 1930s and moved to Krotona Hill. In 1944 Monica Ros purchased the property and opened a pre-school using the available buildings as classrooms. She gradually added more classrooms while extending the school to the fourth grade. Her school gained an excellent reputation and is still in existence today although Miss Ros is retired. Before opening her pre-school, Miss Ros, an Australian, had taught music for many years.

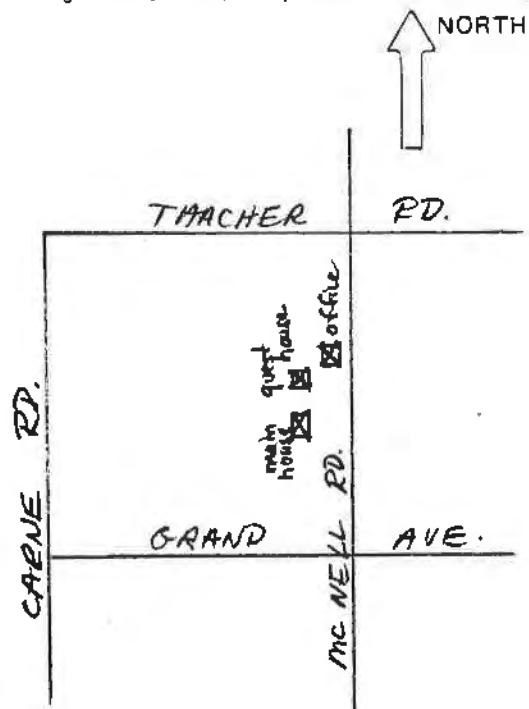
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

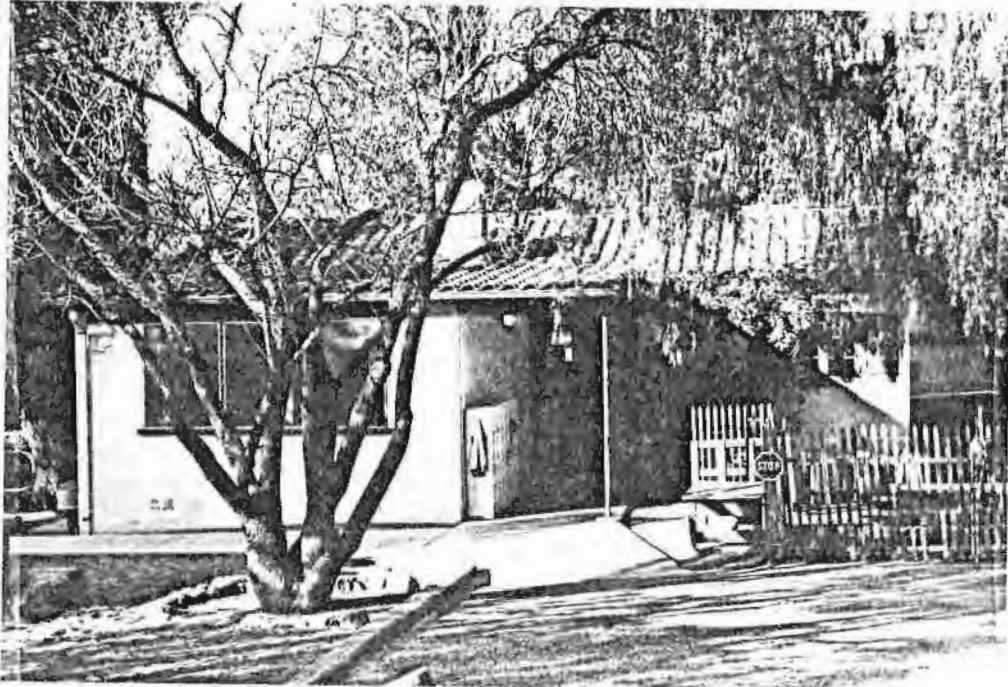
Interview with Monica Ros, 1-85;  
Mrs. Wm. Mayes, 1-85.  
City Directories, 1934-38

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):



MONICA ROS SCHOOL



Now used as a classroom, this single story stucco residence was originally a guest house. It has a curved gable tile roof with a wood lintel over the front door and exposed rafters under the eaves. It is similar in style to the main house but not as elaborate in detail. Casement windows are multi-paned. This was probably built about 1927 by Wm. Mayes.

MONICA ROSS SCHOOL



783 McNeill Road

Currently the office of the Monica Ros School, this building is said to have been built by John Ascot after he purchased the property from the Mayes about 1932. It is one story, rectangular in shape, with a low pitched gable roof. A flat roofed portion extends around the building at the cornice. Casement windows are multi-paned. The house is on a concrete foundation and covered with stucco.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298180/3815000 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: None

2. Historic name: Unknown

3. Street or rural address: 889 McNell Road

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 29-050-060

5. Present Owner: Alice E. Mathewson Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION California Bungalow

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 single story bungalow has a medium gable roof with a shed roof and open beams added over the front of the house supported by wood columns. Rafters are exposed under the eaves. The tall brick exterior chimney at the front of the house has been added and serves as an outdoor barbeque area. Windows are multi-paned casement and siding is clapboard. Double French doors open out onto the patio.



8. Construction date: 1918  
Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 1.29  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good \_\_\_ X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Front changed into patio area
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential \_\_\_ X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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: Clapboard double garage with high stone foundation and chimney - converted residence

**SIGNIFICANCE**

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

The house is significant as a good example of an early bungalow, although somewhat modified. Several people have owned the property over the years including George Abel.

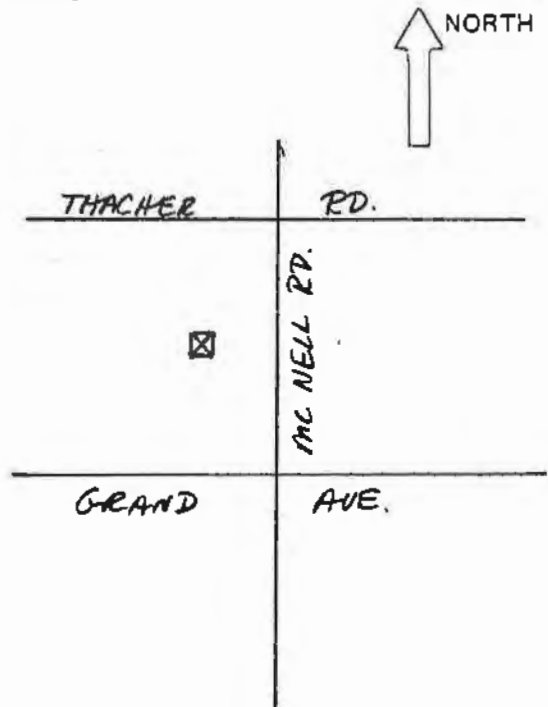
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directories, 1946-48  
Interview with Monica Ros, 3-85

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):



Ser. No. _____	
HABS _____ HAER _____ NR <u>4a</u>	SHL _____ Loc _____
UTM: <u>AL1/298380/3815280</u>	B _____
C _____	D _____

### HISTORIC RESOURCES INVENTORY

IDENTIFICATION Bella Vista Ranch

- Common name: Bella Vista Ranch
- Historic name: same
- Street or rural address: 1340 McNell Road  
City Ojai vic. Zip 93023 County Ventura
- Parcel number: 29-020-160
- Present Owner: White Trust Address: 4106 Thacher Road  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Residence Original use: same

### DESCRIPTION

- Architectural style: Victorian farmhouse with Eastlake details
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This single story residence features two main front gables joined in the center by a sidefacing gable. Extending from the gable is a shed roof covering the front porch. The porch is supported by chamfered wood columns. Under the front gables are boxed beams and fishscale shingles. The decorative features are the Eastlake detailing found on the doors with sunburst design and on the brackets under the eaves on the side porch. The house is on a raised stone foundation and is covered with shiplap siding. The windows contain flashed glass and there are four fireplaces with brick chimneys.



- Construction date: 1890  
Estimated X Factual \_\_\_\_\_
- Architect unknown
- Builder unknown
- Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 32  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
2-85

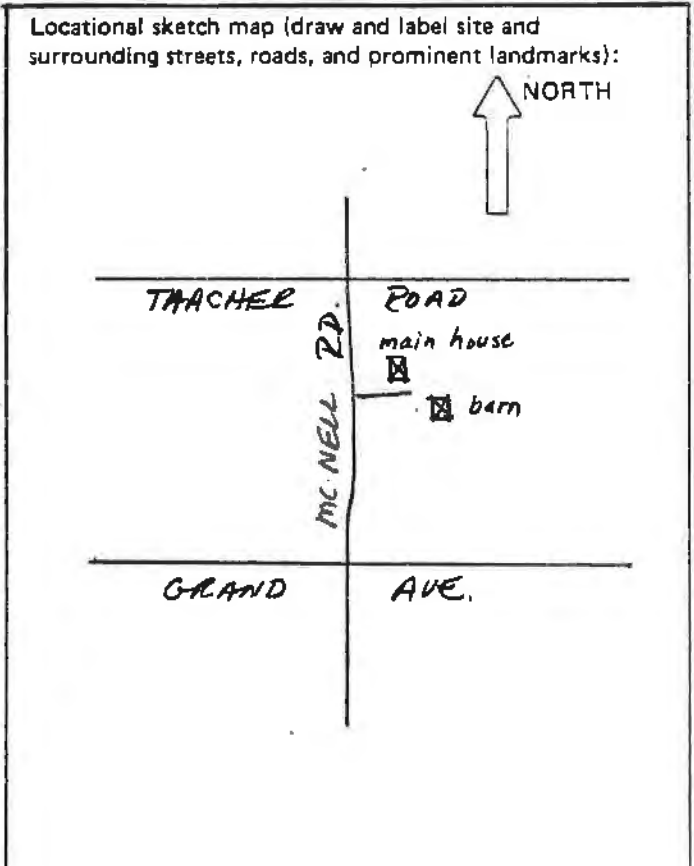


13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Bedroom added at rear using same materials
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Barn, mature pines and pepper trees

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house is significant as one of the oldest most intact Victorian ranch houses in Ojai's east end. Believed to have been built by Louis Spader as the Bella Vista Ranch in the 1890s or earlier, it is still referred to as Bella Vista Ranch. Wm. C. Hendrickson came to Ojai in 1892 to manage his grandfather, Thomas R. McNell's 160 acre citrus ranch. McNell was a wealthy New York capitalist who invested in several hundred acres in the Ojai Valley. McNell owned this property in 1897 and possibly earlier. He also may have built this house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Gidney, History of Santa Barbara & Ventura Counties  
Cty & Co. Directories, 1898-1926  
1897 & 1912 Maps  
4-85
22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298280/3815860 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Unknown

3. Street or rural address: 1792 McNell Road

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 14-100-010

5. Present Owner: Arthur & Lerie Bjornstedt Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION California bungalow

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
The original front portion of this house is single story with a hip roof, screened-in porch and high stone foundation. A two story clipped gable section was added later to the rear. The house has multi-paned windows and French doors. The front portion is covered with board and batten siding and the remainder with clapboard siding. A stone chimney is located on the west side of the house.



8. Construction date: 1918  
Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
Frontage 182' Depth 154'  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Addition to rear
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
 Residential \_\_\_ X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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: Stone walls and steps, two story garage in rear with rooms above

**SIGNIFICANCE**

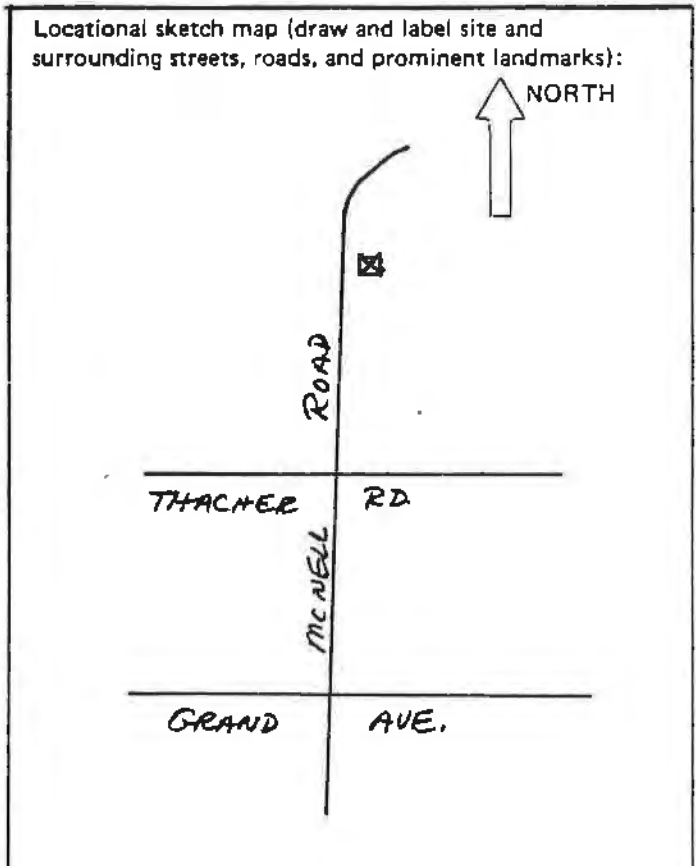
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The house is an interesting example of an early bungalow built about 1910. Later owner was Dr. Marie Beall Kramer, who built on the rear of the house and second story. Dr. Kramer was a theosophist and is listed as a rancher with her husband George from 1934 to 1947.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Mrs. Bjornstedt  
City Directories, 1934-47

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



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298480/3816060  
C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

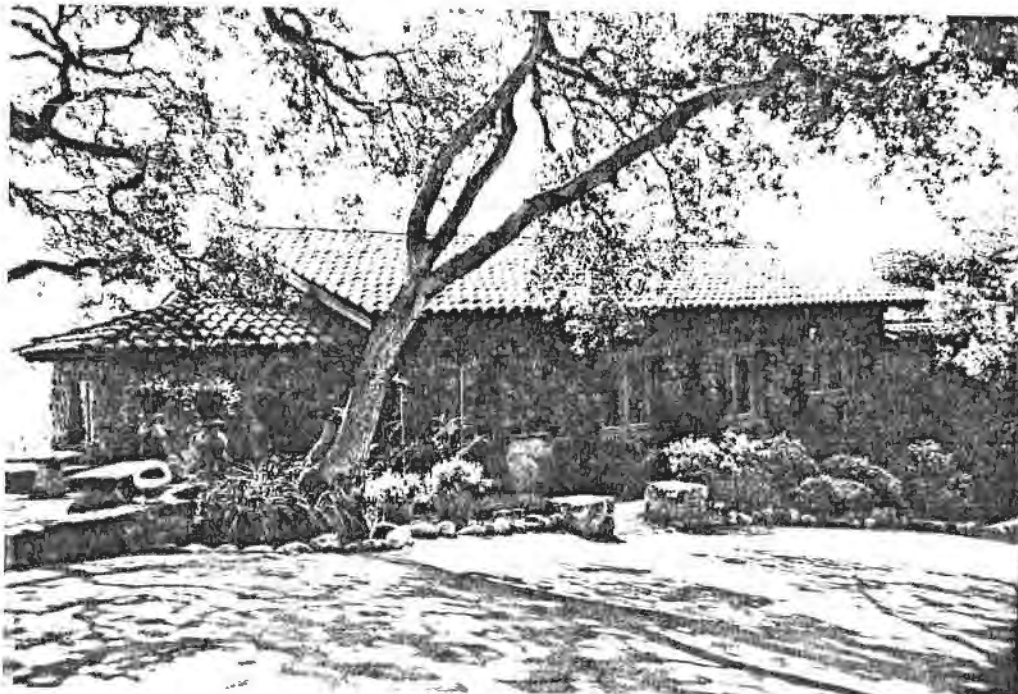
**IDENTIFICATION**

1. Common name: Whale Rock Ranch
2. Historic name: same
3. Street or rural address: 2116 & 2114 McNell Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 014-110-090
5. Present Owner: Mrs. Constance Wash Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

**DESCRIPTION**

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

The original part of the house was primarily rectangular in shape, built of stone with a tile roof and wood casement windows. Rafters are exposed under the eaves and there are fanlights over the windows. An unusual prominent feature of the house is the two story flat and shed roof section on the south side. Built on the hillside, its tower-like appearance with jagged rocks along the cornice may be seen for miles across the Valley. Behind the tower is an enclosed porch. The first addition was built on the east side as a slightly lower hip roof and stone wing. A more modern stucco addition was built on the west side with sliding glass doors.



Construction date: 1916  
Estimated \_\_\_\_\_ Factual X

Architect None

Builder 1932 addition - Ben Noren, 1969 addition - Don Frazier  
Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 10.16

2. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Additions wing on east and west
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature oaks, swimming pool, patio, stone walls

#### SIGNIFICANCE

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

The house was designed by Harry M. and Florence Gorham in 1916 as a weekend retreat. Mr. Gorham had been successful in mining in the Comstock Lode in Virginia City. He came to Santa Monica about 1903 and entered the banking profession and later became president of the Santa Monica Bank. The house has special features such as floor tiling by Gladding McBean and hand adzed beams. Mr. Gorham purchased the Whale Rock Ranch for his son Hal Gorham, and the house still remains in the family.

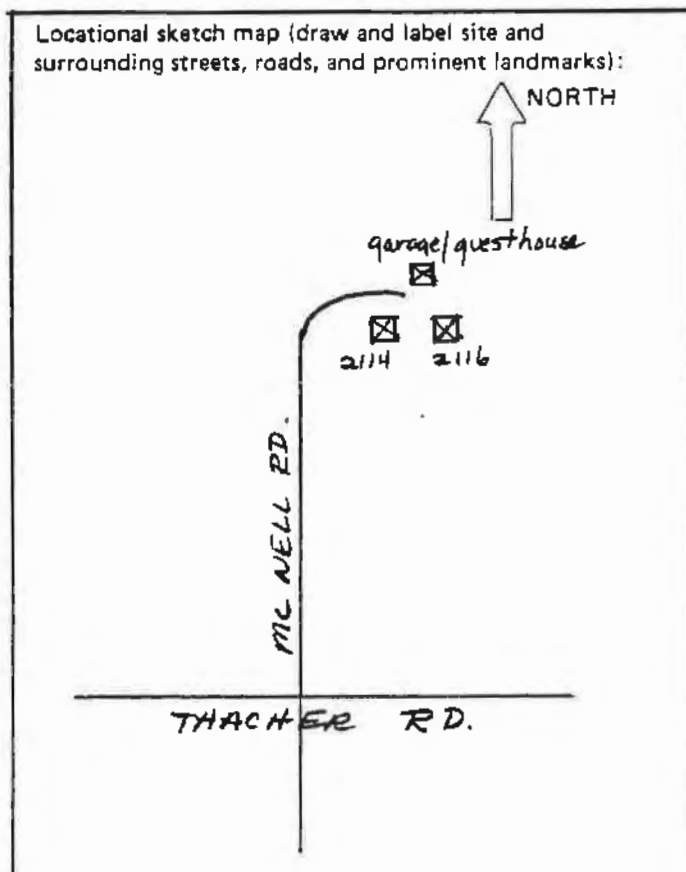
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Patsy Eaton,  
Connie Wash, 2-85  
Biographical material on  
Harry Gorham, Ojai Museum

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



## WHALE ROCK RANCH



A combination two car garage and guest house were built in 1937 of stone and concrete block. A low hip tile roof covers the garage with a shed roof over the guest room.

## WHALE ROCK RANCH



2114 McNell Road

East of the main house is the residence built for Constance Wash, stepdaughter of H. M. Gorham, designed by Ojai architect Austen Pierpont in 1948. Built on a hillside, the main single story portion of the house is rectangular in shape with a low pitched hip tile roof. A balcony and lower story extends behind and below the main rectangle in an irregular shape. The balcony and portions of the house built on the hill are supported by steel columns. The front entry is recessed and windows are casement.

HABS _____		HAER _____		Ser. No. _____	
UTM: A11/298460/3816180		NR 3		SHL _____ Loc _____	
C _____		D _____			

### HISTORIC RESOURCES INVENTORY

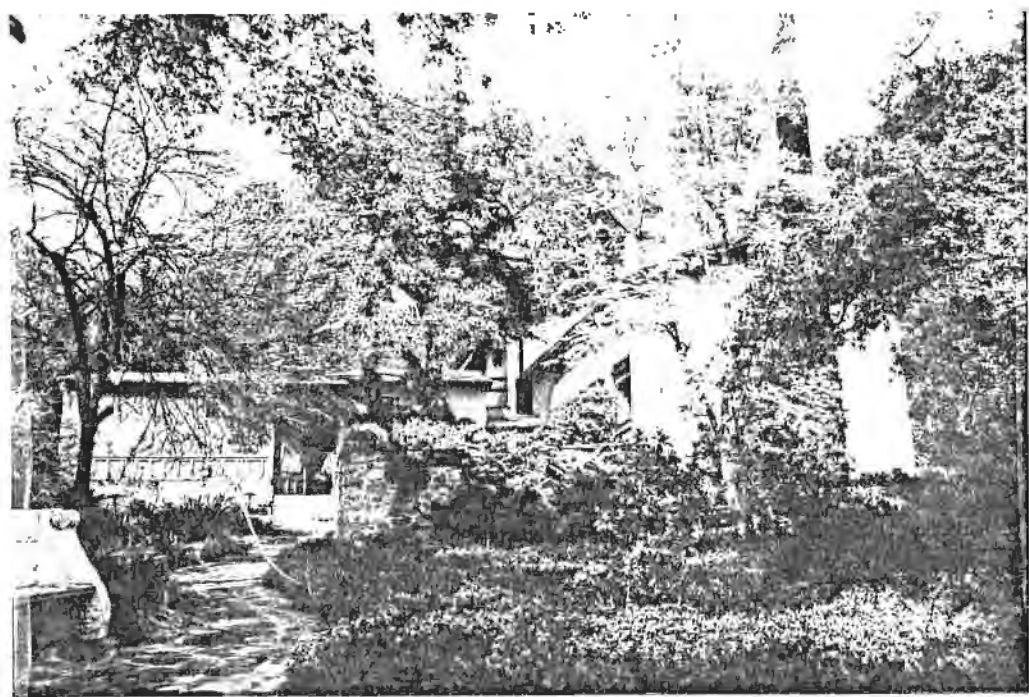
#### IDENTIFICATION

1. Common name: None
2. Historic name: Harry W. Gorham Residence
3. Street or rural address: 2187 McNeil Road  
 City Ojai Zip 93023 County Ventura
4. Parcel number: 014-080-065
5. Present Owner: Diane Meek Address: same  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

#### DESCRIPTION

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

This combination one and two story L-shaped residence has a low pitched shingled gable roof with beams extending from the adobe walls under the eaves. Other decorative features include crisscross panes above the windows, a square bay window, recessed paneled front door, and wrought iron detailing. A screened in wood porch extends across the western portion of the house. The house rests on a stone foundation and has a stone chimney.



8. Construction date: 1919  
 Estimated X Factual \_\_\_\_\_
9. Architect John Ryers
10. Builder Unknown
11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 1.929
12. Date(s) of enclosed photograph(s)  
2-85

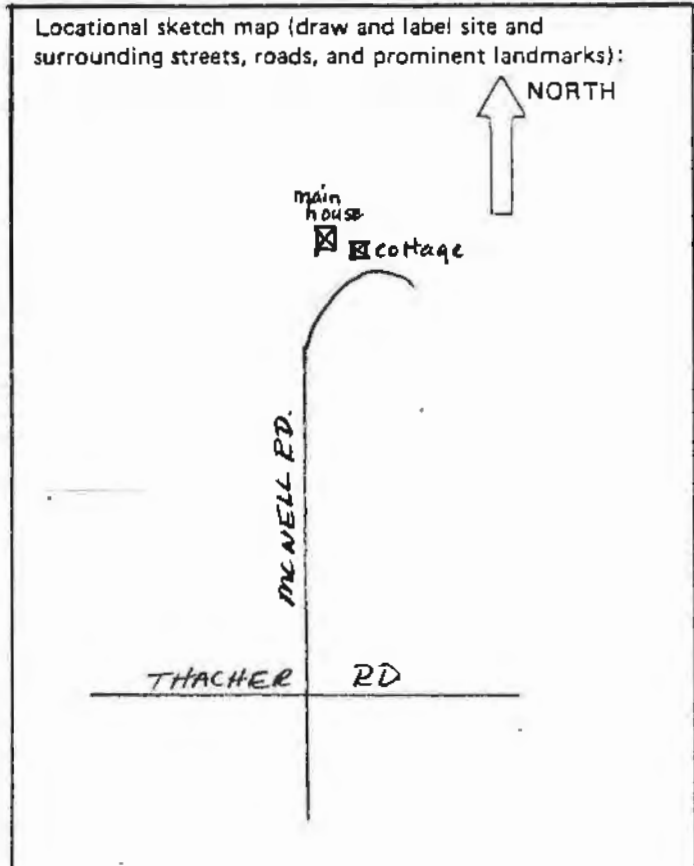


13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings X Densely built-up \_\_\_  
 Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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: Creek along east side, mature trees, rock paths

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house and the Whale Rock Ranch were built about 1919 by Harry M. Gorham for his son, Harry W. Gorham. Harry, known as Hal, was a prominent tennis figure having served as manager of the Ojai Valley Tennis Tournament as tennis pro for the Biltmore Hotel in Santa Barbara, and as tennis coach at Thacher School. The house was designed by the well-known Southern California architect, John Byers. Mr. Byers was a major architect of the Spanish Colonial Revival style during the 1920s and 30s.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Patsy Eaton, 2-85  
 Biographical information from Ojai Valley Historical Museum
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



HARRY W. GORHAM RESIDENCE



2187 McNell Road

A tiny Spanish Colonial Revival style cottage located near the main house connected by a stone bridge over the creek. The low pitched gable tile roof has rafters extending under the eaves and an arched entry. A marker in the floor gives the date of 1924. It is said to have been used as a ranch office by Mr. Gorham.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4b SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/295900/3813960 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None  
1. Common name: \_\_\_\_\_  
2. Historic name: Michael H. Clark Residence  
3. Street or rural address: 1884 1/2 Ojai Avenue  
City Ojai vic. Zip 93023 County Ventura  
4. Parcel number: 24-090-125  
5. Present Owner: Ronald Levy Address: 3030 Sawtelle  
City Los Angeles Zip 90066 Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Single family residence Original use: same

DESCRIPTION 1880s two story frame house  
7a. Architectural style: \_\_\_\_\_  
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
This two story rectangular shaped residence features three prominent peaked gables extending from the sidefacing medium gable roof. The tall thin double hung windows have shelf moulding across the top. Roof treatment includes a plain boxed cornice with frieze and siding is wide shiplap. The original front porch and balcony were open with Eastlake detail -- cutout brackets under the eaves, turned posts, and elaborate cresting. The entire porch was removed and a plain clapboard flat roofed enclosed porch was added with wide windows. There is a single story wing in the rear.



8. Construction date: 1880  
Estimated X Factual \_\_\_\_\_  
9. Architect none  
10. Builder unknown  
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 4.16  
or approx. acreage \_\_\_\_\_  
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_  
 Front porch removed and new one added
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
 Residential X Industrial \_\_\_ Commercial \_\_\_ Other: Lumber yard next door
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? \_\_\_  
 Double car garage, mature trees
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

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

The house is significant as one of the earliest farmhouses remaining in the lower east end of the Ojai Valley. It was built about 1880 for Michael H. Clark, a farmer. Clark had come to Ojai from Wisconsin to settle because his brother Tom had already settled in the Upper Ojai. Formerly a school teacher, Michael Clark brought his family to Ojai and began farming on this property about 1880. Michael's son, Thomas S. Clark, was a Ventura County Supervisor from 1904 to 1936.

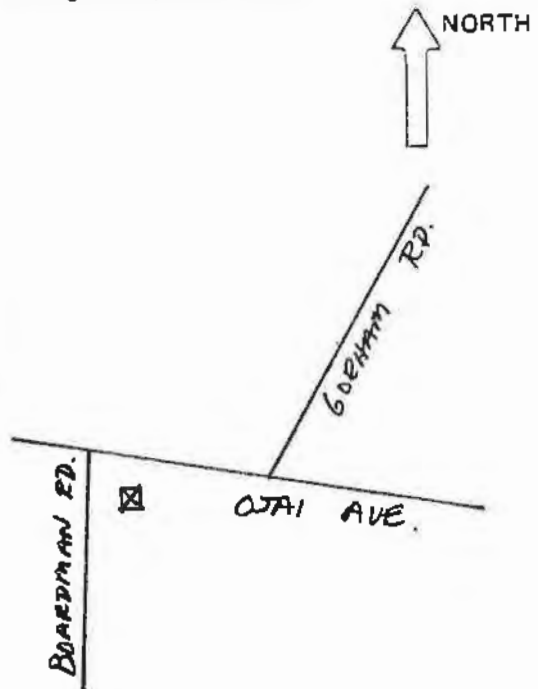
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Fry, Patricia, The Ojai Valley  
 County Directories, 1884-1898

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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/296700/3813920 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

IDENTIFICATION St. Joseph's Convalescent Hospital  
1. Common name: \_\_\_\_\_  
2. Historic name: Edward L. Wiest Residence  
3. Street or rural address: 2464 Ojai Avenue  
City Ojai vic. Zip 93023 County Ventura  
4. Parcel number: 028-0-120-120/130  
5. Present Owner: St. Joseph's Assoc. Ojai Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Convalescent Hospital Original use: Single family residence

DESCRIPTION English Tudor Style  
7a. Architectural style: \_\_\_\_\_  
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

The unusual medium high pitched hip roof with low overhang combined with half timbering and stucco exterior are the major features of this English Tudor style residence. Built in a U-shape, this single story house, now used as living quarters for the brothers at St. Joseph's, has multi-paned windows and french doors. A recessed front porch on the west side is supported by wood columns. An unusual hipped roof main entry features half timbering and wood columns. On the east side is a square bay window, and exposed brackets are located under the eaves.



8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_  
9. Architect unknown  
10. Builder Robert Winfield  
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 35  
or approx. acreage \_\_\_\_\_  
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Hospital
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature oaks, deodar cedar, brick walls and walks, boxed hedges

#### SIGNIFICANCE

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

The house is significant as an unusual example of the English Tudor style and is said to have been designed by an English architect for Edward C. Wiest and his family in the 1920s. Mr. Wiest rose to prominence as president of the Ojai State Bank, Director of the Ojai Power Company, and Treasurer of the Ojai Improvement Company. In 1914 he purchased the 100 acre ranch, known as Arcadia, and raised citrus fruit and apricots.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

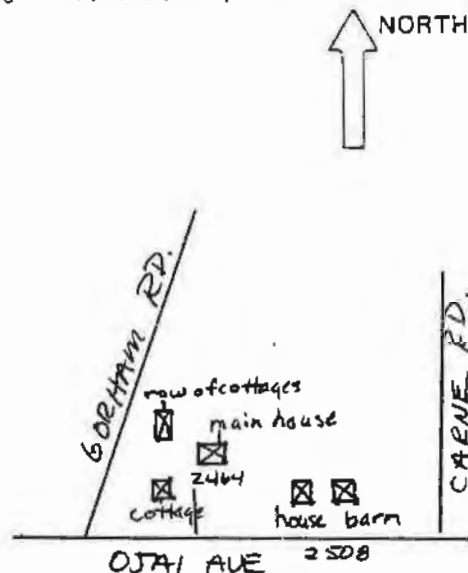
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mr. Bell, 2/85  
County Directories, 1921-1934  
Biographical material, Ojai Museum  
Ojai Valley News, July 12, 1982  
4-85

22. Date form prepared \_\_\_\_\_  
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):





2464 Ojai Avenue

This small Tudor-style cottage was used by the Wiest's daughter, Marie, for her private lessons. It is stucco with half-timbering and has a medium hip roof. It was built about 1925.



2464 Ojai Avenue

This attached row of cottages is similar in style to the main house with steep gable roofs and high pitched gable over entries with segmented arch over the door. Windows are multi-paned. These cottages were used for servants and guests of the Wiest family.





2508 Ojai Ave.

This small single story rectangular shaped building has a medium gable roof with exposed rafters under the eaves. A shed roof extends over the porch, and is supported by wood columns with curved brackets. There is a shed roof addition on the west side. This simple bungalow has been stuccoed, and the front door has multi-paned glass with double hung windows on each side. This house, built about 1916, was the foreman's residence on the Wiest property for many years. it was allegedly used as a school house.



2508 Ojai Ave.

The barn is similar in style to the house with stucco siding, a high pitched gable roof and wide doors. Later it appears to have been converted to a residence with multi-paned windows and door. Both structures were built about the same time and were probably originally of clapboard siding.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/295820/3814920<sub>B</sub> \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Lyndon Byers Residence
3. Street or rural address: 956 Orange Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 028-030-110
5. Present Owner: Fritz Huntsinger Trust Address: P.O. Box 3577  
City Ventura Zip 93006 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

The high pitched gable roof contains a second story with two symmetrically placed dormer windows. A single story portion is attached to the east side of the house. The house is covered with whitewashed concrete block siding and wide board siding. Windows are double hung and multi-paned. A single large dormer extends across the back and is covered with wide board siding. A recessed porch is also located across the back of the house.



8. Construction date: 1946  
Estimated X Factual \_\_\_\_\_
9. Architect Roy Wilson
10. Builder Gilbert Parker
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 13.95
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: Agriculture
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Giant sycamore tree

**SIGNIFICANCE**

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

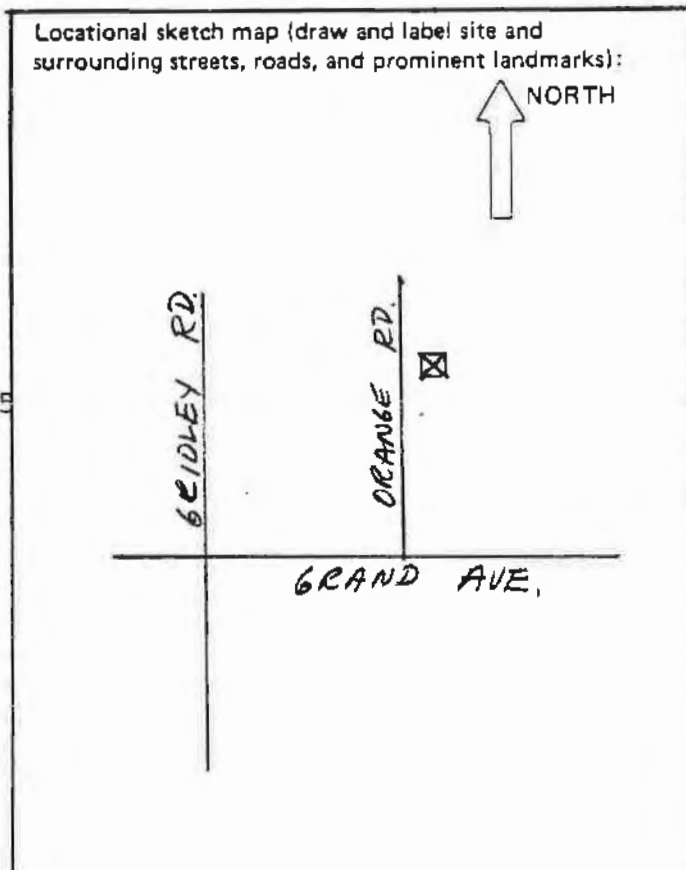
The house was designed by Santa Paula architect Roy C. Wilson and built by Gilbert Parker for Mr. and Mrs. Lyndon Byers and family about 1946. Mr. Byers was a horticultural inspector and rancher. After his death, Mrs. Byers sold the ranch to the Huntsinger family, and she is allowed to stay in the family home for the remainder of her life. The spot to build the house was selected because of the large Sycamore tree.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Eileen Byers, 3-85  
City Directories, 1938-1952

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



Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4a SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A 11/296920/3815540 B \_\_\_\_\_  
 C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: None
2. Historic name: Stetson Ranch - Rancho Los Encinos
3. Street or rural address: 1382-1388 Orange Road  
 City Ojai Zip 93023 County Ventura
4. Parcel number: 014-040-200
5. Present Owner: David Cooper Address: P.O. Box 217  
 City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This house has been added to over the years by various owners so that it no longer resembles the original house built before the turn of the century. The house is single story in an L-shape. New wood vertical siding covers the house. Windows and doors are multi-paned. The roof is a low-pitched gable, and the house rests on a new concrete foundation.



8. Construction date: 1890  
 Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 50
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good \_\_\_ X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Several additions and new windows and siding
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X 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 oaks, stone bench designed by Beatrice Wood in 1960s

#### SIGNIFICANCE

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

The ranch is important historically as the H.E. "Guy" Stetson citrus ranch. It was purchased in 1896. In addition to the main residence, a converted barn and an 1890s residence are also on the property. Mr. Stetson's son, Guy T., and his family lived there until the 1950s. Frank Noyes purchased the property and converted the barn into an office. Mrs. Noyes ran the Live Oak School in the house and barn from 1956 to 1971. About 1977 Los Angeles City Councilman, Alfonso Bell, purchased the ranch and it was sold once more in 1982 to current owner David Cooper. Guy Stetson was president of the Ojai Orange Association for many years.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

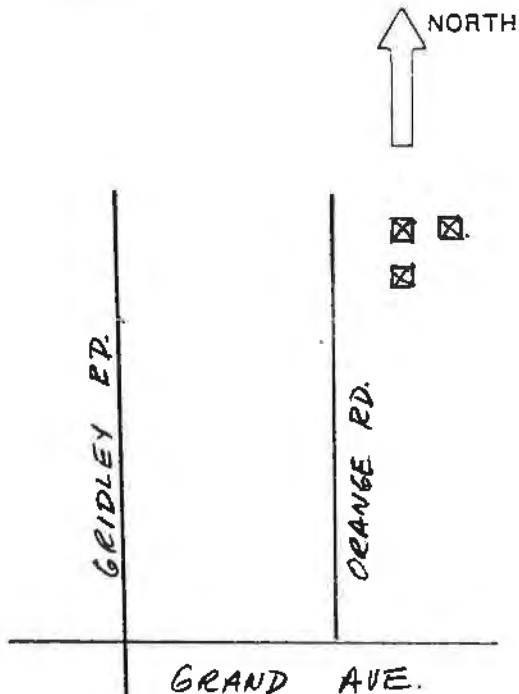
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interviews with Frank Noyes, 5-85  
County/City Directories, 1910-34  
1912 Property Map  
Biographical Material, Ojai Museum  
5-85

22. Date form prepared \_\_\_\_\_  
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):



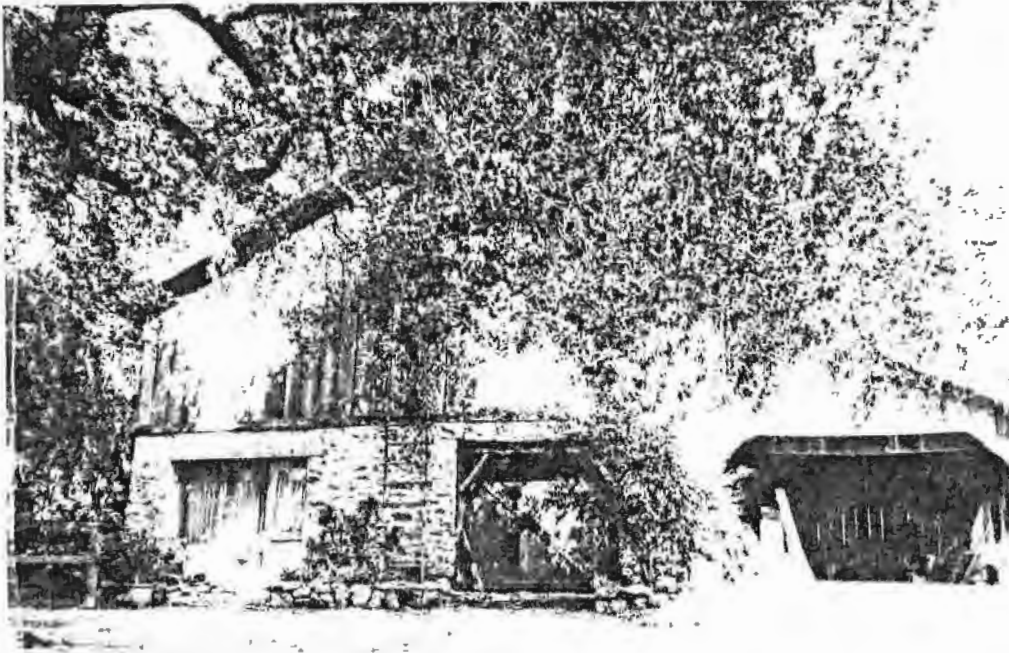
STETSON RANCH - RANCHO LOS ENCINOS



1382 Orange Road

This one and one-half story residence is currently used as a foreman's house. It had possibly been moved onto the ranch and dates from the 1890s. The house was basically rectangular with a medium high pitched gable roof with a lower gabled wing extending from the side of the house creating an L-shape. Siding on the main portion of the house is wide shiplap and windows have some Victorian period detail with shelf moulding and plain wood cornice. The side wing has board and batten siding and multi-paned windows. A hip roof with exposed rafters extends over the porch supported by square posts. The house is on a raised wood foundation.

STETSON RANCH - RANCHO LOS ENCINOS



1388 Orange Road

This large stone and redwood board and batten barn is rectangular in shape with a two story gable roof portion on one side and a longer gable roof portion on the other side sloping to one story. The stone portion on the lower half has been enclosed with windows and door. The other large openings, one with wood door, remain for use as a barn or garage. On one side of the barn is a shed roof supported by wood posts. The barn/office rests on a stone foundation.



HABS _____		HAER _____	NR <u>4d</u>	SHL _____	Loc _____
UTM: A <u>11/293200/3814540</u>		B _____		C _____	
C _____		D _____		E _____	

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

- Common name: Rodney Walker Residence
- Historic name: same
- Street or rural address: 1049 W. Rancho Drive  
City Ojai vic. Zip 93023 County Ventura
- Parcel number: 019-061-010
- Present Owner: Rodney Walker Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Single family residence Original use: same

#### DESCRIPTION

- Architectural style: Modern
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This modern steel frame residence was designed totally for the hilltop site. The ten foot high glass walls take advantage of the mountain views. The shape of the house is an equilateral triangle with a hexagon inside. The outside ten foot high walls rise to seventeen feet in the center with the main beam 40' in length. This beam extends out creating an unusual pointed overhang which is open to allow light through. Free standing interior walls are of plywood using different finishes such as mahogany, red birch, teak and ash. The flooring is stained concrete with radiant heating built in. The unusual pointed roofline extends out in front to create an impressive entry with circular drive.



- Construction date: 1958  
Estimated \_\_\_\_\_ Factual X
- Architect Rodney Walker
- Builder Rodney Walker
- Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 3.43
- Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Located on hilltop site, mature trees

**SIGNIFICANCE**

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

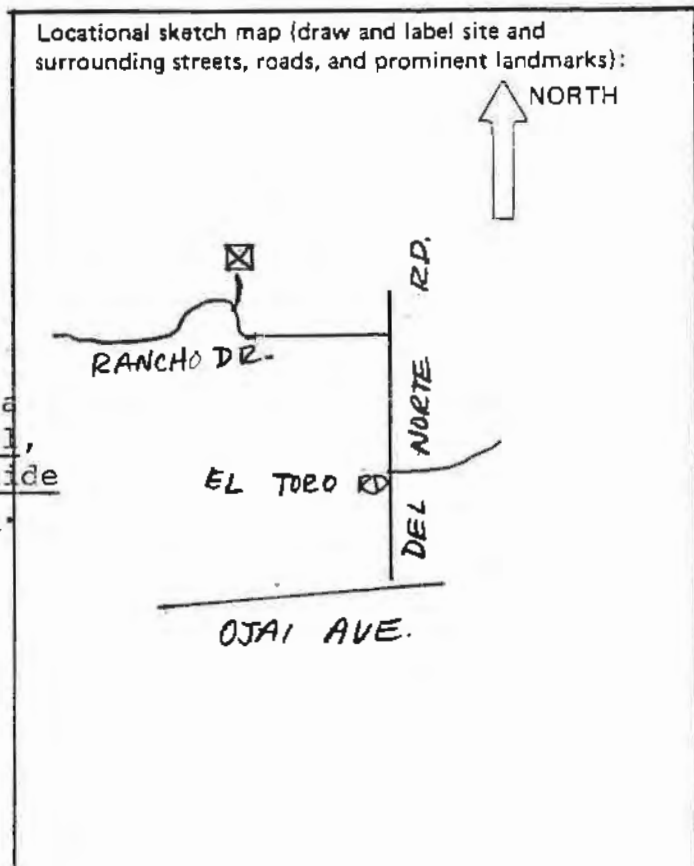
The house is significant architecturally because, according to Winter and Gebhard in A Guide to Architecture in L.A. and Southern California, it was designed by Rodney Walker, "one of the major L.A. designers of the 1930s". Mr. Walker designed and built this house for his family in 1957-58. Walker had designed many houses in the L.A. area before moving to Ojai in the late 1950s. He was featured in several magazines, including House and Gardens, House Beautiful, Sunset, and his plans were published in Better Homes and Gardens. He also designed three case study houses featured in Arts and Architecture. Mr. Walker studied architecture and engineering at U.C.L.A., graduating in 1938. He then went to work for M. Schindler before going into private practice.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interviews with Rodney & Dorothea Walker, 3 & 4-85; House Beautiful, Sept. 1952; Winter & Gebhard, Guide to Architecture in L.A. & S. Cal.

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



HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____		NR <u>4C</u>		SHL _____		Loc _____	
UTM: <u>A11/297660/3813800</u>		B _____		C _____		D _____			

IDENTIFICATION

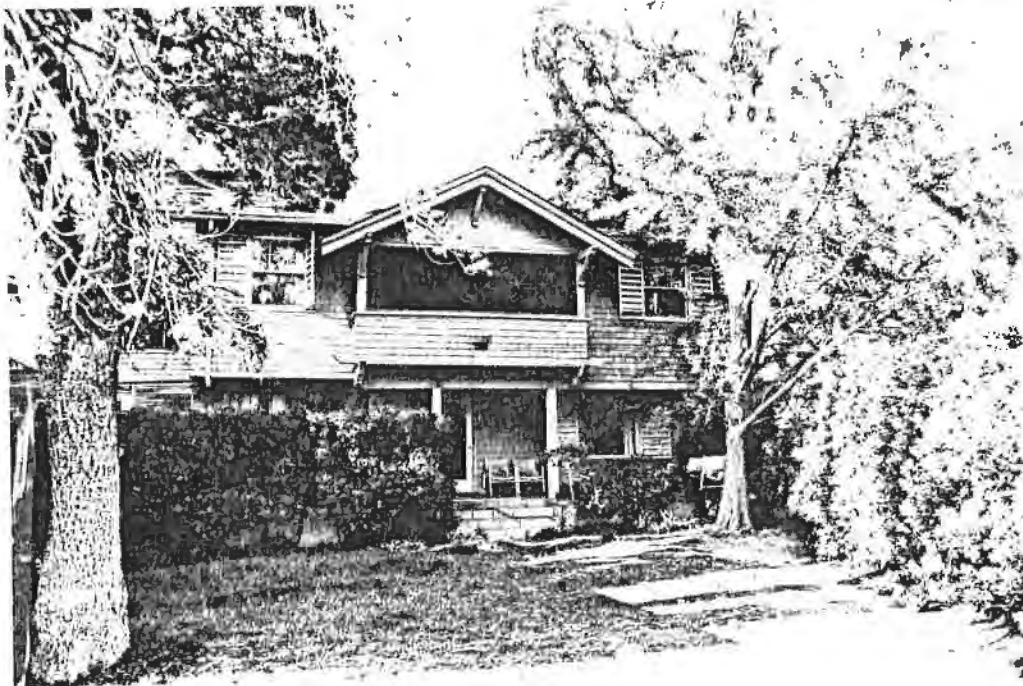
1. Common name: None
2. Historic name: Krutz-Leighton Ranch
3. Street or rural address: 3299 Reeves Road  
 City Ojai Zip 93023 County Ventura
4. Parcel number: 029-081-115 & 065
5. Present Owner: Patricia A. Moore Address: P.O. Box 506  
 City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X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

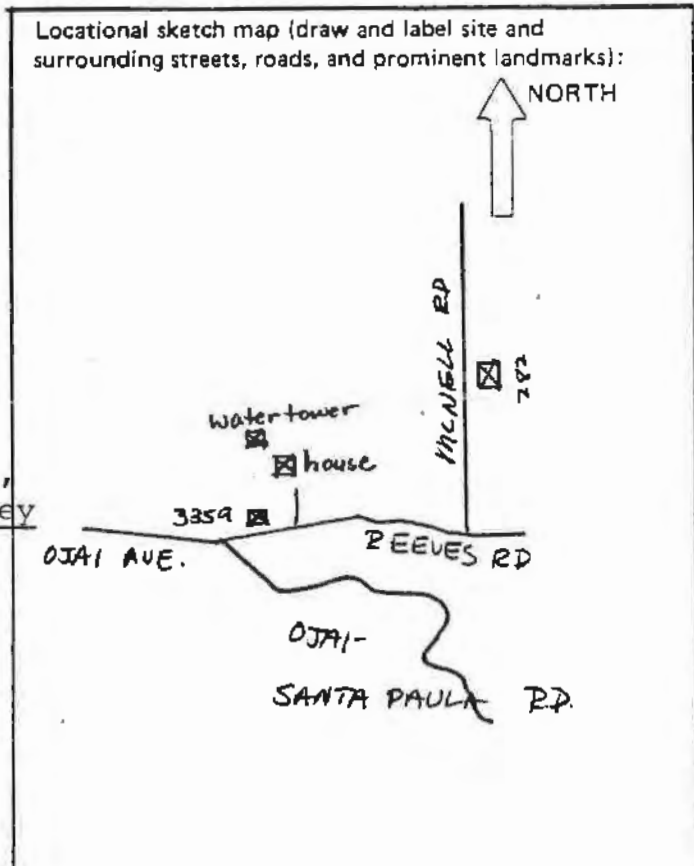
13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: 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



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.

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298000/3813660  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION Century Ranch  
1. Common name: \_\_\_\_\_  
2. Historic name: Rynerson-Leach Ranch  
3. Street or rural address: 3622 Reeves Road  
City Ojai Zip 93023 County Ventura  
4. Parcel number: 035-290-10  
5. Present Owner: Carl Rynerson Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Horse ranch/residence Original use: residence

DESCRIPTION

7a. Architectural style:  
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
This irregularly shaped board and batten cottage has a medium gable roof with rafters under the eaves. The gable roof extends almost flat over the porch and is supported by square columns. An addition using the same materials has been put on the rear and east side thereby enclosing part of the porch. Windows are casement, and a major decorative feature is the large exterior stone chimney on the north side. The house rests on a combination stone and concrete foundation.



8. Construction date: 1920  
Estimated X Factual \_\_\_\_\_  
9. Architect unknown  
10. Builder unknown  
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 54.78  
12. Date(s) of enclosed photograph(s)  
1-85



13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Rear addition
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ Densely built-up \_\_\_ X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 oaks, horse corrals

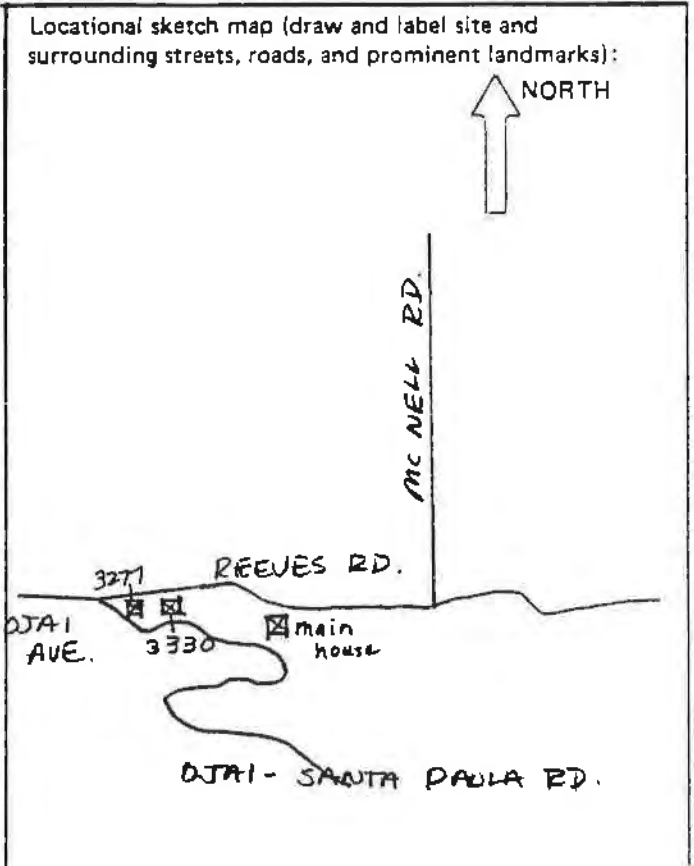
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The house and ranch are historically significant because they are part of one of the earliest pioneer ranches in the Ojai Valley and are still maintained by the same family. In 1873 C.C. Rynerson and Charles W. Leach purchased 660 acres in the east end of Ojai. In the 1920s C. W. Leach's children, Ethelda Leach and Clarence Leach built this house on the ranch. The original family house, west of this house, has been torn down. The house has maintained its integrity over the years and is a good example of a 1920s ranch house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Biographical material, Ojai City Directories, 1910-1944  
1897-1912 maps, Interview w/ Carl Rynerson  
5-85

22. Date form prepared  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A 11/298000/3813660  
 C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION** Century Ranch

1. Common name: \_\_\_\_\_

2. Historic name: Rynerson-Leach Ranch

3. Street or rural address: 3622 Reeves Road  
 City Ojai Zip 93023 County Ventura

4. Parcel number: 035-290-10

5. Present Owner: Carl Rynerson Address: same  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Horse ranch/residence Original use: residence

**DESCRIPTION**

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

This irregularly shaped board and batten cottage has a medium gable roof with rafters under the eaves. The gable roof extends almost flat over the porch and is supported by square columns. An addition using the same materials has been put on the rear and east side thereby enclosing part of the porch. Windows are casement, and a major decorative feature is the large exterior stone chimney on the north side. The house rests on a combination stone and concrete foundation.



8. Construction date: 1920  
 Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 54.78

12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_  
 Rear addition
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings \_\_\_ Densely built-up X  
 Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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? \_\_\_  
 Mature oaks, horse corrals
18. Related features: \_\_\_\_\_

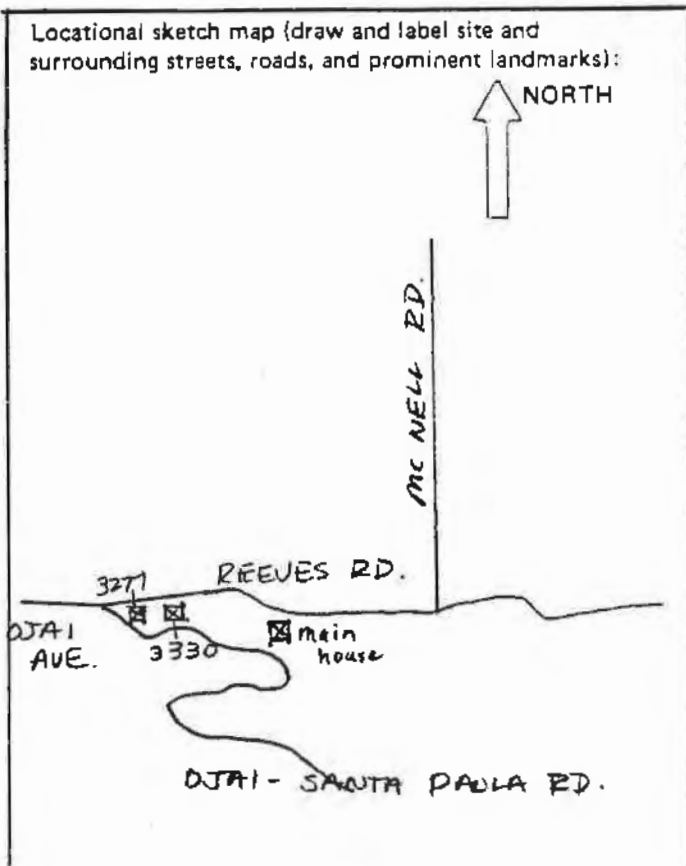
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house and ranch are historically significant because they are part of one of the earliest pioneer ranches in the Ojai Valley and are still maintained by the same family. In 1873 C.C. Rynerson and Charles W. Leach purchased 660 acres in the east end of Ojai. In the 1920s C. W. Leach's children, Ethelda Leach and Clarence Leach built this house on the ranch. The original family house, west of this house, has been torn down. The house has maintained its integrity over the years and is a good example of a 1920s ranch house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Biographical material, Ojai City Directories, 1910-1944  
 1897-1912 maps, Interview w/ Carl Rynerson  
 5-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



## CENTURY RANCH



3277 Ojai-Santa Paula Road

Now used as Papa Romano's Restaurant, this building was originally built in the 1920s by the Leach-Rynerson family as a gas station and later became a grocery store. The family leased the building. The rectangular shaped board and batten structure has a gable roof with shed roof addition at the rear. A long hip roof extends over the entry and across a patio area and is supported by metal posts. Exposed rafters are found under the eaves. Casement windows are multi-paned.

## CENTURY RANCH



3330 Reeves Road

This residence was built in the 1930s to lease out with the grocery store next to it. The house is primarily rectangular in shape with a medium high pitched gable roof. The house is built on wood piers and is covered with board and batten siding. Windows are casement. A small shed roof over the entry is supported by simple wood columns.

## CENTURY RANCH



3277 Ojai-Santa Paula Road

Now used as Papa Romano's Restaurant, this building was originally built in the 1920s by the Leach-Rynerson family as a gas station and later became a grocery store. The family leased the building. The rectangular shaped board and batten structure has a gable roof with shed roof addition at the rear. A long hip roof extends over the entry and across a patio area and is supported by metal posts. Exposed rafters are found under the eaves. Casement windows are multi-paned.

## CENTURY RANCH



3330 Reeves Road

This residence was built in the 1930s to lease out with the grocery store next to it. The house is primarily rectangular in shape with a medium high pitched gable roof. The house is built on wood piers and is covered with board and batten siding. Windows are casement. A small shed roof over the entry is supported by simple wood columns.

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4a SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298940/3813760 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: None
2. Historic name: Stephen Marengo Residence and Winery
3. Street or rural address: 4436 Reeves Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 30-170-020
5. Present Owner: Malcolm McDowell & Mary Steembergen Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: Residence/Winery

DESCRIPTION

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

This long narrow single story board and batten residence has a side facing gable roof separated in the middle by a two-story front facing gable section. The eastern wing of the house has a recessed porch across the front supported by square columns. There is both a stone and brick chimney. A small balcony extends from the second floor above a wide bank of multi-paned windows. Most windows are multi-paned wood casement with shutters. The house was remodeled and a second story added by the second owner in perhaps the 1940s.



8. Construction date: 1916  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 1.68  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1-85



13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Second story added
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 oaks, pines, stone walls and walkway, swimming pool, outbuildings.

**SIGNIFICANCE**

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

The house was originally built for Steve Marengo who raised grapes and had a winery on the property in 1916. By 1934, Carolyn Herter Bridges had purchased the property. She remodeled the house and added a second story. It is uncertain what became of the winery, but prohibition no doubt had some effect.

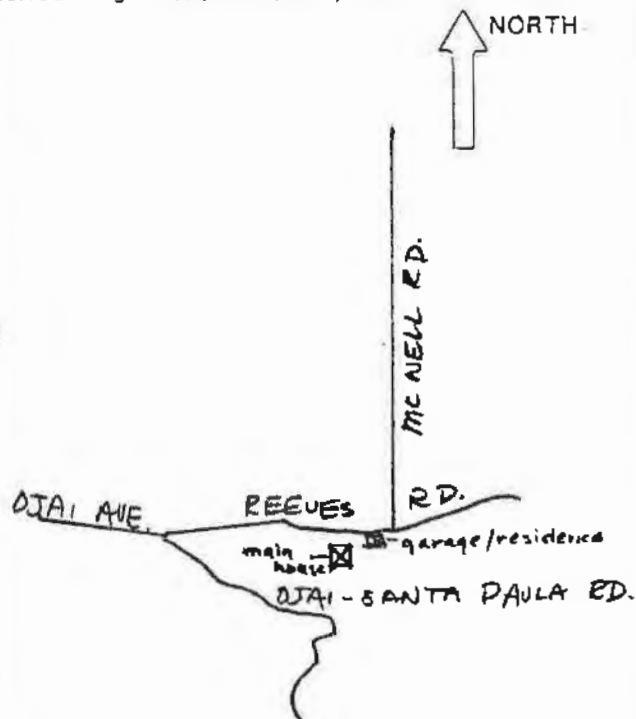
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

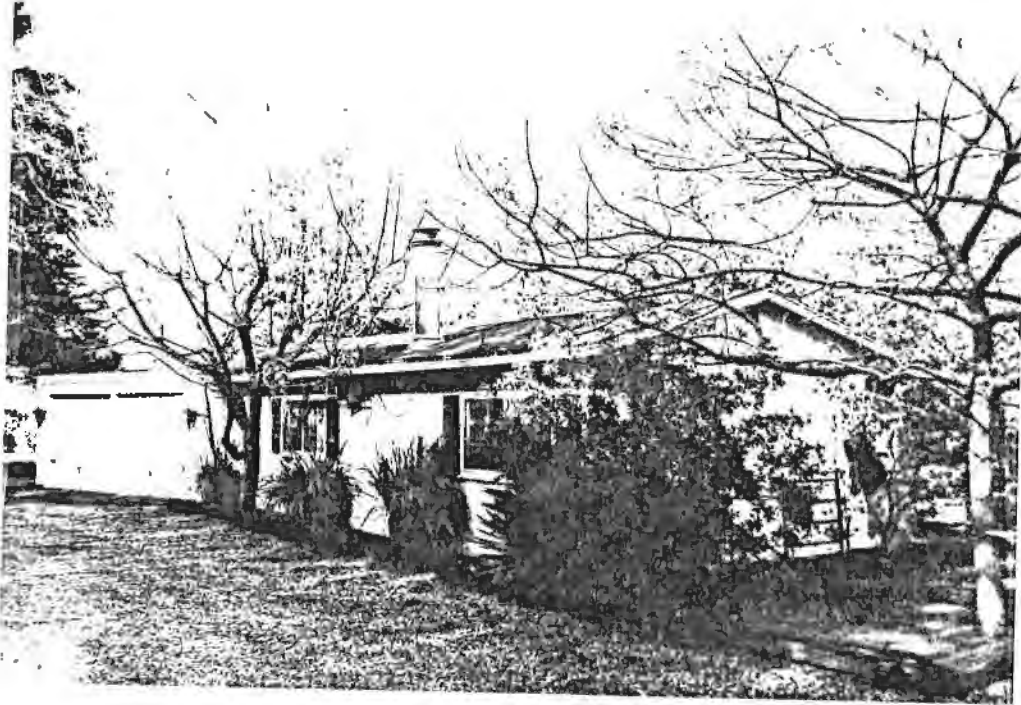
Biographical material, Ojai Museum  
City Directories, 1921-1934

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):



STEPHEN MARENGO RESIDENCE AND WINERY



4436 Reeves Road

This two-car garage with attached residence has a low-pitched gable roof, board and batten siding and multi-paned windows with shutters. It may have been used as servant's quarters and/or a guest house-rental.

HISTORIC RESOURCES INVENTORY

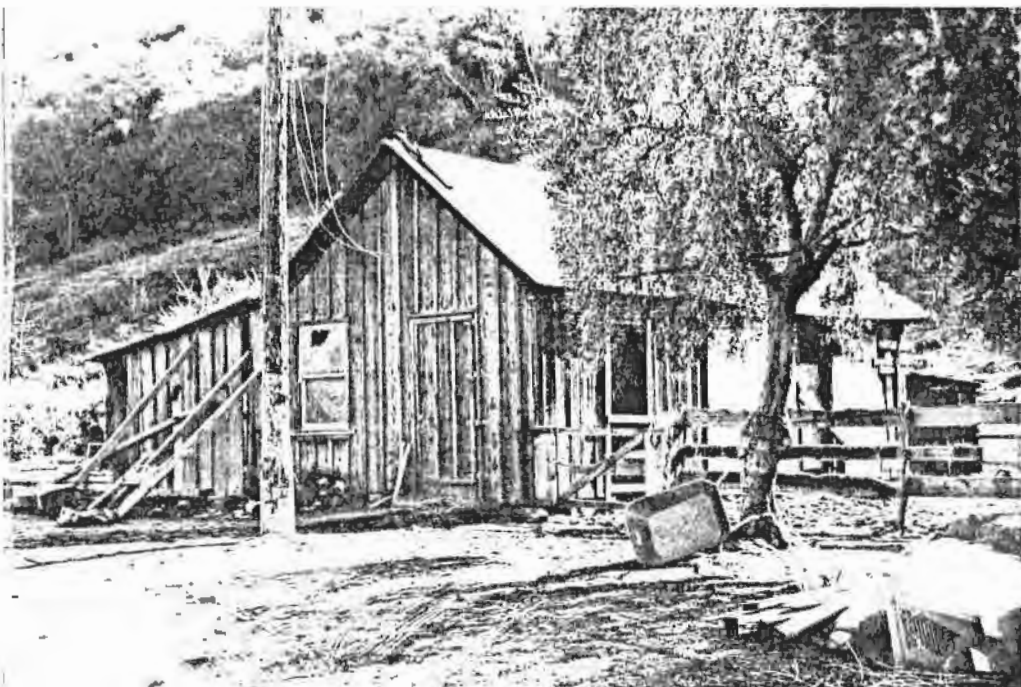
Ser. No. _____	
HABS _____ HAER _____ NR <u>5</u> SHL _____ Loc _____	
UTM: <u>A11/299940/3813940</u> 8 _____	
C _____ D _____	

IDENTIFICATION

1. Common name: Topa Topa Ranch
2. Historic name: Nick Walnut Ranch-Winery/Simoni Winery
3. Street or rural address: 5334 Reeves Road
- City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 30-040-185
5. Present Owner: John Anderson Address: 600 McAndrew Rd.
- City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residence/Ranch Original use: Residence, ranch & winery

DESCRIPTION

- 7a. Architectural style: Early board and batten ranch house
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:
- This small rectangular shaped residence has been converted to a horse stable with many of its original features still intact. The medium pitched gable roof has a stone chimney on the south side. Windows are double hung and siding is board and batten. Additional openings have been created with a shed roof lean to in the rear and a fenced in area in the front for the horses.



8. Construction date: 1875  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 11.64  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_  No longer in existence \_\_\_  
 14. Alterations: New openings added  
 15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
 Residential  Industrial \_\_\_ Commercial \_\_\_ Other: Agriculture  
 16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
 Public Works project \_\_\_ Other: Use as stable  
 17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_  
 18. Related features: Mature trees, winery, ranch house

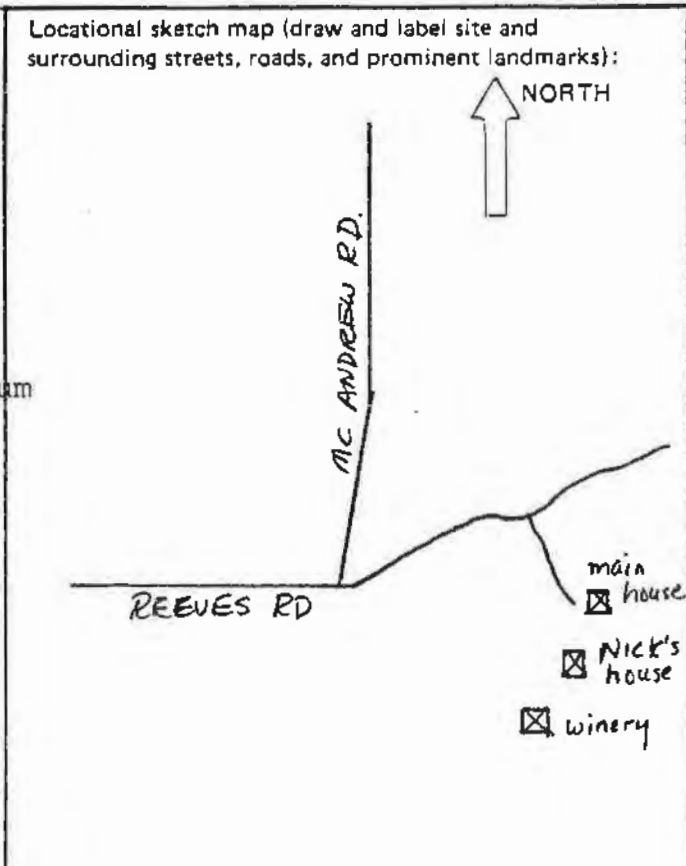
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The ranch and winery are historically significant because they belonged to Nick Walnut, an Italian immigrant who homesteaded his 160 acres in the east end of Ojai in the mid 1870s. The original house (now a horse stable) and winery are still on the property. The date of the winery is uncertain, but Nick raised grapes and sold wine until his death in 1898. The property was believed to be purchased by Joseph Sarzotti in 1906 and in 1918, Fred Carfri and Andrew Fontana became owners and ran a winery. It is possible that the bungalow style residence and stone winery were built during this time. Mary Carfri Simoni sold the vinyard in 1959 and it is now part of the Topa Topa Ranch. Mr. Nick Walnut is buried on the ranch, which is now an avocado rather than a grape ranch. One of the early roads to the Upper Ojai went past the winery.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture \_\_\_ Arts & Leisure \_\_\_  
 Economic/Industrial  Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Biographical material, Ojai Museum  
 County Directories, 1875-1934  
 Maps, 1897 and 1912  
 Interview with Tom Munzig, 5-85  
 5-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



## TOPA TOPA RANCH



The residence is on a raised stone foundation with a basement underneath for wine storage. It was probably built about 1918 by Peter Carfri and Andrew Fontana who owned the winery. Mary Carfri later married Italo Simoni and the winery became well known throughout the Ojai Valley as the Simoni Winery. The winery was bonded and called "Ojai Valley Winery".

The medium pitched gable roof has brackets under the eaves and a shed roof over the porch. The house is covered with medium clapboard siding and has double hung windows. Supposedly the house burned at one time and was rebuilt, possibly in the 1930s.

TOPA TOPA RANCH



This small stone structure, covered with vines, was used to store wine by the Simoni family.

TOPA TOPA RANCH



The winery is built into the side of the hill and has stone walls along three sides with vertical board siding in front and rear. The high pitched gable roof is covered with corrugated metal. The winery has been reinforced with concrete piers, and has large hinged doors. It is uncertain when this structure was built but it may date as early as the 1870s when Nick Walnut had his winery here.

HISTORIC RESOURCES INVENTORY

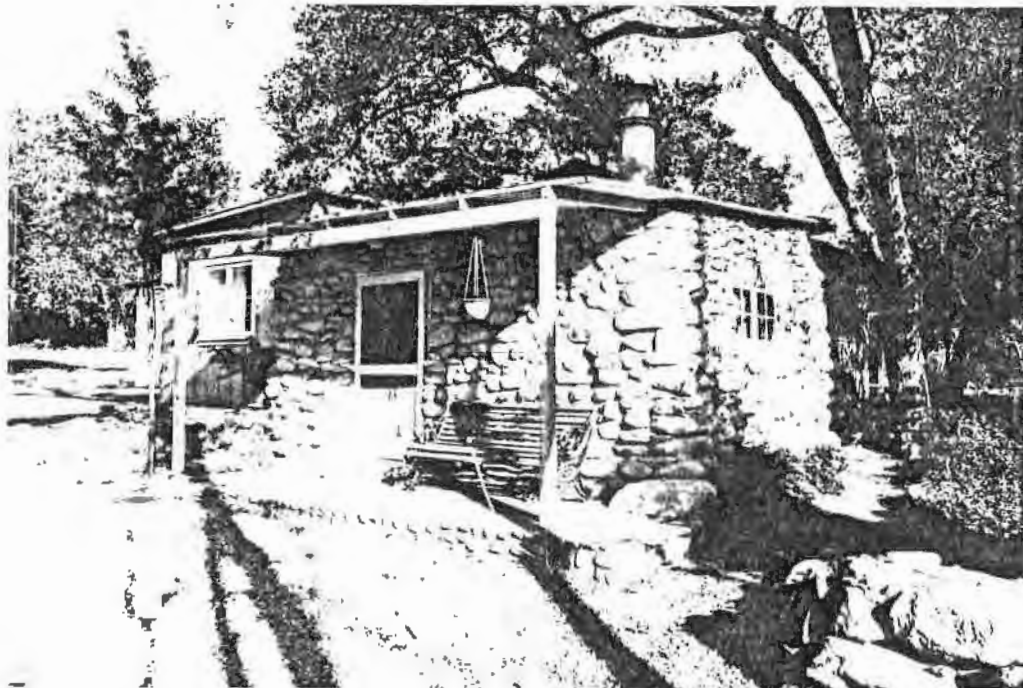
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299880/3814100 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION None
1. Common name: \_\_\_\_\_
  2. Historic name: Kahn Bashiroff Residence
  3. Street or rural address: 5357 Reeves Road  
City Ojai vic. Zip 93023 County Ventura
  4. Parcel number: 30-040-225
  5. Present Owner: Guy Webster Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Guest house Original use: same

DESCRIPTION Stone cottage

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

This small square stone cottage is built on a slightly raised concrete and stone foundation. The shed roof, which extends over the porch, is of wood with wood rafters underneath and simple wood porch supports. Windows are multi-paned wood and there is a wood front door.



8. Construction date: 1948  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Kahn Bashiroff
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 4  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1-85



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 \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
 Residential \_\_\_ X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 trees, converted Soule barn

**SIGNIFICANCE**

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

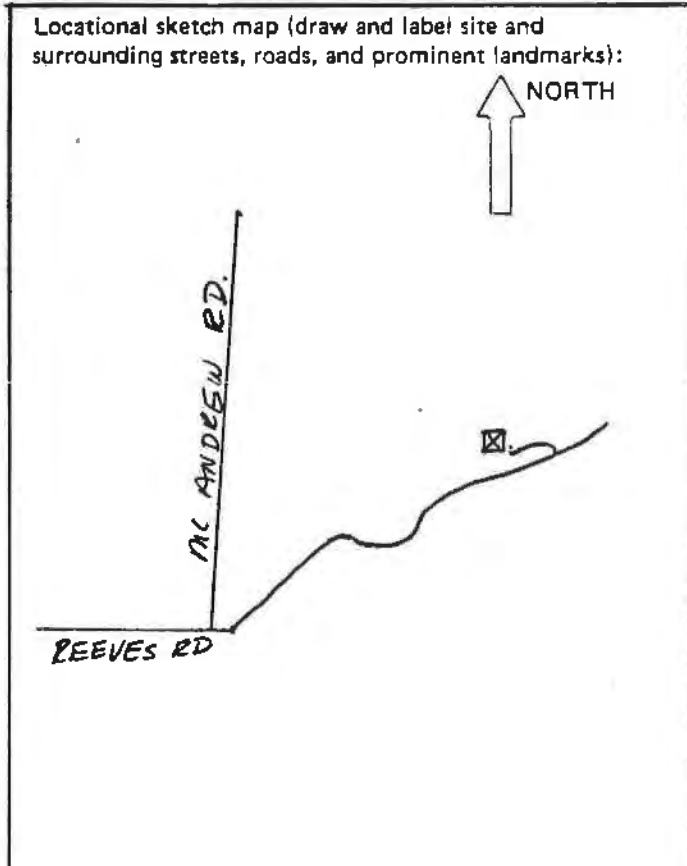
During the 1950s Kahn Bashiroff purchased this property as a weekend retreat. He was a Russian ballet dancer who moved to Santa Barbara in order to seek political asylum in the U.S. He moved the old Soule barn from Ojai Avenue to this location and began to convert it into a residence. He is also said to have built the stone cottage which he possibly lived in first. He became a beekeeper and was listed in the 1954 Ojai Directory as an apiarist.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 2 Arts & Leisure 1  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. J. Russell,  
 3-85; Tom Munzig, 1-85  
 City Directories, 1954

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/300920/3814540 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

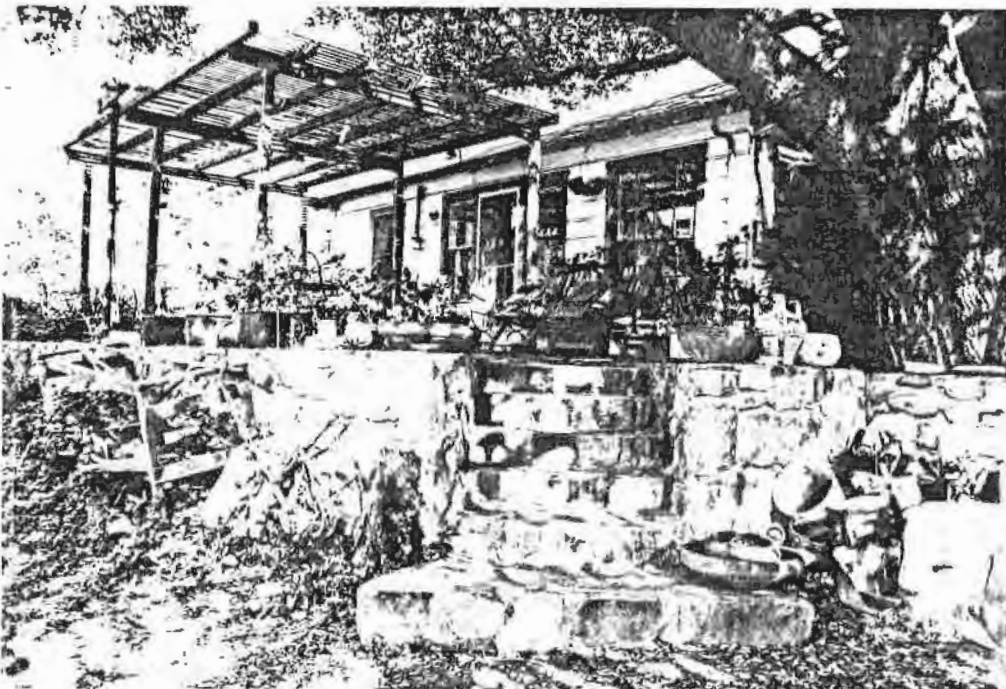
IDENTIFICATION

- 1. Common name: None
- 2. Historic name: Janss Hunting Lodge
- 3. Street or rural address: 6042 Reeves Road  
City Ojai vic. Zip 93023 County Ventura
- 4. Parcel number: 030-020-055
- 5. Present Owner: Donald N. McIssac Address: P.O. Box 816  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Single family residence Original use: Hunting lodge

DESCRIPTION

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

This small rectangular building, now converted into a residence, was once a lodge. The low pitched gabled roof has exposed rafters under the eaves. The building is covered with wide shiplap siding and has double hung multi-paned wood windows. A new wood and glass house has been added to the small building on the south side.



- 8. Construction date: 1940  
Estimated X Factual \_\_\_\_\_
- 9. Architect unknown
- 10. Builder unknown
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 124
- 12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Remodeled into residence and attached to modern residence
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 oaks, open pasture, stone walls & fireplace,  
avocado ranch

#### SIGNIFICANCE

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

The hunting lodge is significant because it was built in the 1940s for the Janss family, prominent developers and benefactors of Thousand Oaks. The lodge was small and used mainly for cooking and eating purposes. The men slept outside on canvas platforms. Mr. McIsaac purchased the property in 1958. McIsaac had stonemason Enrique Raya build all the walls, steps and fireplace on the property. A portion of the stone wall and massive stone fireplace are now incorporated into the interior of the new house. Mr. McIsaac is a retired aerospace engineer.

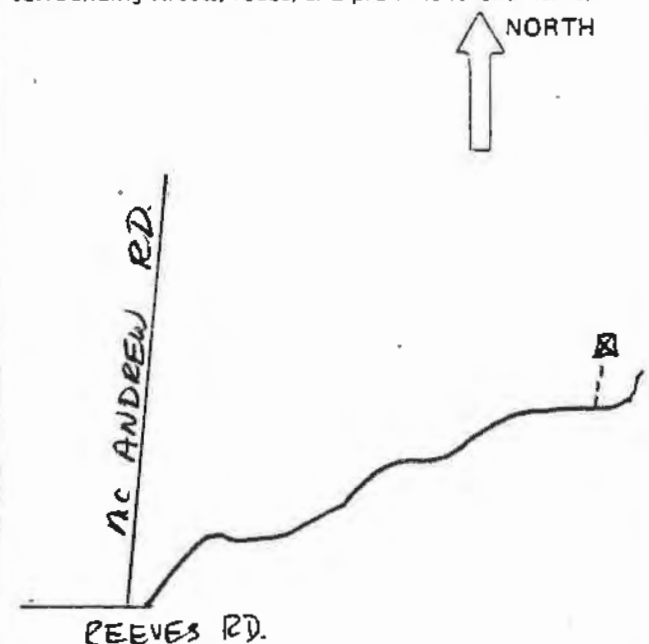
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure X  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mr. McIsaac, 1-85

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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/297800/3815540 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

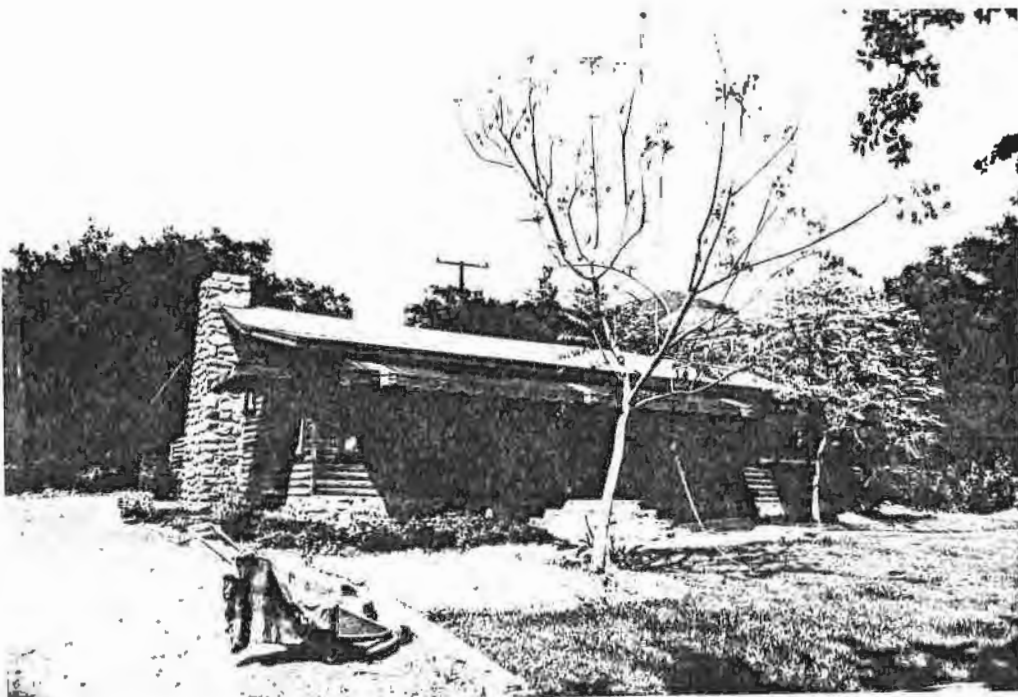
1. Common name: None
2. Historic name: Al West Residence
3. Street or rural address: 3511 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 14-090-270
5. Present Owner: Merilee A. Dunn Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

Log Cabin - 1930s

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

Primarily rectangular in shape, this single story residence has a gabled split log addition on the rear with an entrance. The low pitched gable roof has a shed roof extension over the screened-in porch. The house rests on a stone foundation and has an exterior stone chimney on the west side. Windows are both fixed and casement. Shingles are also used as siding under the gable.



8. Construction date: 1930  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Frederick V. & Wm. Udall
11. Approx. property size (in feet)  
Frontage 198' Depth 220'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Addition on rear
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
Stone walls and borders; garage of board and batten siding
18. Related features: and split logs; mature oaks

**SIGNIFICANCE**

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

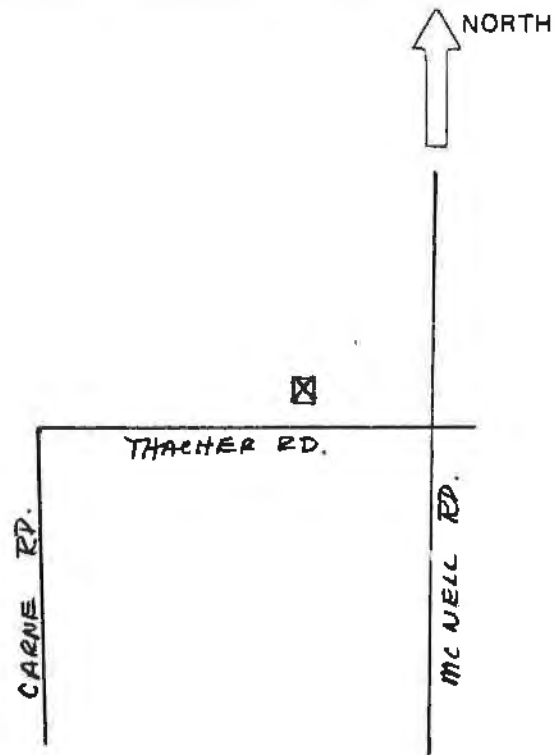
This residence is a fine example of a split log cabin. Built about 1930 by Frederick V. and William Udall, it was purchased by Al West. This was one of several residences the Udall brothers built as a speculative venture on property owned by their father, Frederick Udall. The house has recently been restored.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Interview with Frederick Udall,  
5-85  
City Directories, 1934

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):



HISTORIC RESOURCES INVENTORY

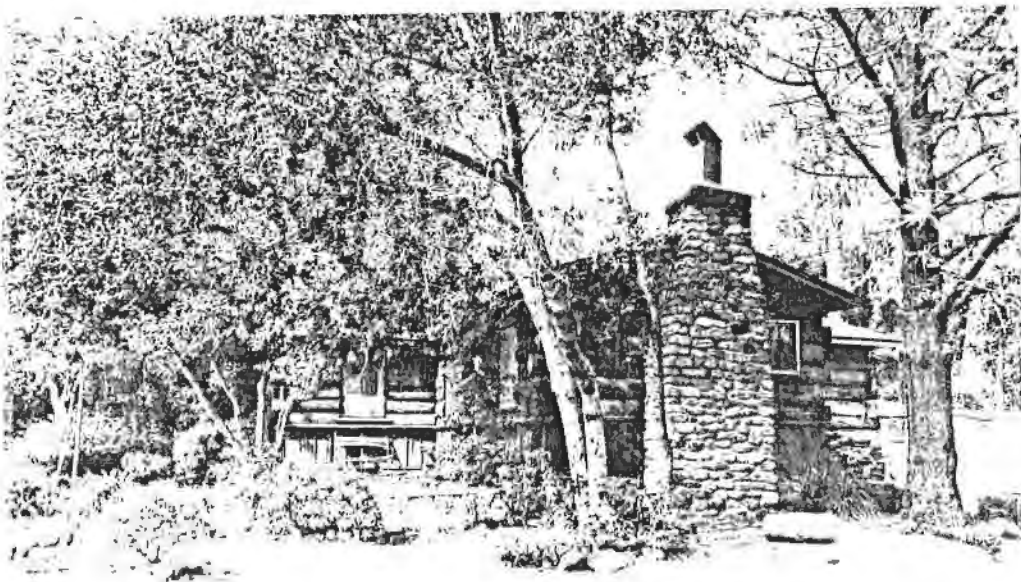
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298080/3815520 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_  
2. Historic name: Frederick Udall Cabin  
3. Street or rural address: 3577 Thacher Road  
City Ojai vic. Zip 93023 County Ventura  
4. Parcel number: 14-090-330  
5. Present Owner: Robert L. & Marilyn Essick Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Guest house Original use: same

DESCRIPTION 1920s Log Cabin

7a. Architectural style: \_\_\_\_\_  
7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This irregular shaped residence is built of split logs and rests on a stone foundation. It is single story with an offset low pitched gable roof. A large exterior stone chimney adds to the rustic charm. Windows are casement and there is a dutch door and a stone cellar under the kitchen. Part of the exterior including the foundation skirt is board and batten.



8. Construction date: 1929  
Estimated X Factual \_\_\_\_\_  
9. Architect none  
10. Builder Frederick V. & Wm. Udall  
11. Approx. property size (in feet)  
Frontage 264' Depth 165'  
or approx. acreage \_\_\_\_\_  
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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: Next to creek, wooden fruit stand, mature trees

#### SIGNIFICANCE

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

The house is significant historically because it was the first house Frederick Udall built in 1906 on what later became known as the Udall Tract. Mr. Udall had come from England to Ventura County in 1893. The first ten acres on the corner of Thacher and McNell were planted in grapes, plums, peaches and apricots. In 1915 he purchased an additional ten acres and raised oranges. Together with his sons William and Frederick, he began to subdivide the land into one acre lots and build houses to sell. Most of these were simple board and batten cottages or split log cabins purchased during the 1920s as weekend retreats. Approximately ten or twelve of these residences were built and most are in existence today on Garst Lane, Happy Lane and along Thacher Road.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

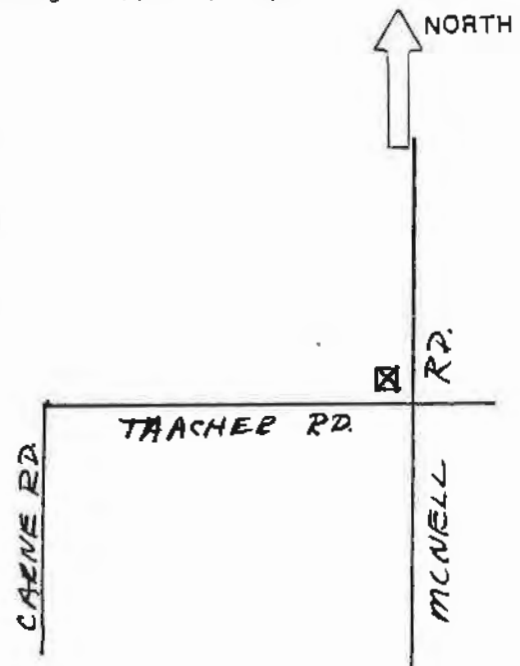
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with F.V. Udall, 5-85  
Sheridan, History of Ventura Co.  
City & County Directories  
1912 Property Ownership Map  
5-85

22. Date form prepared \_\_\_\_\_  
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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298420/3815480  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Unknown
3. Street or rural address: 3935 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 014-0-100-260
5. Present Owner: Robert A. Adams Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This U-shaped residence is single story with low pitched tile gable roof. Some of the recessed windows are fixed arched and some are wood casement. A mixture of round, segmented and pointed arches are found in the various openings. The wood plank front door has iron handle and hinges. An imposing feature is the large stone exterior fireplace.



8. Construction date: 1929  
Estimated X Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.65
12. Date(s) of enclosed photograph(s)  
11-84



13. Condition: Excellent  X Good  Fair  Deteriorated  No longer in existence
14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  X Densely built-up   
Residential  X Industrial  Commercial  Other: \_\_\_\_\_
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 oaks, fish pond, stone walls, orange and avocado trees, two story garage with servants quarters on second floor

**SIGNIFICANCE**

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

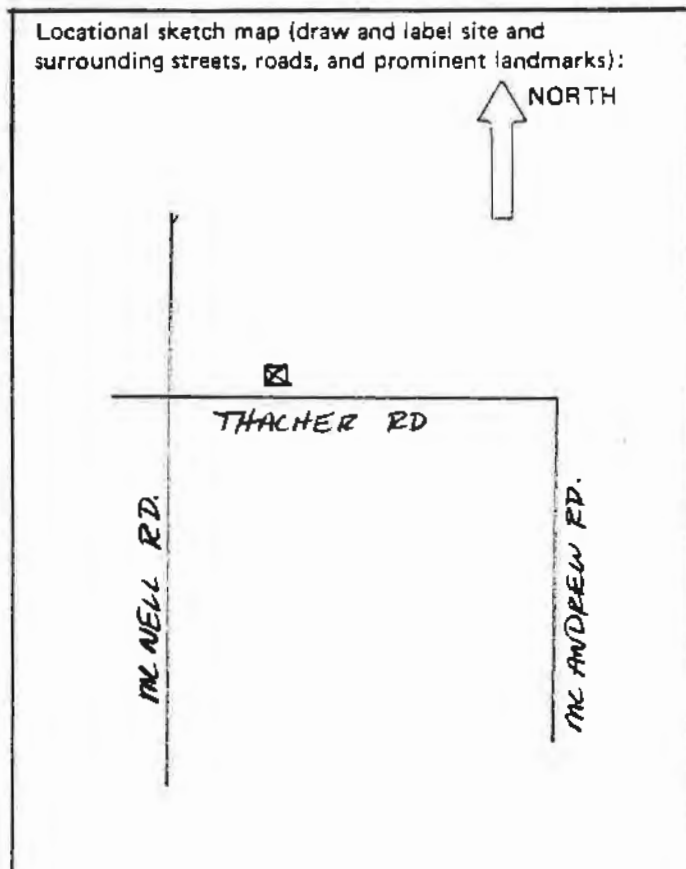
The house is significant as a good unaltered example of the Spanish Colonial Revival style. It was built in 1929, supposedly for a missionary priest who died overseas. The house was rented by Thacher school teachers until James Atkinson purchased it in the 1940's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Carol Adams, 2-85  
City Directories, 1946

22. Date form prepared 4-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298500/3815540 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Elsa Pehrson Residence

3. Street or rural address: 4007 Thacher Road  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 14-100-130

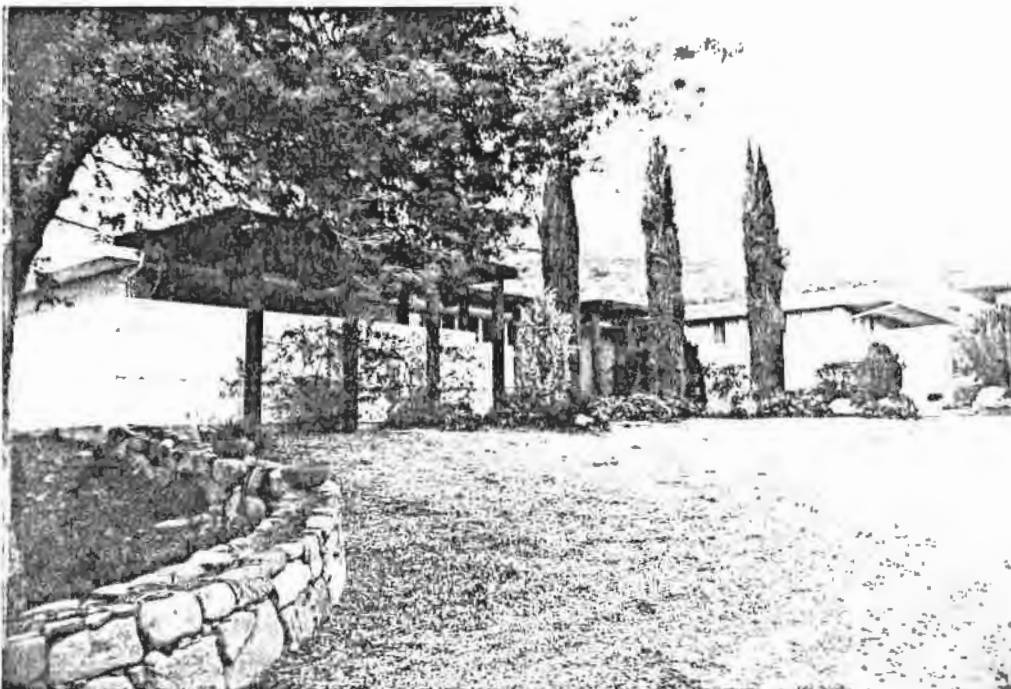
5. Present Owner: David Mason & Otho Shafer Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION Modern

7a. Architectural style: Modern

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
Built in an L-shape, this single story modern style residence has a flat rock roof with wide overhangs. The house is constructed of concrete block and glass walls. The ceiling to floor glass walls are oriented to take advantage of the mountain view. Windows are of sliding glass and aluminum. The breezeway and garage were converted into a family room and bedroom about 1972 and the roof was extended into a lattice covering supported by square posts. A detached two-car garage was also added.



8. Construction date: 1957  
Estimated X Factual \_\_\_\_\_

9. Architect Rodney Walker

10. Builder addition - Harvey Cummings - ca 1972

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 109  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Garage and breezeway converted to living quarters
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
 Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
 Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
Swimming pool, rock walls
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

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

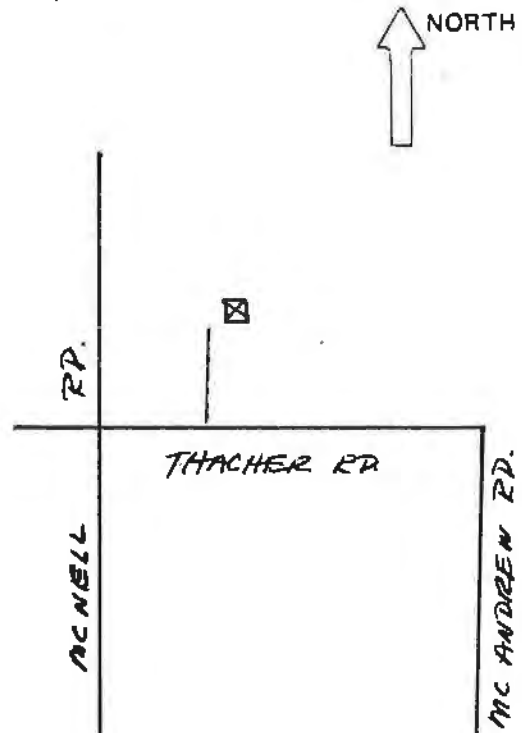
The house is significant architecturally because it was designed by the prominent Southern California architect, Rodney Walker. It was built about 1957 for a San Francisco doctor, Miss Elsa Pehrson. Rodney Walker is mentioned in Winter and Gebhard's Guide to Architecture in Los Angeles and Southern California as one of the "major Los Angeles designers of the late '30s". He retired to Ojai with his family in the 1950s and continued to build several other houses including his own house on Rancho Drive and houses in Ojai's east end for Dr. David Harvey and Dr. Kurt Semmel.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Rodney Walker, 2-85;  
 David Mason, 2-85; O.A. Shafer, 2-85 and 5-85

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):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____ NR <u>3D</u> SHL _____ Loc _____	
UTM: A <u>11/298620/3815360</u> B _____	
C _____ D _____	

IDENTIFICATION Bella Vista Ranch

1. Common name: Bella Vista Ranch

2. Historic name: same

3. Street or rural address: 4106 Thacher Road

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 29-020-160

5. Present Owner: White Trust Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Ranch & single family residence Original use: same

DESCRIPTION Combination Colonial Revival and California Bungalow

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

A circular drive lined with mature Eucalyptus trees and rock borders leads to this large 1½ story residence whose orientation takes in a view of the Ojai Valley. The side facing gable roof is broken by a front intersecting gable. The long recessed front porch supported by a low brick wall and square wood columns extends around the south side of the house. Under the porch eaves and along the side of the house is a decorative frieze with a raised wood design and classical detailing. The house is covered with clapboards and shingles. Knee brackets are located under the eaves. Windows are multi-paned, double hung, with tapered wood moulding.



8. Construction date: 1903  
Estimated X Factual \_\_\_\_\_

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 32

12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence   
 House altered by architect Chalfant Head in 1940s or '50s, but restored by White's in 1972
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
 Residential  Industrial  Commercial  Other: Agriculture
16. Threats to site: None known  Private development  Zoning  Vandalism   
 Public Works project  Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Mature trees, rock borders, citrus groves, avocado orchard

**SIGNIFICANCE**

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

The house was built about 1903 for William C. Hendrickson, a rancher, who first came to Ojai in 1892 to manage his grandfather, Thomas R. McNeill's 160 acre orange ranch. Hendrickson later became vice-president of the Ojai Orange Association and secretary of the Jack Boyd Club. The house, although altered several times, has most recently been restored to its former elegance by the White family.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

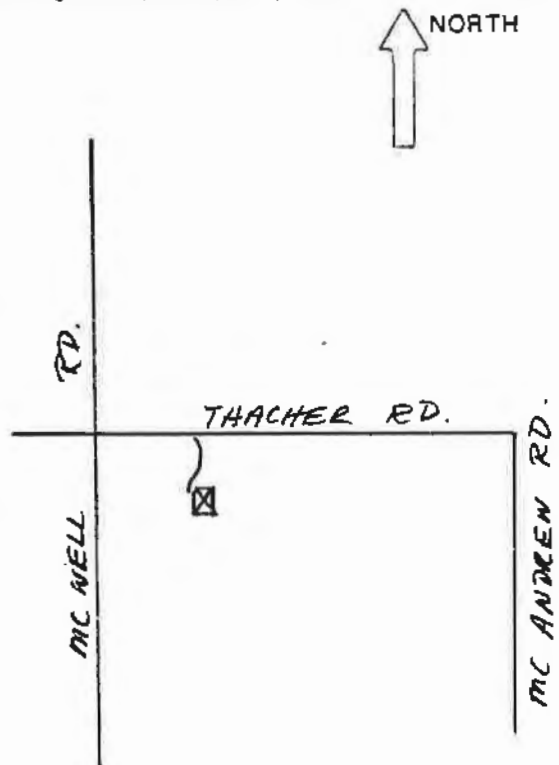
Architecture  Arts & Leisure   
 Economic/Industrial  Exploration/Settlement   
 Government  Military   
 Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Gidney, History of Santa Barbara and Ventura Counties; Maps, 1897, 1912 and 1903; City and County Directories, 1910-1934  
 5-85

22. Date form prepared \_\_\_\_\_  
 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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/298660/3815480  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

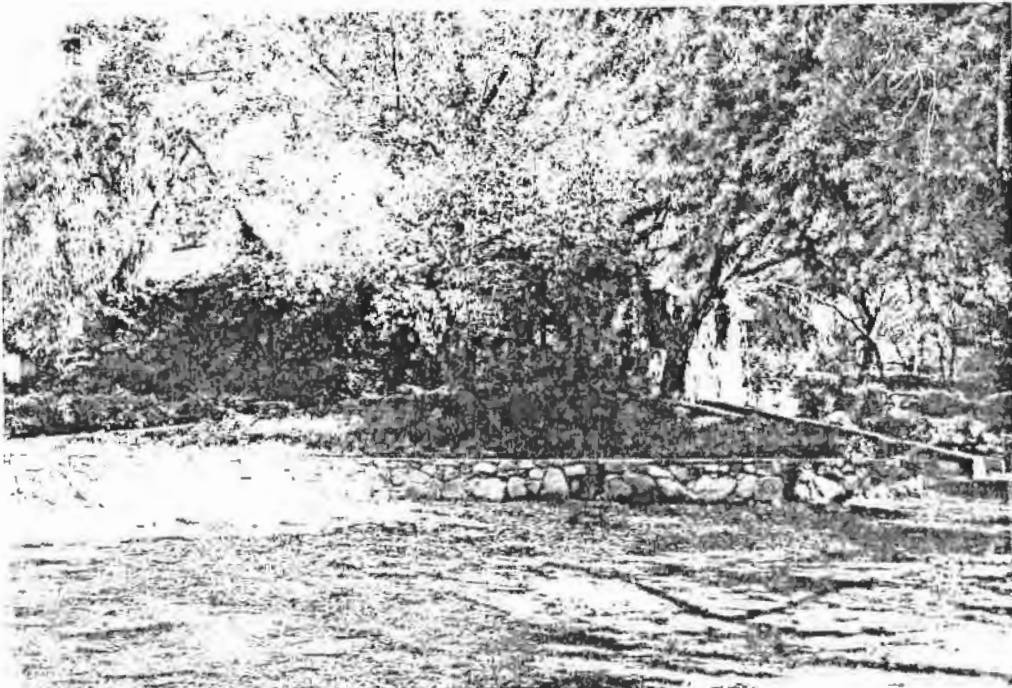
IDENTIFICATION

1. Common name: None
2. Historic name: Austen Pierpont Residence
3. Street or rural address: 4139 Thatcher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 14-100-290
5. Present Owner: Anthony/Valerie Glassman Address: 2267 Forrester Dr.  
City Los Angeles Zip 90064 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

The steep pitched gable roof of this irregular shaped one and a half story residence gives a distinct English Cottage appearance. The multi-paned wood casement windows are carefully set into the stone and stucco walls, and a large stone chimney punctuates the roofline. A small hip roof covers a side entry and is supported by square wood columns. The front entry has a distinctive planked door with decorative nails and hinges. The residence is surrounded by mature trees and low stone walls create meandering paths around the large property.



8. Construction date: 1918  
Estimated X Factual \_\_\_\_\_
9. Architect Austen Pierpont
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1.19
12. Date(s) of enclosed photograph(s)  
11-84

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature trees, detached garage/apartment, rock wall and stone borders.

#### SIGNIFICANCE

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

The house is significant as designer Austen Pierpont's first house he built for his new bride, Kitty Wallbridge, about 1918. The house was built adjacent to the Pierpont Cottages resort area started by his parents Dr. Ernest and Josephine Pierpont in the 1890s. Austen was a self-taught designer and builder responsible for many fine Ventura County buildings including the Ojai Art Center, Thacher School auditorium and several cottages at the Pierpont Inn in Ventura owned by his mother. He was active in the Ojai community serving on the board of the Ojai Civic Association and Thacher School trustee.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

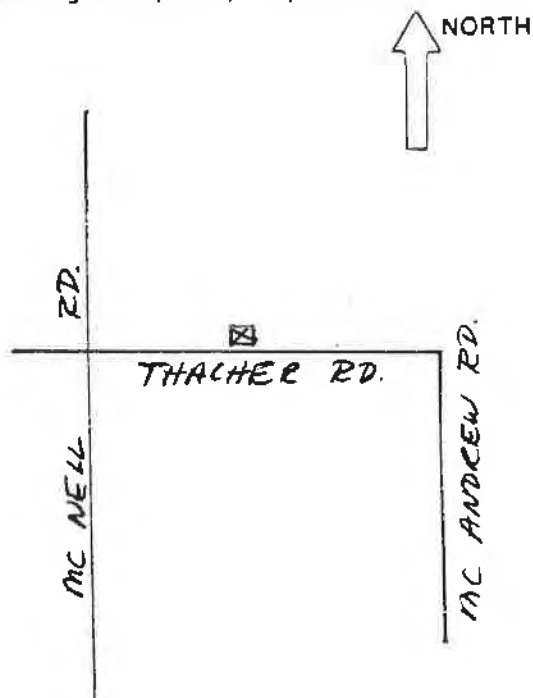
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Ojai Valley News, March 19, 1962  
Ojai Museum biographical material

22. Date form prepared 4-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A 11/298680/3815400 B \_\_\_\_\_  
 C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Dr. M. W. Hollingsworth's Residence/Office
3. Street or rural address: 4144 & 4166 Thacher Road  
 City Ojai Zip 93023 County Ventura
4. Parcel number: 029-020-020
5. Present Owner: Robert Shaw Address: 2767 Forrester Dr.  
 City Los Angeles Zip 90064 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: Single family residences/

DESCRIPTION

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

On a raised stone foundation, this rectangular shaped residence has a slightly bellcast gable roof. The house is covered with board and batten siding and has a stone chimney. Rafters are exposed under the eaves. Windows are wood casement. A screened-in porch is located on the north side. A simple wood porch and steps lead to the main entrance.



8. Construction date: 1915  
 Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
 Frontage 285' Depth 107'  
 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
11-84



13. Condition: Excellent \_\_\_ Good \_\_\_  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Mature oaks, rock borders, stream bed

**SIGNIFICANCE**

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

The property is significant historically, as it was first owned by Dr. M.W. Hollingsworth. Dr. Hollingsworth was a rancher and had a dentist office next to his residence. Several Thacher Road residents were his patients. The residence was built about 1915 and the office in the 1920s.

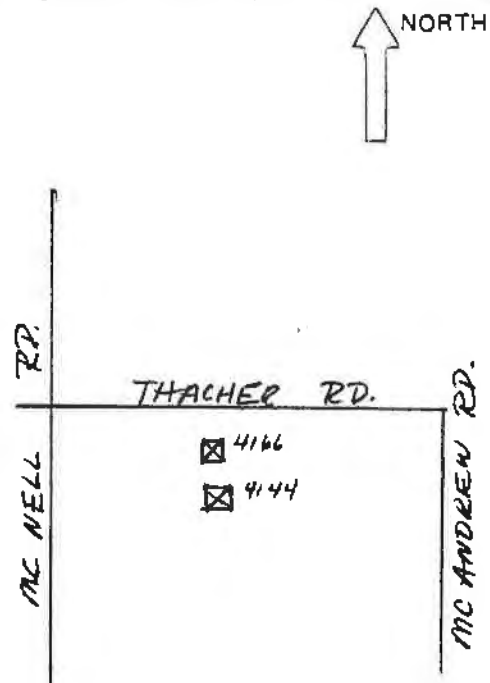
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

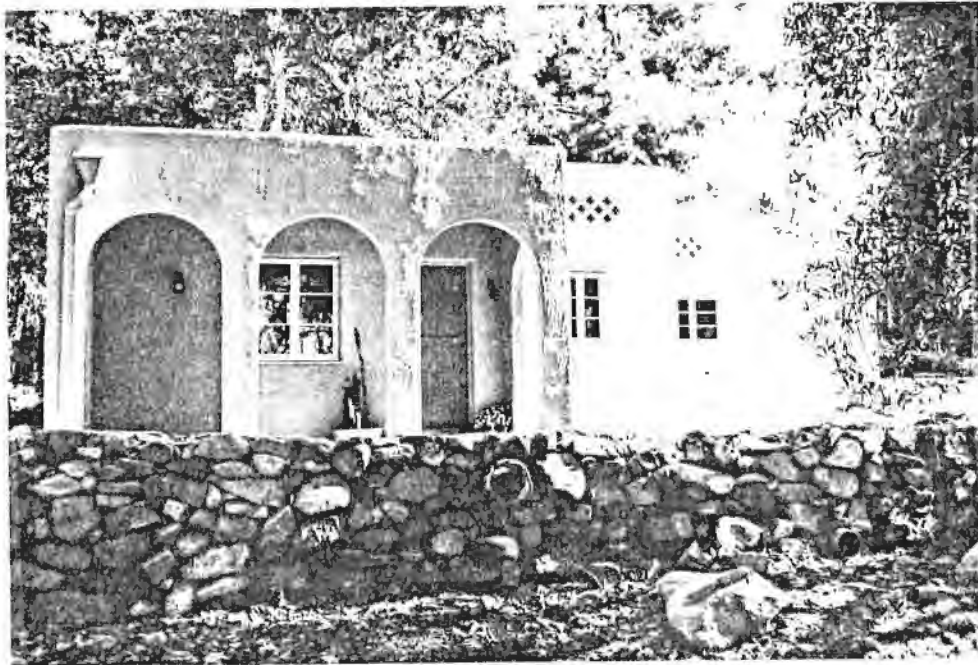
Interview with Helen Thacher  
Griggs, 2-85  
County Directories, 1916-1926

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):



DR. M.W. HOLLINGSWORTH'S RESIDENCE/OFFICE



4166 THACHER ROAD

This single story flat roofed building was built as a dentist office for Dr. M.W. Hollingsworth in the 1920s. It has an unusual stepped-back appearance with three arches across the front porch. Decorative diamond shape vents are found below the cornice. Wood windows are casement and house is covered with stucco.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298880/3815580 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

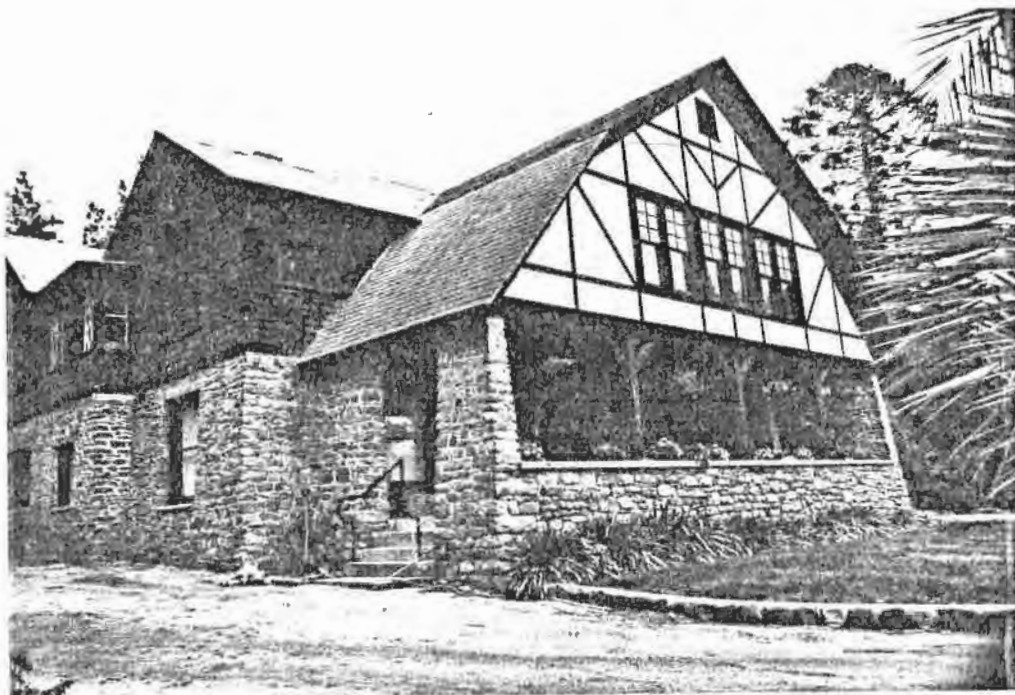
IDENTIFICATION Pierpont Cottages and Hotel

1. Common name: Pierpont Cottages and Hotel
2. Historic name: Pierpont Cottages and Hotel
3. Street or rural address: 4205 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 14-100-090 & 14-100-100
5. Present Owner: Philip Pierpont Address: 300 Indian Rd.  
City Piedmont Zip 94610 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Multi-family residence Original use: Hotel & family residence

DESCRIPTION English Tudor with craftsman influences

- 7a. Architectural style: English Tudor with craftsman influences
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This large irregular shaped two and a half story building is constructed of native stone on the first floor and wood shingles on the second floor. The main feature is the massive gambrel roof over the front porch and second story with its stucco and half timbered facade interrupted by a row of multi-paned windows. The recessed front porch has a native stone wall and tapered stone columns and wood posts with brackets. On the first floor, windows are multi-paned and recessed into the stone wall with massive lintels of cast stone. The structure appears to be a series of two story rectangular gabled units attached by wings with additions on the rear. Exposed rafters are located under the eaves.



8. Construction date: 1890  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder Dr. Ernest & Mrs. Pierpont
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 6  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_  
 Additions on rear \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land X 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? \_\_\_  
 Mature oaks, orange orchard
18. Related features: \_\_\_\_\_

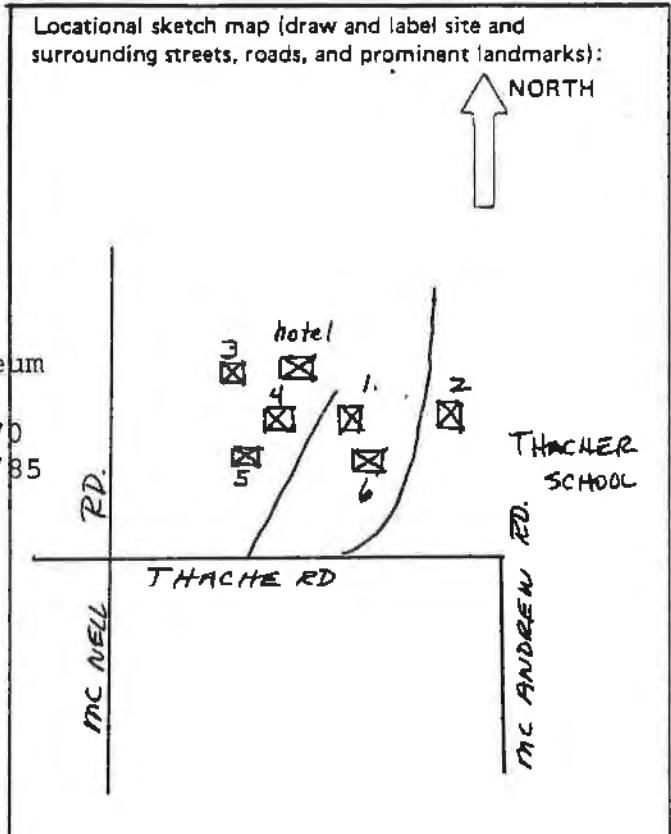
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 Dr. Ernest Pierpont, a medical doctor from Chicago, retired to Ojai with his family in 1890, where he purchased 40 acres of land and planted an orchard. He and his wife Josephine designed and built their house which evolved into a hotel about 1890. Between 1890 and 1905, the year of Dr. Pierpont's death, the family had built five cottages and promoted their winter tourist business as the Pierpont Cottages. James Leslie assisted as a carpenter. Ojai became a mecca for those seeking health resorts and the Pierpont Hotel and Cottages gained a fine reputation. It began by Sherman Thacher, who operated a prep school for boys next door, asking Dr. Pierpont to take in guests. Many Thacher School parents stayed at the Pierpont Cottages while visiting their sons.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.) 1  
 Architecture \_\_\_ Arts & Leisure 1  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Biographical material, Ojai Museum  
 Fry, Patricia. The Ojai Valley.  
Ojai Valley News, August 19, 1970  
 Interview w/ Philip Pierpont, 6/85  
 5-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
Ventura 93009  
 City \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone: 654-3976



## PIERPONT COTTAGES AND HOTEL



The Peppers, #1

This large rectangular shaped two-story dwelling was known as "The Peppers", because of the row of Pepper Trees along the drive. Originally the house had a hip roof, a large gabled dormer with stucco and half-timbering and two multi-paned windows. This part has been removed, but the remainder of the building is the same except for the wood clapboards that replaced the shingles on the second story. The double residence is symmetrically designed with the even placement of windows and entrance. The main entry is stucco and recessed with a 2nd story balcony above. Windows and door have diamond shaped panes. The balcony railing repeat the window pattern with geometric squares. There are 16 panes in the upper portion of each window. The Peppers was the last cottage built by 1906. The Pierpont Cottages were listed in the County Directory as a sanitarium and tourist resort in 1898.

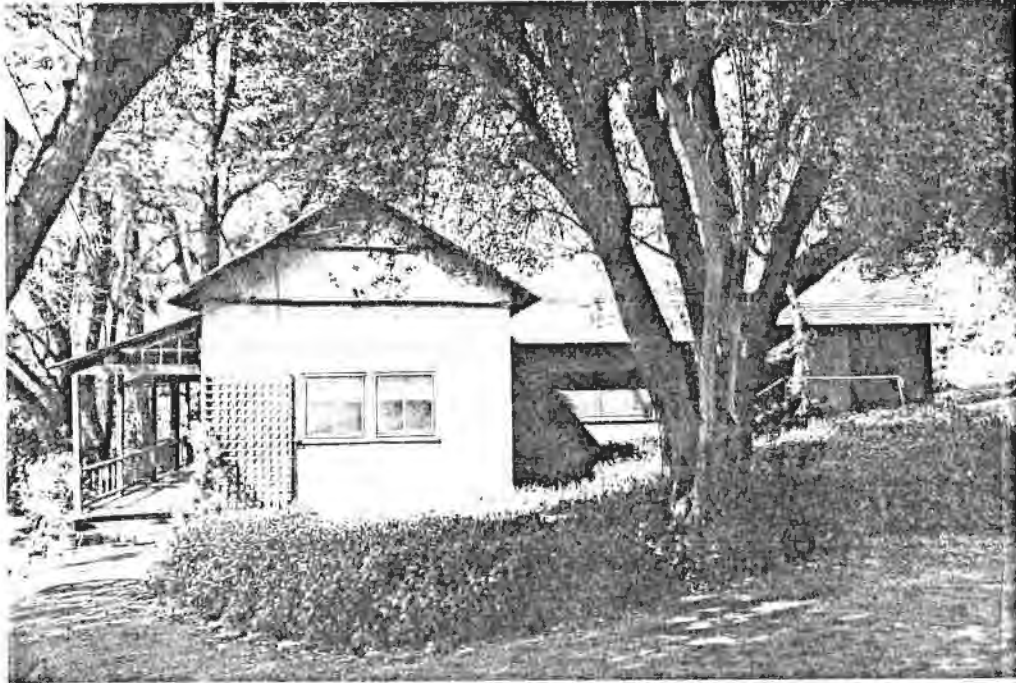
PIERPONT COTTAGES AND HOTEL



#2 - The Geranium

This single story rectangular shaped cottage has a side facing gable roof and rests on a stone foundation. Siding is board and batten. The front porch is recessed and has an open beam trellis on the south side. Windows are multi-paned. There is a brick chimney.

## PIERPONT COTTAGES AND HOTEL



4243 Thacher, #3 - The Cabin

This L-shaped single story cottage, located west of the main hotel, is covered with stucco siding. A shed roof extends over the front porch and is supported by chamfered wood columns. Exposed rafters are found under the eaves and simple wood railing runs across the front porch with wood trellis effect on the side under the roof. There are two brick chimneys and windows are casement type.

This is the oldest structure on the grounds, dating from before 1890 when the Pierponts purchased the property. It has had some alterations over time, including a stucco exterior.

## PIERPONT COTTAGES AND HOTEL



#4 - The Barranca

Directly below the hotel is a hipped roof cottage covered with medium clapboard siding. Some windows are multi-paned diamond shaped. The cottage is built on a slope with a basement on the south. There is a small shed roof over the entry supported by simple wood posts. There is a shed roof addition on the west and east. Exposed rafters are found under the eaves. This cottage was built some time between 1890 and 1905.



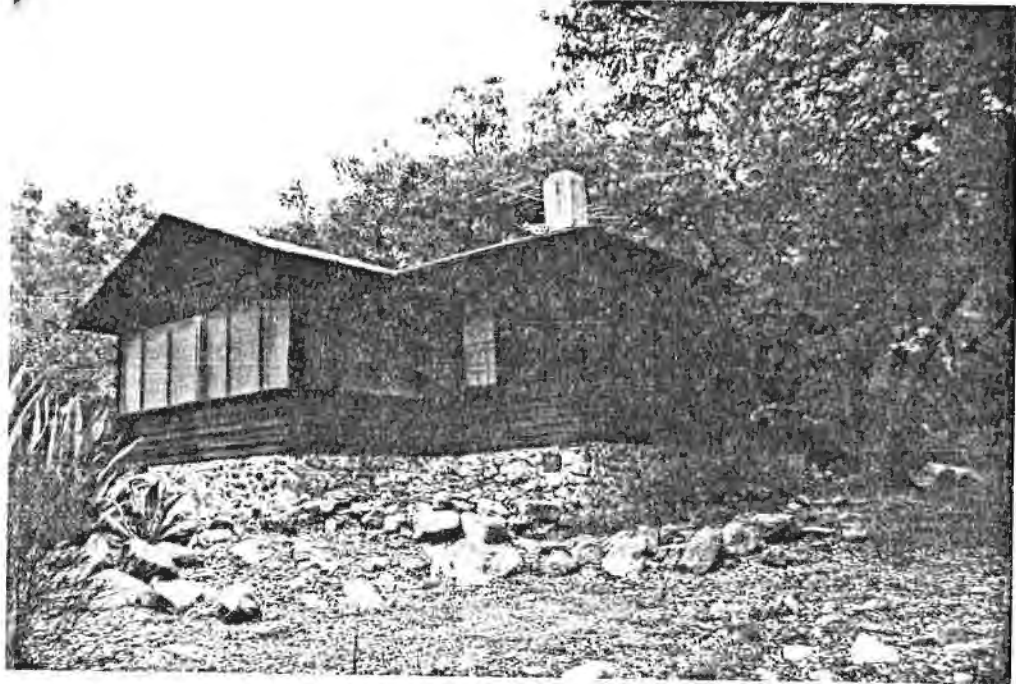
## PIERPONT COTTAGES AND HOTEL



#5 - The Eucalyptus

Below the previous cottage is this stucco clad cottage. The side-facing gable roof has an offset front gable with exposed rafters under the eaves. Windows have multi-panes with brick ledges. This is the only cottage not built by Dr. and Mrs. Pierpont. It was built about 1930.

PIERPONT COTTAGES AND HOTEL



#6 - The Fernbank

Next to "The Peppers" is this hipped roof cottage with offset gable screened-in porch in the rear. The house rests on a raised stone foundation. Windows are multi-paned. The house is covered with medium clapboard siding and the chimney is stuccoed. Exposed rafters are located under the eaves. The original entry was from this side, north of the screened porch.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3/3D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298800/3815520 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION Pierpont Residence

1. Common name: Pierpont Residence
2. Historic name: Pierpont-Ginn House
3. Street or rural address: 4255 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 14-100-090
5. Present Owner: Philip Pierpont, Jr. Address: 300 Indian Rd.  
City Piedmont Zip 94610 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION Craftsman residence

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

Nestled in a woodsy setting, this stone and wood residence seems an integral part of its natural surroundings. The large two story house is built of native stone on the lower portion with the upper half of natural wood shingles and a simple band of casement windows. The low side facing gable roof has a prominent offset front gable with stucco siding. An additional shingled gable extends from the second floor above the main entry. Two massive tapered stone columns with capitals support an open beam trellis creating a magnificent entry. The front door has multi-paned glass with a radiating arch. Windows are recessed in the stonework on the main floor. The monumental stone chimney rises on the exterior of the south side, and is the work of a master stonemason.



8. Construction date: 1908  
Estimated \_\_\_\_\_ Factual X
9. Architect Julia Morgan
10. Builder Stonemason -  
Mr. Hoops
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Stone walls, mature oaks, Pierpont Cottages

**SIGNIFICANCE**

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

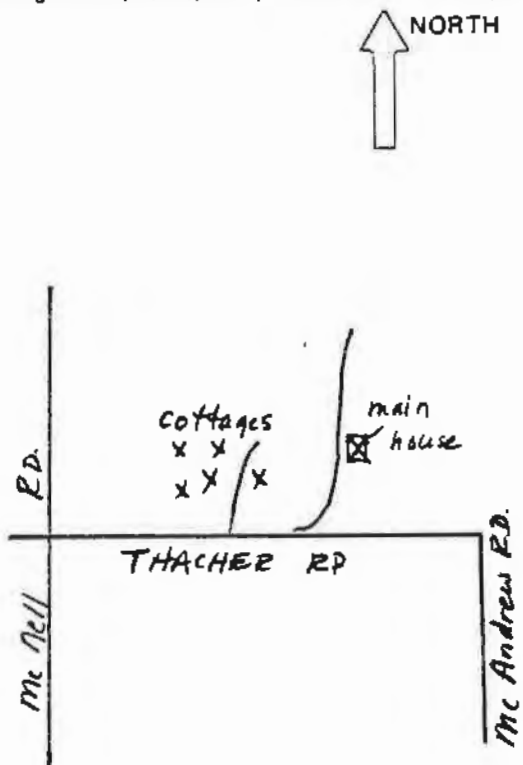
The house is significant architecturally because it was designed by Julia Morgan, one of California's first women architects, who also designed Hearst Castle. Miss Morgan designed the house for Josephine Pierpont Ginn in 1907. It was one of her earliest houses in Southern California and was done similar to Greene and Greene's craftsman style. The house was built on the woody grounds of the Pierpont Cottages. Mrs. Ginn's first husband, Dr. Ernest Pierpont, had retired to Ojai for health reasons in the 1890s. The Pierponts took in guests from nearby Thacher School and gradually built a main lodge and several cottages, which became quite successful as a popular resort. Dr. Pierpont died in 1905 and Josephine married Frederick Ginn. They built the house designed by Julia Morgan in 1908. Philip Pierpont, Jr. still owns the house and cottages. Today the cottages are rented out on a long-term basis.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Longstreth, R. J. Morgan Architect  
Winter & Gebhard, Architecture in  
L.A. & So. Cal.; Gidney, History of  
S. Barb., San Luis Obispo & Ven. Co.  
5-85

22. Date form prepared \_\_\_\_\_  
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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/298680/3815300 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION**

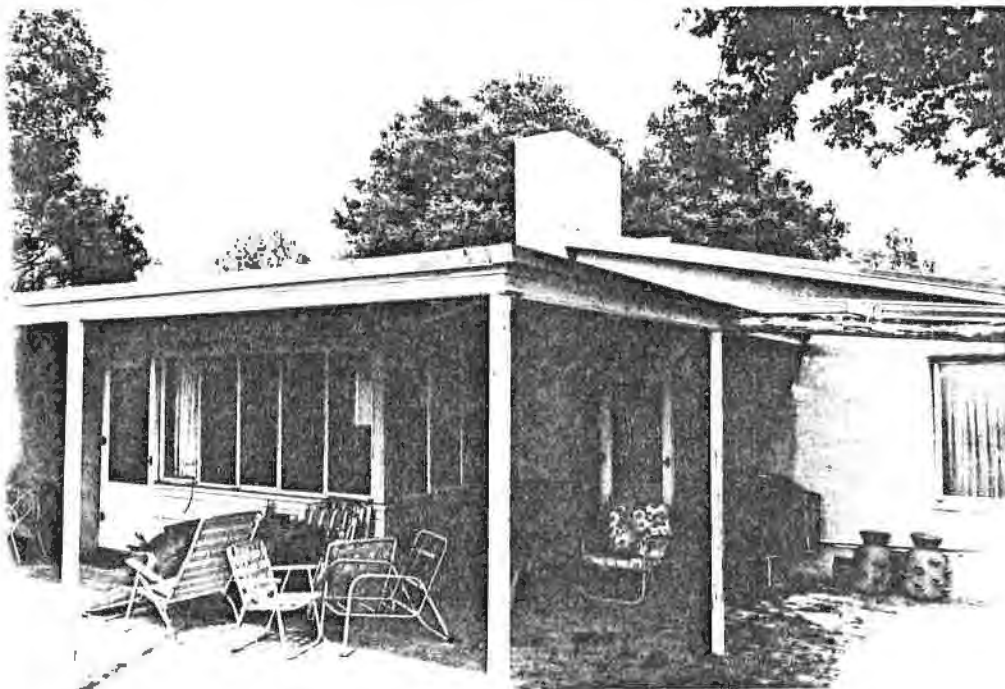
1. Common name: Denham Lord Residence
2. Historic name: Denham Lord Residence
3. Street or rural address: 4274 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 29-020-040
5. Present Owner: Augusta Lord Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

**DESCRIPTION**

7a. Architectural style: Modern

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Irregular in shape, this stucco clad residence has a combination flat low shed roof. A wide overhang with exposed rafters is found over the main entrance. A portion of the overhang is covered with stucco and has recessed lights. A flat roof covers the patio on the west side. The roof is supported by simple wood columns. A shed roof covers the carport on the northeast side of the house. Clerestory windows provide ventilation. Other windows are metal casement. The brick chimney has been whitewashed. On the interior are several built-ins including pocket doors, sofa, and music cabinets.



8. Construction date: 1942  
Estimated \_\_\_\_\_ Factual X
9. Architect Austen Pierpont
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 10
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: - Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ 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: Citrus and avocado orchard, barn, stone walls, mature oaks

**SIGNIFICANCE**

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

The house was designed by Austen Pierpont in 1942 for Denham Lord and his family. Mr. Lord was Superintendent of Schools and taught at Thacher School. His first wife was a music teacher and the house was designed, in part, with music cabinets to accommodate her teaching. Mr. Lord's parents also worked at Thacher School. The house is architecturally significant because it shows Austen Pierpont's versatility as a local architect. Almost directly across the street is one of the first houses he designed about 1918 in the English Cottage style. This later house was featured in the July 1945 issue of Sunset Magazine.

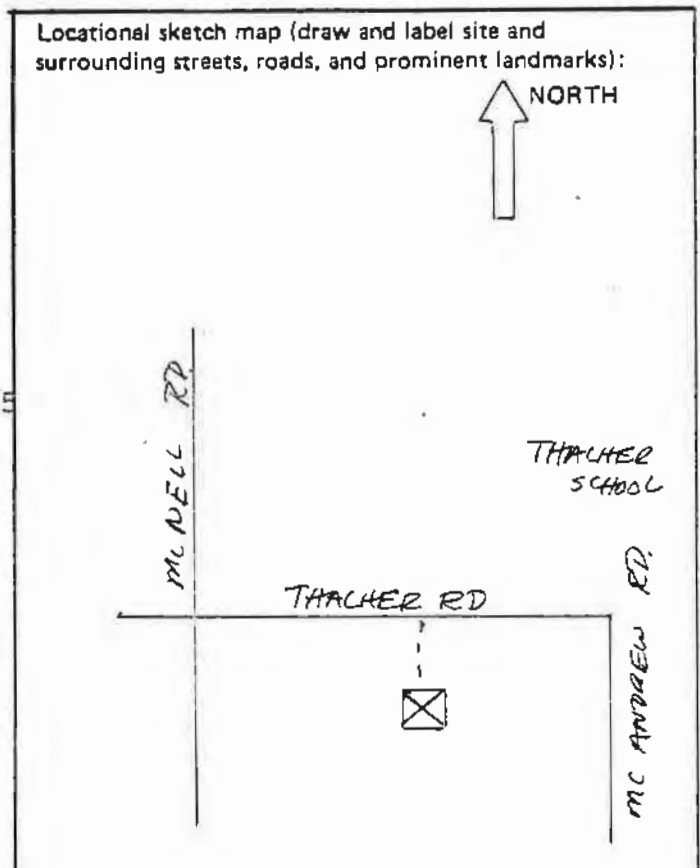
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_ Military \_\_\_\_\_  
Religion \_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Augusta Lord, 4-85  
Sunset Magazine, July 1945

22. Data form prepared 5-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/298840/3815640 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

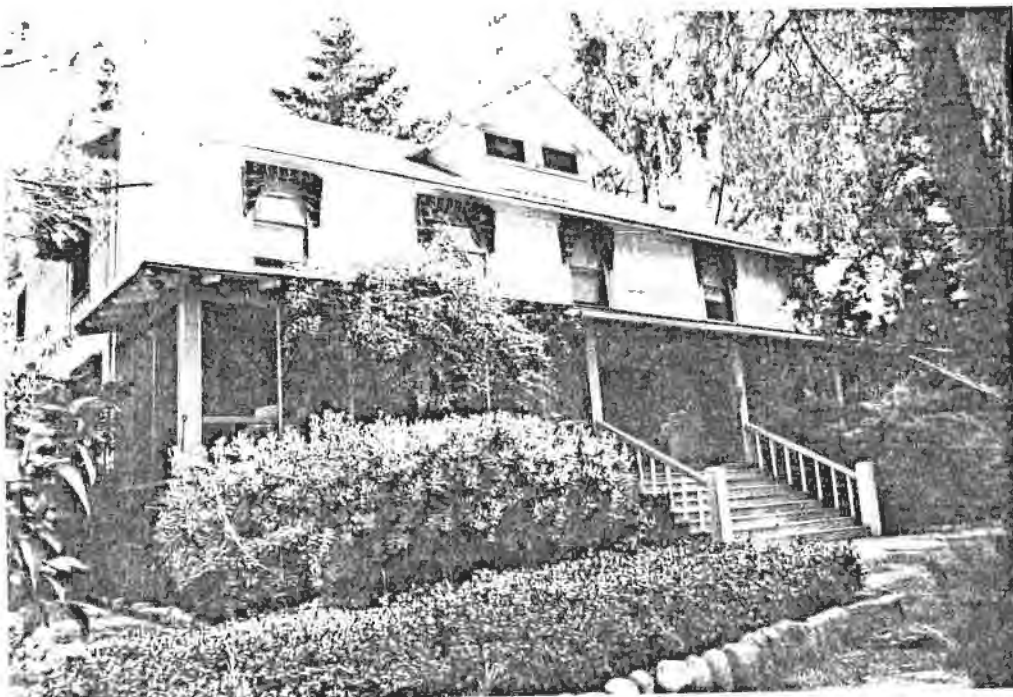
1. Common name: None
2. Historic name: General Charles G. Penney Residence
3. Street or rural address: 4295 Thatcher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 014-0-100-080
5. Present Owner: Robert B. Churchill Address: 530 Paseo Miramara  
City Pacific Palisades Zip 90272 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

7a. Architectural style: Colonial Revival

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 medium pitched hip roof with symmetrically placed windows and gable dormer. A hip roof with exposed rafters extends across the front supported by square columns and wood railing. Wood steps lead to the porch, and a lattice skirt covers the raised foundation. The porch has been enclosed with screens on one side. The double front door has diamond shaped panes. The window above the stairwell has a diamond pane design. The house is covered with board and batten siding and has a brick chimney.



8. Construction date: 1907  
Estimated X Factual \_\_\_\_\_
9. Architect N/A
10. Builder Possibly James Leslie
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 1.41  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Back porch enclosed
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature pines, California pepper trees, stone borders

**SIGNIFICANCE**

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

Built about 1907 on land purchased from the Pierpont family for General Charles G. and Ida Penney, the house is significant architecturally as an excellent unaltered example of the Colonial Revival style although with a somewhat more rustic feel characteristic of Ojai's east end. Believed to have been built by James Leslie, local carpenter, who built several residences in Ojai including many of Thacher School's buildings and the main Pierpont Cottage.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

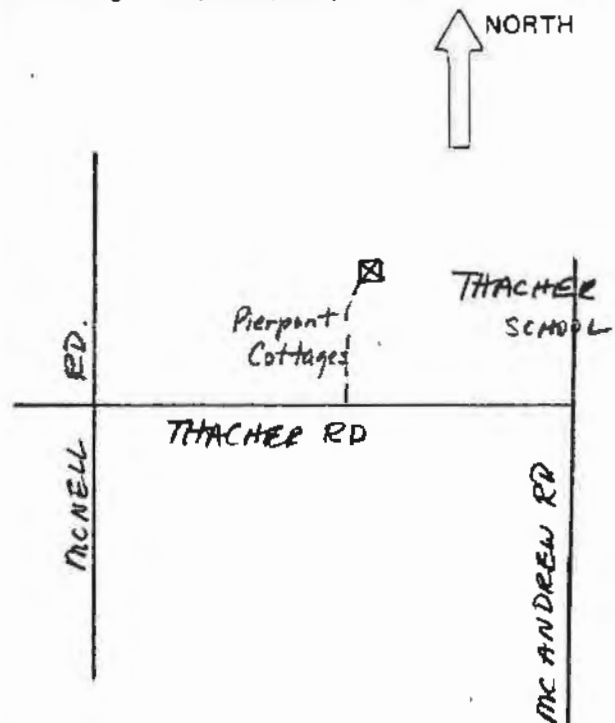
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview w/ Robert Churchill, 3-85; Helen Griggs, 3-85.  
County Directories, 1910-1926  
1912 Ventura Co. Historical Atlas

22. Date form prepared 4-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976

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





HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	NR <u>6</u> SHL _____ Loc _____
UTM: A11/298670/3815600 B _____	
C _____	D _____

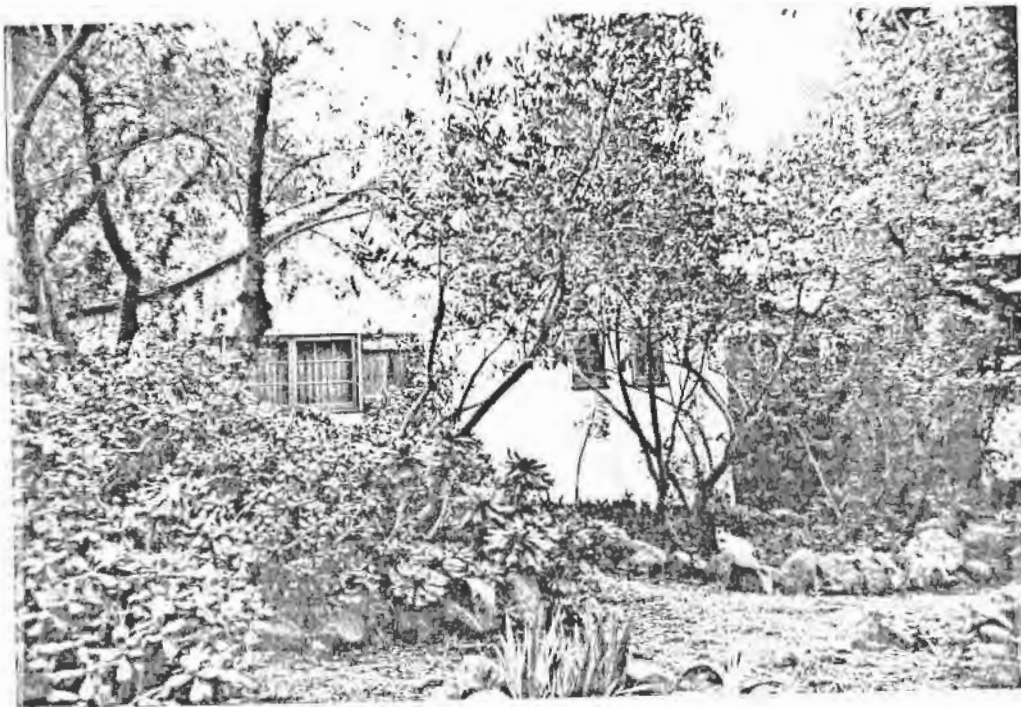
IDENTIFICATION

1. Common name: None
2. Historic name: Belle Breck Residence - El Pedregal
3. Street or rural address: 4320 Thacher Road  
 City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 29-020-050
5. Present Owner: Lucille and John Van Dyke Address: P.O. Box 300  
 City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This single story stucco residence has a low swept gable roof in front. The casement windows are multi-paned with wood shutters. The rear of the house is an L-shape with offset gable roof. A square bay window is located on the west side of the house. The chimney is of stone with stone detailing around front entry. There is a screened-in porch on the east side of the house.



8. Construction date: 1928  
 Estimated X Factual \_\_\_\_\_
9. Architect Austen Pierpont
10. Builder unknown
11. Approx. property size (in feet)  
 Frontage 253' Depth 180'  
 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Patio extended, east side screened in
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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: Two car stone garage, rock borders, stone steps, mature oaks

**SIGNIFICANCE**

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

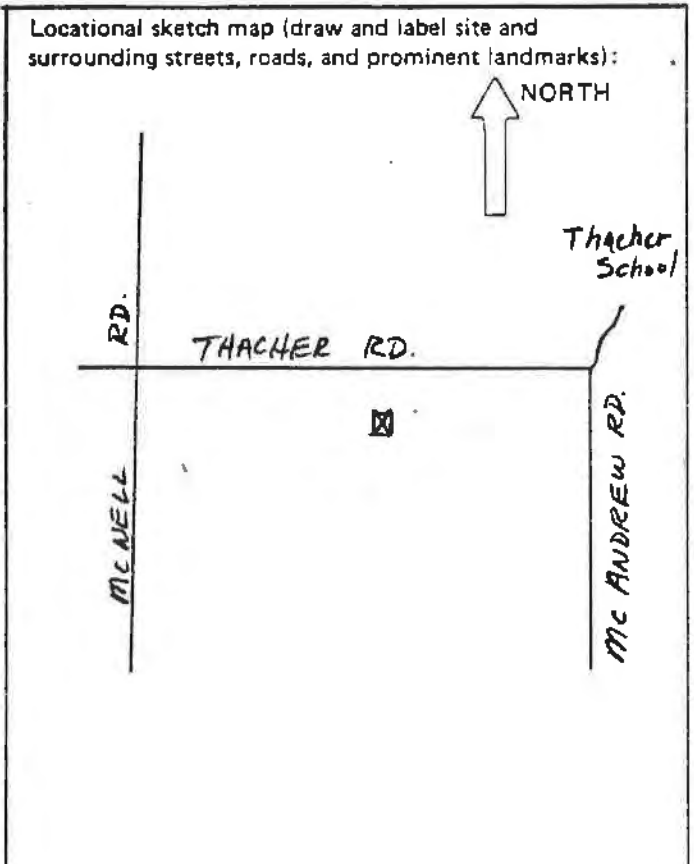
The house is a good example of Ojai architect Austen Pierpont's English Cottage style. It was built about 1928 for Miss Belle Breck. Miss Breck, a Kentucky resident, became familiar with Ojai when visiting at the Pierpont Cottages. She called her home "El Pedregal" which means the stony ground.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. Van Dyke,  
Helen Thacher Griggs, 3-85  
City Directories, 1934

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



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299100/3815800  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Twin Peaks Ranch
2. Historic name: Twin Peaks Ranch - Donald Dickey
3. Street or rural address: 4403 Thacher Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 14-110-070
5. Present Owner: Robert and Marilyn Power Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

- ranch
- 7a. Architectural style: Spanish Colonial Revival Style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The main stucco clad house is built in a single story U-shape with low-pitched gable tile roof. A shed roof extends across the front walkway supported by massive stucco columns. The house is on a raised lot with a stone retaining wall. Wood windows and doors are recessed. A high tapered stone chimney caps the roofline. Windows are both multi-paned and fixed.



8. Construction date: 1929  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder Sam Hudiburg
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 52.71
12. Date(s) of enclosed photograph(s)  
11-84

13. Condition: Excellent \_\_\_ Good \_\_\_ X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_  
 14. Alterations: Unknown - none apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X 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 oaks, peppers, etc., swimming pool, greenhouse, tennis court, three modern houses around pool

**SIGNIFICANCE**

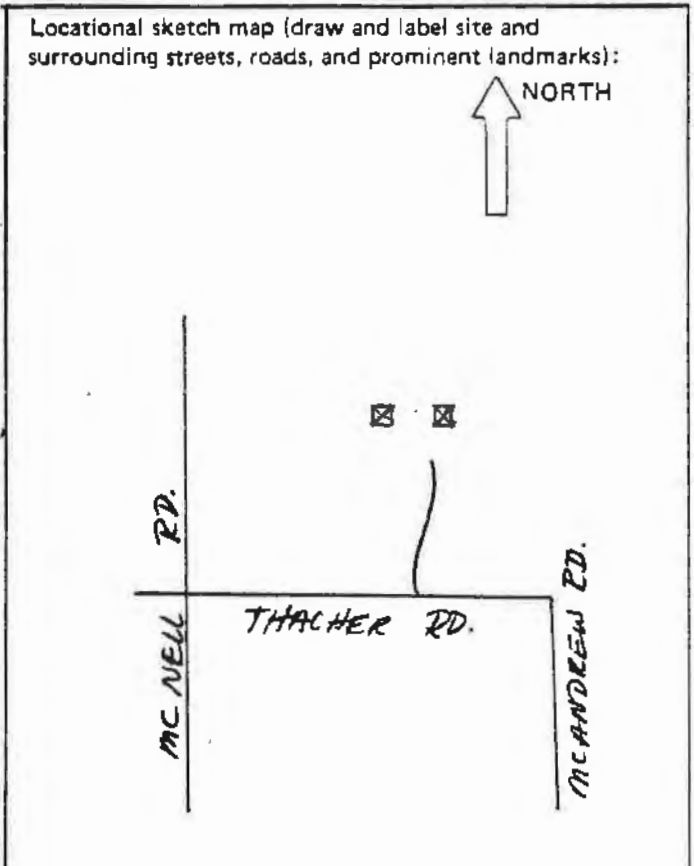
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The main house was built in the 1920s for Donald Dickey. Mr. Dickey had been a Thacher School student and later worked for the U.S. Geological Survey. Sam Hudiburg was the builder. The house is significant as an excellent example of the Spanish Colonial Revival style, and the outbuildings resemble much earlier adobe structures although built in the 1920s and 30s. The citrus ranch was known as Twin Peaks and later owned by easterner Clement Quinn, a mining engineer, who had an "Ojai" label made for his citrus.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Harry Voth, 4-85;  
 Helen Griggs Thacher, Bill Bowie, 4-85  
 City Directories, 1934-1952  
 5-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



TWIN PEAKS RANCH



The adobe barn and stable house are in modified L-shape with low pitched gable tile roof. The barn has a recessed portion with four openings and rough wood supports. All openings have wood lintels.

TWIN PEAKS RANCH



The foreman's house, built after 1920s, was added onto in the 1930s. It is built out of adobe with a tile shed roof and protruding vigas (beams). The L-shape creates a recessed porch supported by wood columns. Wood lintels are found above recessed entries and windows. Windows are double hung and multi-paned. The patio appears to be of rough clay tile.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: AL1/299040/3815320 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION None
1. Common name: \_\_\_\_\_
  2. Historic name: Walter Scott Hughes Residence
  3. Street or rural address: 4424 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
  4. Parcel number: 29-020-060
  5. Present Owner: Paula Hughes Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This rather impressive two story rectangular shaped residence is arranged with a commanding view of the Ojai Valley. The medium pitched gable roof has a wide overhang with exposed rafters under the eaves. A square gabled bay window is symmetrically placed over the second story balcony and has a raised design under the gable. The balcony, supported by square wood columns and curved brackets, extends the length of the house and across the south side. A square bay window with a shed roof and dentil details is located on the north side. The double front doors have multi-paned glass with sidelights.



8. Construction date: 1898  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder Edward Thacher/  
Dr. E. Pierpont
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 17  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good \_\_\_ X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_  
 Addition of bedroom and study on ground floor and windows enlarged
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
 Residential \_\_\_ X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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 oaks, stone patio and borders, large circular drive in front of house

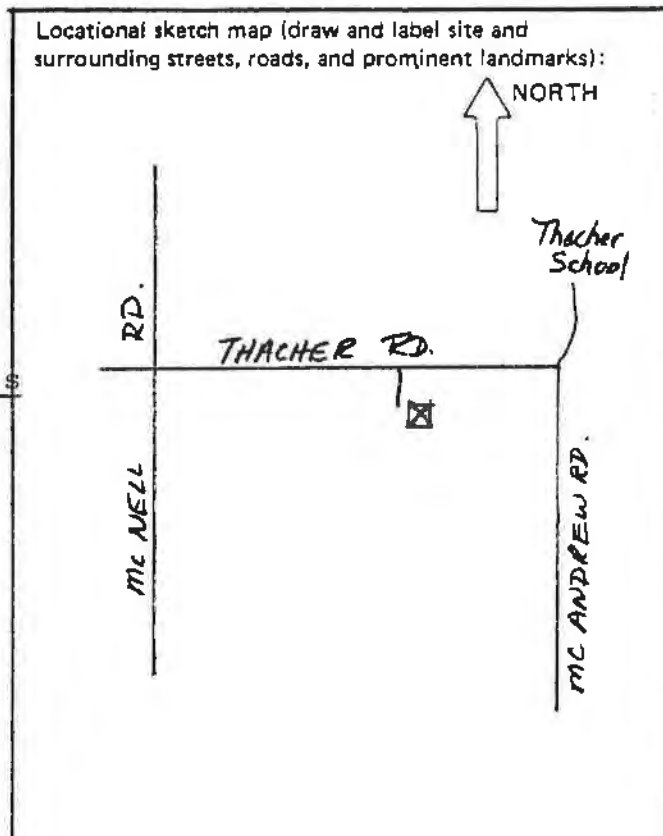
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house was built for Walter Scott Hughes, a wine importer, in 1898 possibly by James Leslie, local builder. Mr. Scott came to Ojai from Milton, Massachusetts to improve his son's health. Scott used Ojai as a winter home. His son Walter attended Thacher School and later graduated as a research scientist from M.I.T. In 1947 Walter and Paula Hughes settled in Ojai. The house is unusual architecturally because it is one of the few Colonial Revival style residences in the east end and still remains in the same family.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture \_\_\_ X \_\_\_ Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 1912 Ventura Co. Historical Atlas  
 1903-1952 U.S.G.S. Map  
 Interviews with Helen Griggs and Paula Hughes, 2-85  
 4-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299040/3815320 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Walter Scott Hughes Property

3. Street or rural address: 4462 Thacher Road  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 29-020-060

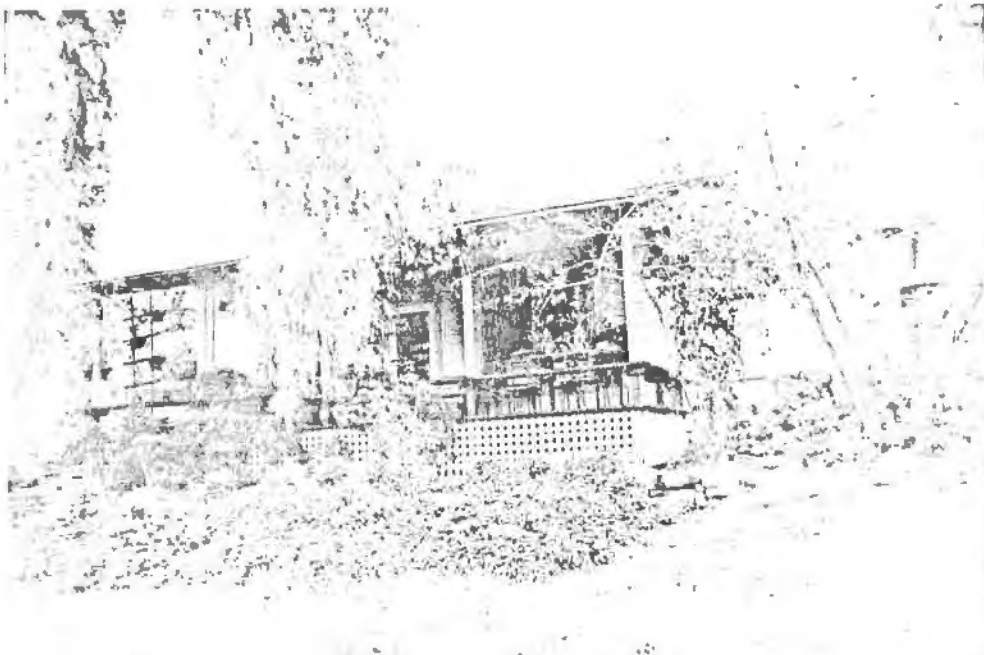
5. Present Owner: Paula Hughes Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION Vernacular cottage

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This single story rectangular shaped residence rests on a raised foundation covered by a lattice weave skirt. The low pitched gable roof extends in saddleback fashion over the rear of the building and a shed roof covers the open front porch supported by square columns. The house is covered with wide shiplap siding and the interior has high ceilings with tongue and groove wood siding.



8. Construction date: 1900  
Estimated X Factual \_\_\_\_\_

9. Architect none

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 17  
or approx. acreage \_\_\_\_\_

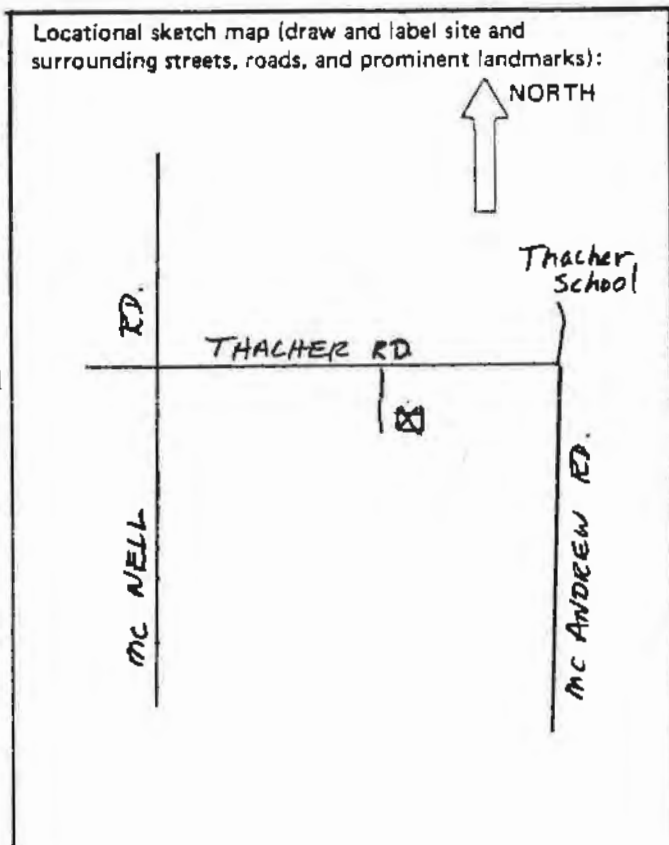
12. Date(s) of enclosed photograph(s)  
2-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: The windows have been enlarged in front
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
 Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
 Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? X
18. Related features: Mature trees, thick stone walls and stone borders

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house is significant as one of the few remaining houses built before the turn of the century in the east end. In 1910 and later, Albert and Jennie Parkhurst lived in the house. Mr. Parkhurst was listed as a gardner and also worked for the Ojai Valley Country Club. The house was also lived in by Walter and Paula Hughes. Mrs. Hughes said it was built as a caretaker's house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interviews with Helen Griggs and Paula Hughes, 3-85  
 City Directories, 1910-1917
22. Date form prepared 4-85  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299140/3815380 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Emily Spicer Residence
3. Street or rural address: 4488 Thatcher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 029-0-031-115
5. Present Owner: Hildegarde D. Charlton Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This irregular shaped residence has a low-pitched hip roof with exposed rafters under the eaves. The lower half of the house is covered with stone and the upper portion with shingles. The casement windows are multi-paned, and there are leaded glass windows in the rear. The front porch has been enclosed with screens.



8. Construction date: 1910  
Estimated X Factual \_\_\_\_\_
9. Architect None
10. Builder Possibly James Leslie
11. Approx. property size (in feet)  
Frontage 136' Depth 270'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
3-85

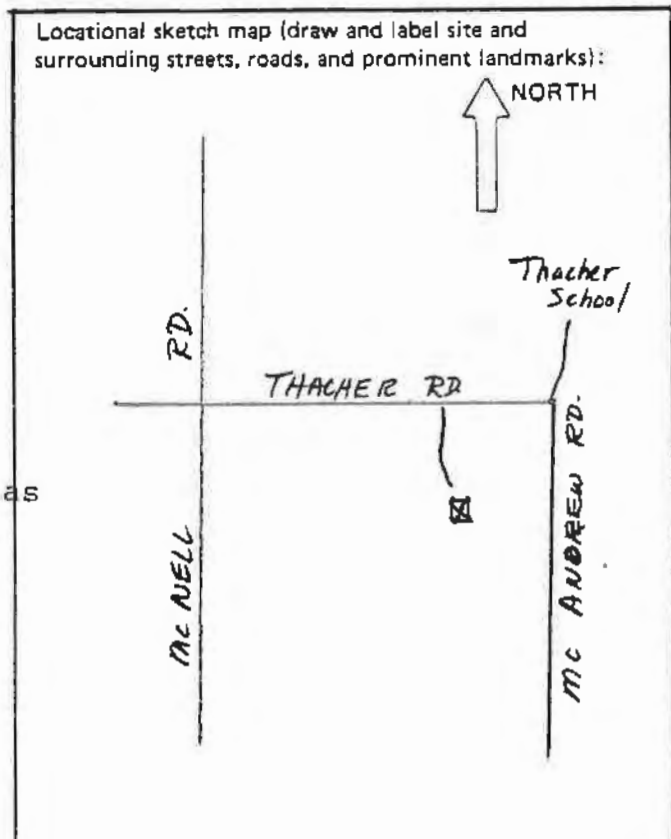
13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Enclosed screen porch
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Mature spruce trees, oaks, eucalyptus

#### SIGNIFICANCE

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

The house is significant as an excellent example of a craftsman bungalow. The stonework on the foundation is the product of a fine stonemason. Miss Emily Spicer owned the property about 1912, but it is not certain if she had this house built. She lived in a smaller house north of this residence, which she leased out. She taught pre-school through fourth grade. Many Thacher Road children attended the school as well as the children of families staying at the Pierpont Cottages.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
3-85, Interview with Helen  
(Thacher) Griggs  
City Directories, 1916-22  
1912, Ventura Co. Historical Atlas
22. Date form prepared 4-85  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 So. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4C SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299140/381540 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION None

1. Common name: \_\_\_\_\_

2. Historic name: Emily Spicer School/Residence

3. Street or rural address: 4572 Thacher Road  
City Ojai vic. Zip 93023 County Ventura

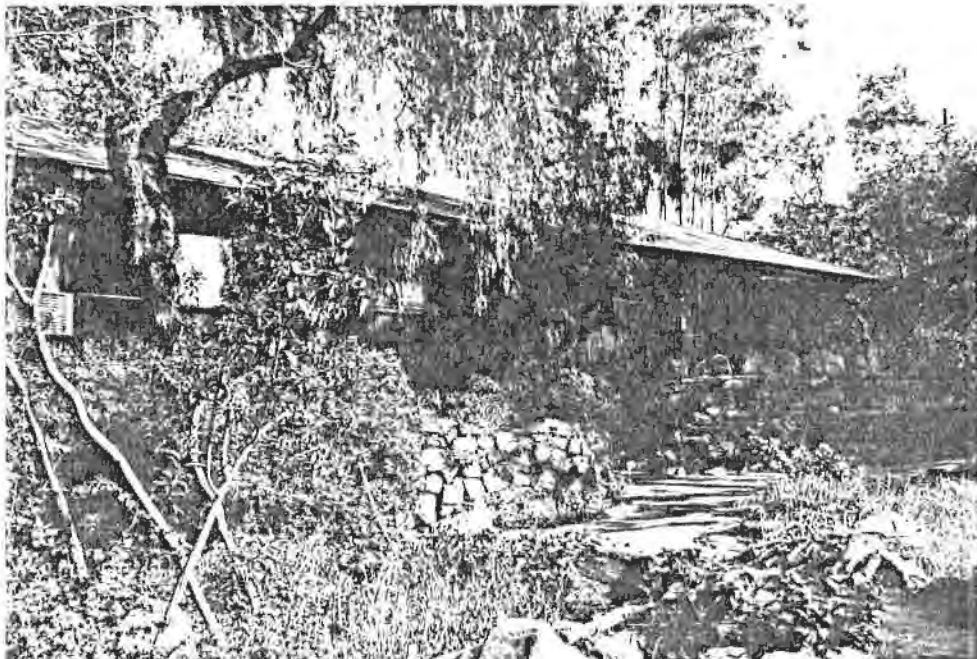
4. Parcel number: 029-031-095

5. Present Owner: Barnaby B. Davidson Address: P.O. Box 3446  
City Berkeley Zip 94703 Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Single family residence Original use: same

DESCRIPTION Craftsman Bungalow

- 7a. Architectural style: \_\_\_\_\_
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This board and batten bungalow has a very high stone foundation that includes a cellar. Rafters extend under the low pitched gable roof. The casement windows are combined with some windows that slide into the wall. The interior of the house is quite small in scale except for the addition on the north side whose interior has high pitched open ceilings. A screened in porch was an addition on the south.



8. Construction date: 1914  
Estimated X Factual \_\_\_\_\_
9. Architect unknown; addition,  
1950s, J.R. Davidson
10. Builder Possibly James  
Leslie
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage .91
12. Date(s) of enclosed photograph(s)  
3-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Room added on north and screened porch on south
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ X Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
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 trees, oaks, stone borders, secluded surroundings

#### SIGNIFICANCE

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

The house has a long and interesting history. It was built about 1914 for Emily Spicer who owned two other houses on the property. Miss Spicer, a world traveler who settled in Ojai, was a teacher and held class in this house for preschool through third grade. Miss Spicer was a very small woman, and the house was built on a small scale inside to suit her needs. In the 1950s the prominent architect, J.R. Davidson, purchased the house and added a large studio on the north. He and his wife Greta retired to Ojai, and Mr. Davidson died in the house. It is still owned by the Davidson family. The house is architecturally interesting, having maintained its integrity over the years. It was possibly built by local builder, James Leslie.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Helen Griggs, 3-85;  
Gisela Maier, 3-85; Biographical  
file, Ojai Museum; Cty & Co. Dir-  
ectories, 1916-1934  
4-85

22. Date form prepared  
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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299360/3815580 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION Casa Vieja
1. Common name: \_\_\_\_\_
  2. Historic name: Halleck Lefferts Residence
  3. Street or rural address: 4695 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
  4. Parcel number: 14-110-140
  5. Present Owner: Anson Thacher Address: 5025 Thacher Rd.  
City Ojai Zip 93023 Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Single family residence Original use: same

DESCRIPTION Shingled California Bungalow

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

Irregular in plan, this single story residence has a low pitched hip roof with two gabled dormer vents. The house is recessed back on the north side with a separate hip roof wing on far north side attached by a flat roof. A carport is attached on the south side. Wood rafters are exposed under the wide eaves. The recessed front porch has a low pitched shed roof supported by square wood columns and wood steps. The house is covered with wood shingles and has both a stone chimney and a shingled wood chimney. Windows are multi-paned casement.



8. Construction date: 1921-22  
Estimated \_\_\_\_\_ Factual X
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 1.58  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1-85 & 3-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Carport added
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_  Scattered buildings \_\_\_\_\_  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved?  Unknown? \_\_\_\_\_
18. Related features: Redwood tree, rock walls

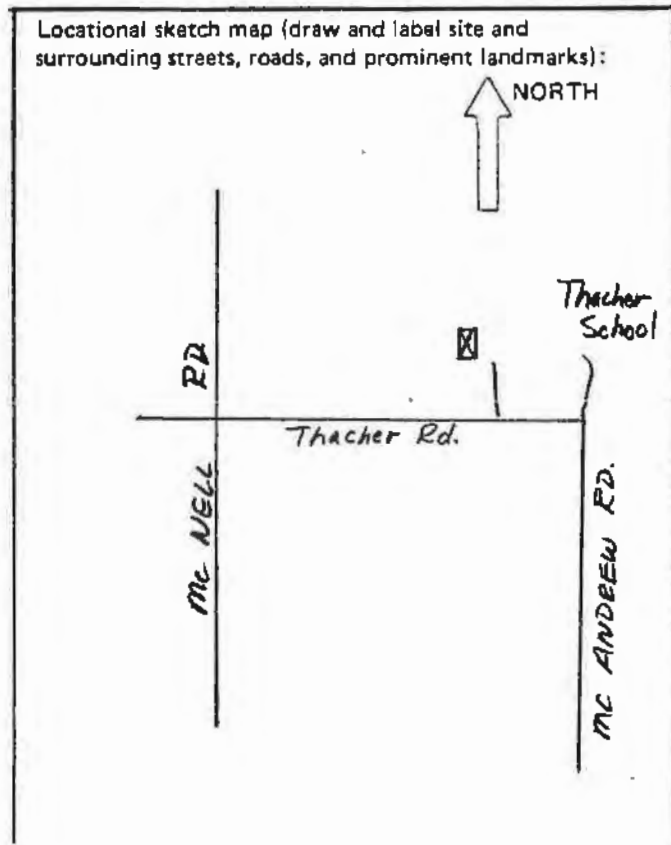
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The house was built for the new headmaster of Thacher School, Halleck Lefferts, in 1921-22. Mr. Lefferts was the first to replace Sherman Thacher, who had been headmaster since he first founded the school in 1890. This house remained the headmaster's house until 1970 when it was moved to its present site on Thacher Road. It then became the residence of Anson Thacher, former headmaster of Thacher School and son of Sherman Day Thacher. The Thachers call their home Casa Vieja.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 2 Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Makepeace, Sherman Thacher  
 Interview with Anson and Helen Thacher, 2-85; Thacher Library, 1940 Insurance Survey 5-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/299420/3815540 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

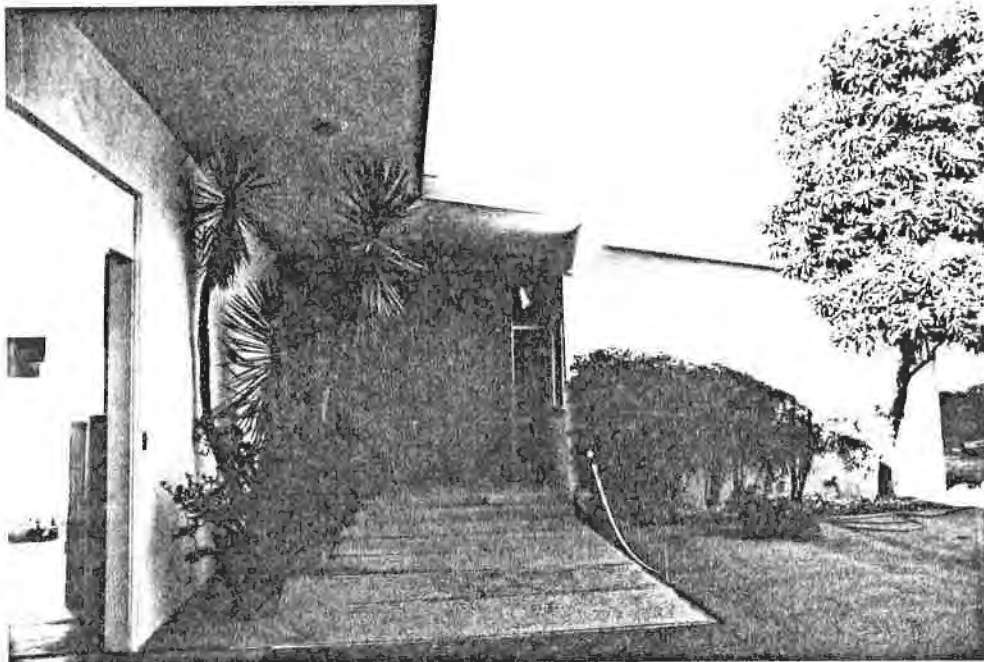
IDENTIFICATION

1. Common name: David Lavender Residence
2. Historic name: David Lavender Residence
3. Street or rural address: 4771 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 14-110-040
5. Present Owner: Lavender Trust Address: 1190 So. Victoria  
City Ventura Zip 93003 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

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

This irregular shaped single story residence has a very low pitched gable roof with exposed wide decorative jagged rafters and wide overhang. The front door and glass side lights reach ceiling height. The house is covered with stucco siding, and on the west side is a screened in wood porch. The large brick chimney is located on the west side. The carport is attached to the house by a stucco wall on the west side of the facade. A separate guest house is attached to the carport. Windows are aluminum fixed, and louvered glass and doors are sliding glass in rear.



8. Construction date: 1958  
Estimated X Factual \_\_\_\_\_
9. Architect Henry Eggers; guest house, Michael Head, 196
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 1
12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: Room added to carport
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other:
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other:
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: brick planters, stone borders, concrete block wall

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The house was designed in 1958 by San Marino architect Henry Eggers for David Lavender. Mr. Lavender is a well-known writer of California and Western history who began teaching English at Thacher School in 1943. He has published 25 books on Western and California history including articles for Arizona Highways. Born in Telluride, Colorado, he was raised on a ranch and later graduated from Princeton and completed one year of graduate work at Stanford.

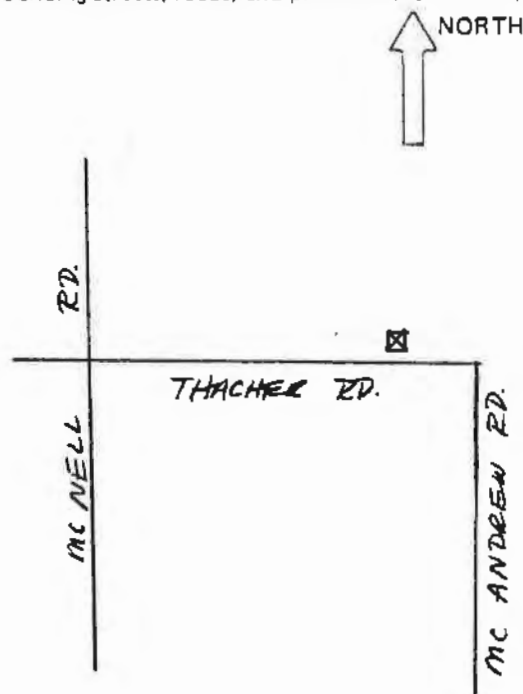
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure 1  
Economic/Industrial  Exploration/Settlement   
Government  Military   
Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mrs. D. Lavender,  
1-85 and 5-85; David Mason, 5-85

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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3/3D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299500/3815480 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION Thacher Residence
1. Common name: \_\_\_\_\_
  2. Historic name: Sherman Day Thacher Residence
  3. Street or rural address: 4831 Thacher Road  
City Ojai vic. Zip 93023 County Ventura
  4. Parcel number: 14-110-030 & 14-110-130
  5. Present Owner: Helen Thacher Griggs Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Single family residence Original use: same

DESCRIPTION Shingle style bungalow

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

Basically L-shaped, the large open porch creates another wing on this shingled bungalow. The main roof is a medium gable with a hip roof over the porch. A small shed roof extends over the side entrance. The house rests on a raised concrete block foundation. It originally had a stone foundation when it was located at the Thacher School. There is a square bay window on the west front corner of the house. Most of the windows are double hung. Decorative features are found on the porch with raised wood trim and arched wood detailing extending from the square columns. The front door has recessed panels and is a dutch door. The kitchen on the east and bedrooms on the south side were added in the early 1900s. The original entrance was on the other side of the house and changed at a later date. Each room had an outside entrance.



8. Construction date: 1895  
Estimated \_\_\_\_\_ Factual X
9. Architect Edward Thacher
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 289' Depth 224'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1-85

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence
14. Alterations: Part of the house (later additions) have been removed and remain at the Thacher School.
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other:
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other:
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: Mature trees

#### SIGNIFICANCE

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

The house was designed in 1895 and completed in 1896 for Sherman Day Thacher as a wedding present to his wife Eliza Blake. Thacher had started a private school for boys and the house was built on campus. It was designed by Sherman's brother, Edward, who had studied architecture at Yale and L'Ecole des Beaux Arts in Paris. Edward was living next door to the school and running the Topa Topa Ranch. The house was designed to take advantage of the breezes, with the porch styled after the Japanese theory of openness. Almost every room had an outside door. Six children grew up there, so several additions were made. On the interior is a double brick fireplace and built-in bookcases. The house was originally located at the school and moved to the present location in 1953. Two sections of the house were left at the school and are still used. Materials were scarce during WW II so everything was saved.

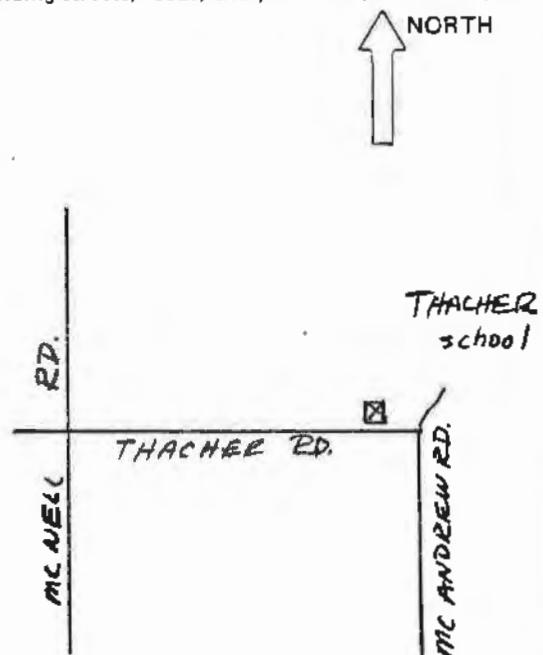
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure   
Economic/Industrial  Exploration/Settlement   
Government  Military   
Religion  Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Helen Thacher, 2-85  
Makepeace, Sherman Thacher  
Fry, Patricia, The 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):



Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/299500/3816100 811/300100/3815900  
c11/300160/3815500 d11/299340/3815500

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Thacher School
2. Historic name: Casa de Piedra School - Thacher School
3. Street or rural address: 5025 Thacher Road
- City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 14-130-040
5. Present Owner: Thacher School Address: same
- City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: School - private co-ed Original use: Private boy's school

DESCRIPTION

(See individual listings)

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

Located on rocky and hilly terrain next to the Topa Topa Mountains with a view of the Ojai Valley below, is a group of buildings that comprise Thacher School. Of the approximately 70 structures, only 30 are included in this survey. These buildings, including faculty residences, school classrooms, dormitories, library and sports-oriented structures, range in building dates from 1896 to about 1954. Both orange and avocado orchards skirt the property in various locations. Styles of buildings range from both large and small redwood board and batten structures to Mission Revival, Spanish Colonial Revival and modern buildings.



8. Construction date: 1896-present  
Estimated \_\_\_\_\_ Factual \_\_\_\_\_
9. Architect various
10. Builder various
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 296  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
11-84

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence   
 14. Alterations: Various additions and modernizations  
 15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
 Residential  Industrial  Commercial  Other: School and agriculture  
 16. Threats to site: None known  Private development  Zoning  Vandalism   
 Public Works project  Other:   
 17. Is the structure: On its original site?  Moved?  Unknown?   
 18. Related features: Orange and avocado trees

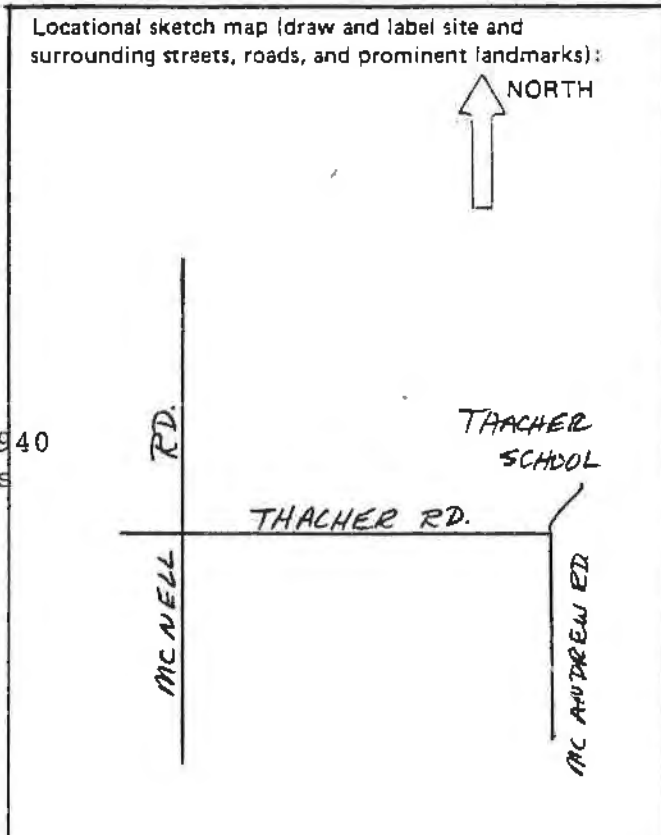
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 Thacher School, previously called Casa De Piedra School, was started by Sherman Day Thacher about 1890. Sherman had studied law at Yale and later came west to visit his brother Edward. Sherman liked Ojai Valley so much that he decided to stay and plant an orange orchard next to Edward's ranch. Sherman was asked to tutor a friend's son, and from that point on he became involved in teaching. More students were added, classrooms built, and the school quickly gained a reputation as a fine prep school for boys. The Pierpont Cottages got their start by providing rooms for Thacher School parents. Several fires destroyed many early buildings, but several remain to provide visual remnants of the school's history. Several buildings were designed by prominent architects including Arthur Benton and Carlton Winslow. Within the last ten years the school has become coeducational.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 2 Arts & Leisure   
 Economic/Industrial  Exploration/Settlement   
 Government  Military   
 Religion  Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Makepeace. Sherman Thacher  
 Interviews with Helen and Anson Thacher, 2-85; Thacher Library-1940  
 Insurance Survey; Arch. Drawings 5-85

22. Date form prepared \_\_\_\_\_  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura Zip 93009  
 Phone: 654-3976



THACHER SCHOOL

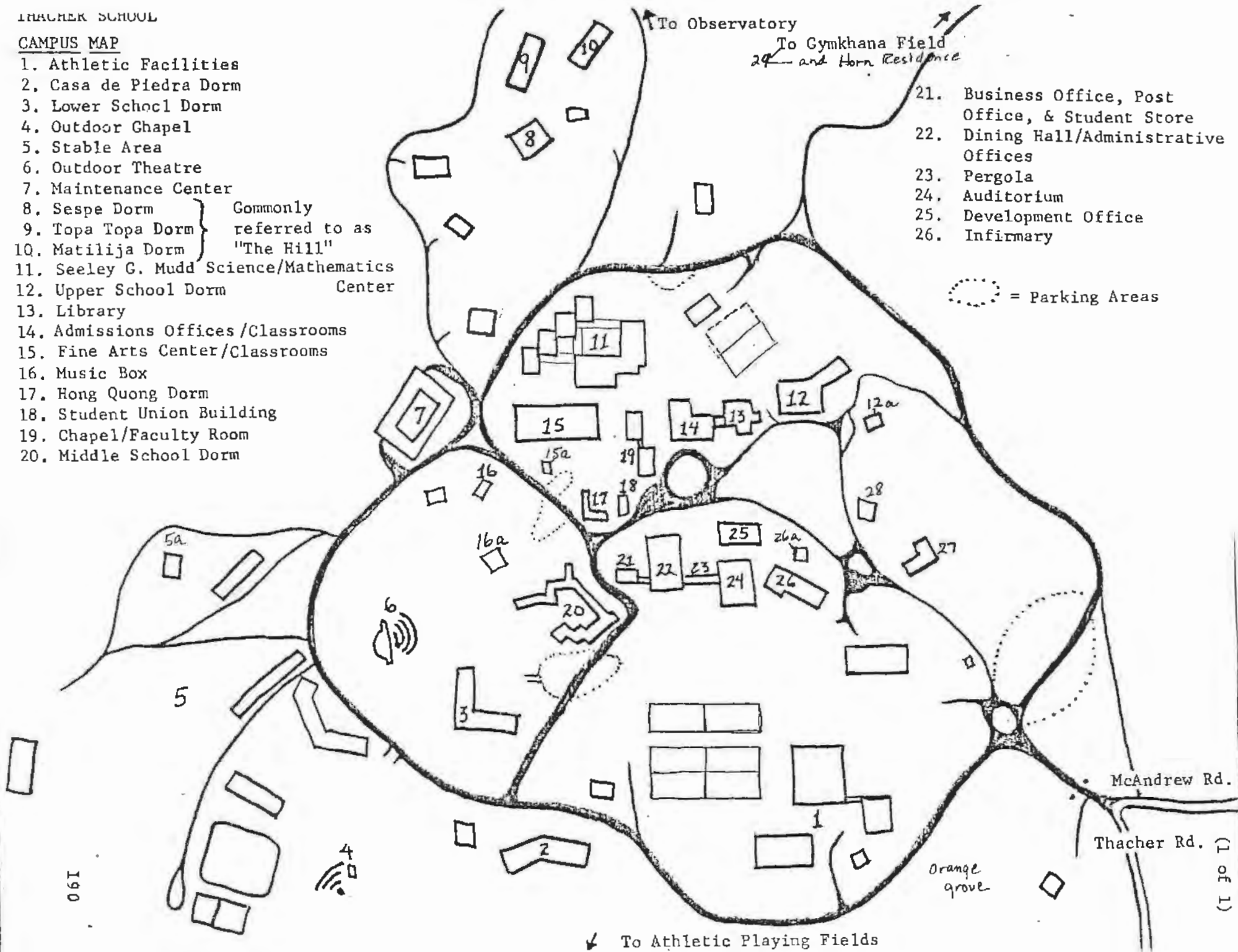
CAMPUS MAP

1. Athletic Facilities
2. Casa de Piedra Dorm
3. Lower School Dorm
4. Outdoor Chapel
5. Stable Area
6. Outdoor Theatre
7. Maintenance Center
8. Sespe Dorm
9. Topa Topa Dorm
10. Matilija Dorm
11. Seeley G. Mudd Science/Mathematics Center
12. Upper School Dorm
13. Library
14. Admissions Offices/Classrooms
15. Fine Arts Center/Classrooms
16. Music Box
17. Hong Quong Dorm
18. Student Union Building
19. Chapel/Faculty Room
20. Middle School Dorm

Commonly referred to as "The Hill"

21. Business Office, Post Office, & Student Store
22. Dining Hall/Administrative Offices
23. Pergola
24. Auditorium
25. Development Office
26. Infirmary

○ = Parking Areas



THACHER SCHOOL



#4 Outdoor Chapel

This hillside area was designed as a World War I Memorial. It is a pergola made up of six stone columns connected by heavy wooden beams. Paving stones form the walkway. A bronze placque identifies the site which is now used as a place for meditation.



## THACHER SCHOOL



#5 Stable Area  
Horseman's Residence

Originally a portion of this house was part of Chapparel Cottage, the original Thacher house built in 1896. Today it serves as the residence of the man who takes care of the horses.

It has a flat roof and is irregular in shape. The original part is covered with shingled siding and has multi-paned double hung windows. Part of the house is covered with clapboard siding and has aluminum framed windows.

## THACHER SCHOOL



#5 Stable Area

### Twichell Barn

This is the second Twichell barn built in 1938. The first barn was torn down. This single story barn has three wood frame sections divided by two stone sections. The hay is stored in the higher gabled roof stone portions. Rafters are exposed under the eaves and the entry to the stone barn has a slight radiating arch. Square openings in the wood barn have a overhang above supported by brackets. Wood siding is vertical boards.

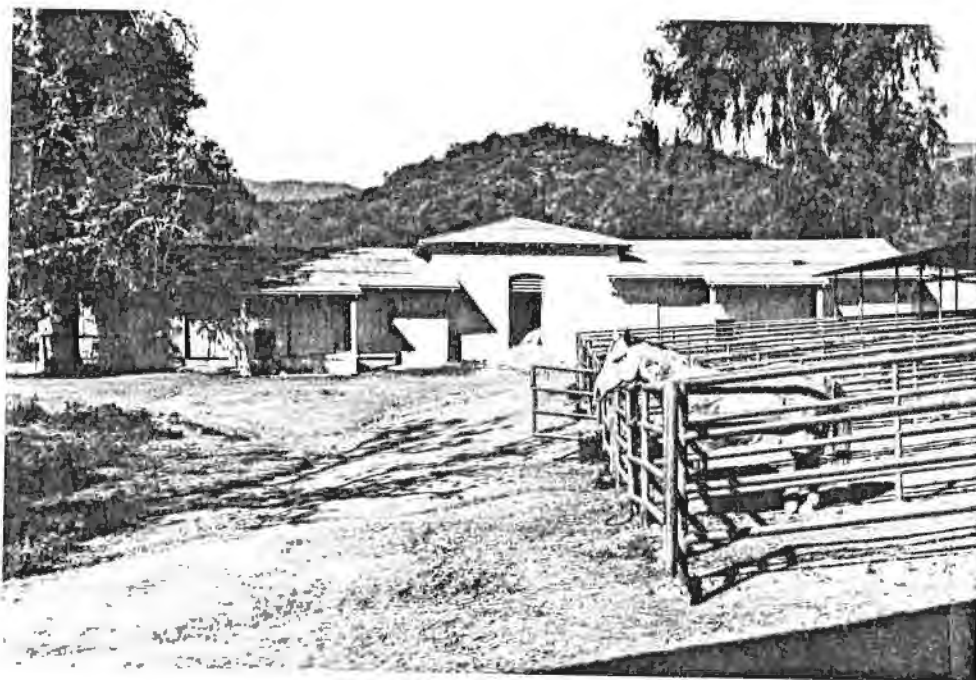
## THACHER SCHOOL



Smith Barn

This long rectangular barn has a sidefacing gable roof with a center high front gable roof. The building is constructed of board and batten siding except for the center stone portion. Rafters are exposed under the broad eaves which extend across the front of the barn supported by stone walls and wood square columns.

## THACHER SCHOOL



### Hunt Barn

This long wooden barn has a side facing gable roof whose center section is a raised hip roof. This portion was used for storing the hay. Rafters are exposed under the eaves and the tall opening has segmented arch. Wood siding is vertical boards. The barn was named for Margaret Clark Hunt, who was in charge of teaching riding at Thacher during the early 1900s and was responsible for buying and selling the horses.

## THACHER SCHOOL



#6 Outdoor Theatre

In 1907 Sherman Thacher saw the need to have a Greek-style amphitheatre for plays, school exercises and lectures. This location was chosen by Andrew Wolfenden, teacher and bookkeeper. It was the ideal setting with its natural setting and rugged boulders near a stream bed surrounded by Oak trees. A stone bridge crosses the creek to the far side of the amphitheatre. Massive stone boulders are arranged in a semi-circle on the hillside for use as the individual seats. The boulders are separated by stone aisles. A large flat dirt area is used for the stage.

## THACHER SCHOOL



#12 - The Dodge House

This two-story Craftsman House was built for Thacher School math teacher, Alvord Dodge. The prominent Pasadena architect, Myron Hunt, designed the house in 1906. It was built on Thacher Road west of the school. In 1946 it was moved to the school campus and attached to the Upper School Dormitory. This was done because of lack of materials to build new housing during World War II.

The large two-story residence has a low pitched gable roof with exposed rafters under the eaves. A shed roof covers the front porch with cut out beams and rafters underneath. The porch doors have been altered. The windows are impressive with leaded glass on main front windows with 16 lights. Upstairs are some multi-paned 16 light wood windows. Decorative wood moulding surrounds the windows with a tapered look. The upper story is covered with shingles and the lower portion is medium clapboard. In the rear is an offset two-story gabled wing with a sleeping porch on top.

## THACHER SCHOOL

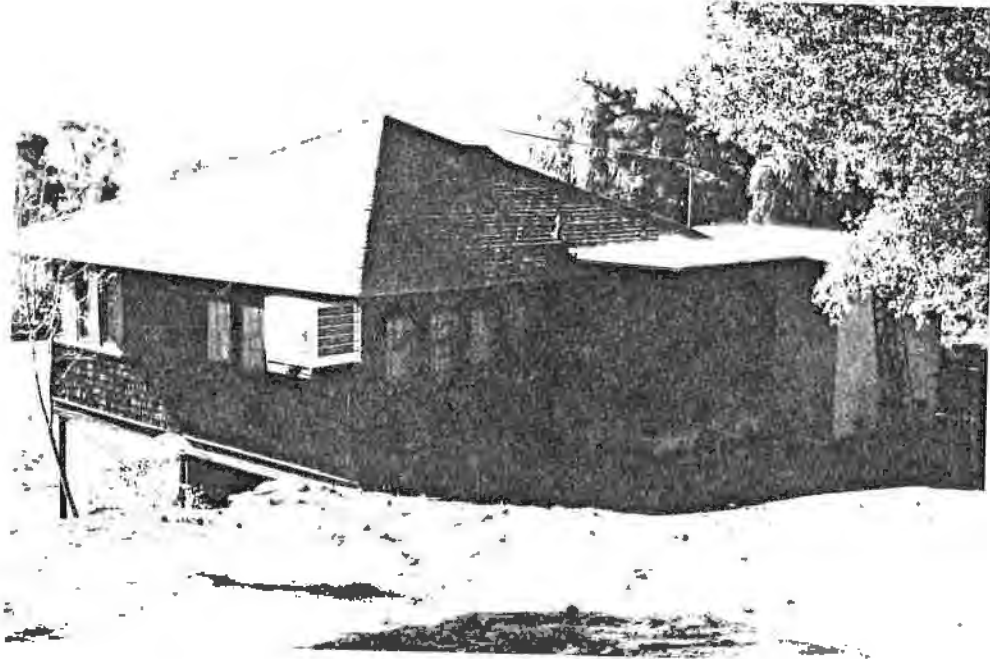


### #12 - Upper School Dormitory

Perhaps the second oldest building on campus, the Upper School Dormitory was designed in 1911 by prominent Los Angeles architect, Arthur Benton, who designed the Mission Inn in Riverside. This prominent three-story shingled building is built in an irregular shape. Two prominent gabled wings extend from the main section creating an open U-section in the center where the prominent arched main entrance is located. The recessed entry is reached by climbing several steps. Above the entry is a recessed balcony and topping the balcony is a Mission Revival parapet with the date 1911 and below it a classical frieze. The brick characters on horseback were apparently favorites of Sherman Thacher. He was very fond of Greek mythology and horseback riding was the major sport at Thacher.

Windows are multi-paned double hung. The top floor has a separate hip roof and rows of multi-paned windows. The foundation is concrete. The Upper School dormitory originally housed both faculty and students. The third floor was a recreation area. It is now a girl's dormitory for the upper grades.

## THACHER SCHOOL



#12a - Dormitory

Near the Upper School dormitory is this small shingled building. Originally it was part of Sherman Thacher's family house, although built as a separate building next to the main house as the bedrooms for Mr. Thacher's sons. It had been an early addition to the house and was removed at a later date, possibly when the main house was moved onto Thacher Road.

It has a hip roof and exposed rafters under the eaves. Rows of multi-paned windows extend across the sides of the building. A flat-roofed addition near the entry appears to be stucco.



## THACHER SCHOOL



### #13 Library

Built in 1927 or 1928, the library was designed by the well known Santa Barbara architect, Carlton Monroe Winslow, master of the Spanish Colonial Revival style. Mr. and Mrs. Lefferts, former teacher and headmaster at Thacher, paid for the architectural drawings in hopes that "the library might be designed as well as constructed and become the pattern for later buildings at the school. The intent was to try and have the buildings someday become a "harmonious architectural unit."

The library was designed to blend with the Mission Revival Style building next to it and an arcade was built connecting the two. The stucco clad library is irregular in shape with a low pitched gable tile roof. The main feature is the large arched leaded glass window on both the front and side. The front gabled parapet has a small rose window with the large arched leaded glass window below flanked by decorative relief panels.

In 1961 the Martha Lavender wing was added on the north. In 1975 Rockrise and Associates added the large flat roofed wing on the south with the slanted gable windows.

## THACHER SCHOOL



### #14 Admissions Office/Classrooms

Built the same year as the Upper School Dormitory in 1911, this building was the main school building where Mr. Thacher had his office and classrooms were located here. It was also designed by Arthur B. Benton, Los Angeles architect, who specialized in the Mission Style and designed the Famous Mission Inn in Riverside.

This building reflects more of the Mission Style than the dormitory with its mission parapet, bell tower, and entry and arcade. The medium high gable roof extends over the building with its exposed beams underneath. A recessed walkway on one side of the building is supported by arched classical columns. This archway also connect to the library on the south side.

The interior of the building has an impressive brick fireplace with repeating arch, carved brick design and classical frieze. The ceilings are open beam. Window treatments contain an unusual carved arch. Tall arched windows divided by pilasters are located on the north side of the building. A flat roofed portion of the stucco building is attached to the rear.

## THACHER SCHOOL



#15 - Fine Arts Center  
Anson S. Thacher Humanities Building

This building was originally built as the science building in 1964 and designed by the Santa Paula firm of Wilson, Stroh and Wilson. In 1983 the building was renovated into the Fine Arts Center and dedicated to Anson S. Thacher. Architects for the renovation were Wilson and Conrad of Ojai.

Primarily rectangular, this classroom structure is two stories in the rear and one story in front. A metal balcony runs along the rear of the stucco building with a double set of steps. Rows of windows appear along the upper half of each story and separate entries lead into the classrooms.

## THACHER SCHOOL



#15a - Storage Building

Behind the Hong Quong Dormitory and the Music Box Building lies this small storage building. It was built prior to 1940 and served as a music practice room called "The Band Box." It was originally used to hold chicken feed.

It has a combination gable roof with hip roof extension and exposed rafters underneath. It is covered with stucco and has one double wood door and one single wood door.

## THACHER SCHOOL

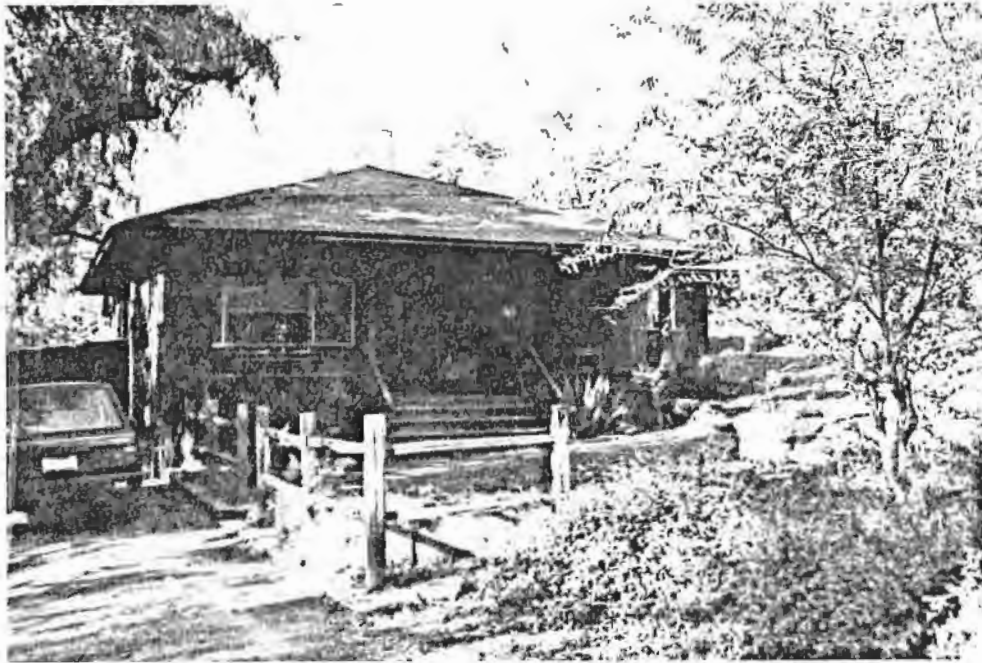


#16 - Music Box and Practice Room

The Music Box was originally built after 1940 as a music room. The grand pianos placed there at its opening still remain. It is uncertain who the builder or architect are but it may have been Austin Pierpont.

The building has a shed roof with exposed rafters and shed roof over the entrance. A square bay window with shed roof is covered with board and batten siding. The building is constructed of brick or concrete block covered with whitewash.

## THACHER SCHOOL



#16a - Faculty Residence

Originally the infirmary, this building was constructed in 1910 and the garage added in 1938. It was moved from the Chinese quarters, and the windows were changed to aluminum frame in front.

It is a single story building with a hip roof wing in the north east corner. Siding is board and batten and some old windows are muti-paned. It is on a raised foundation with an open recessed porch across the front.

## THACHER SCHOOL

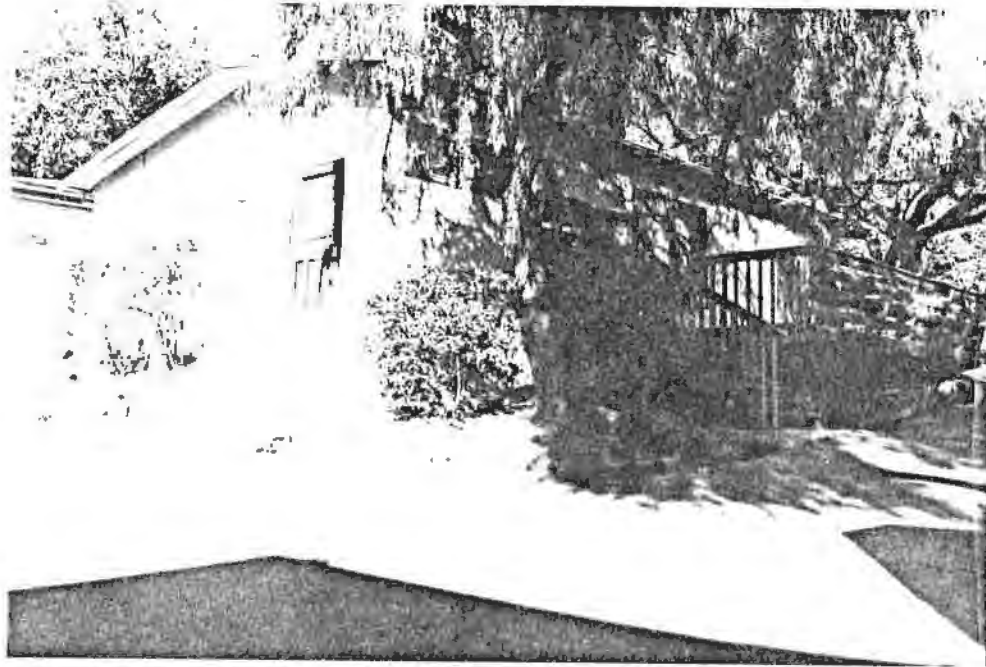


#17 - Hong Quong Dormitory

This L-shaped dormitory originally was the residence of the Chinese employees who did all the cooking and janitorial work at the school. It was named for one man, Mr. Lee Quong, who worked here for many years and raised his family. The "Hong" was added because it made the name sound like "Hong Kong." Mr. Lee Quong requested the quarters be nearer the kitchen when they were built in 1933. It was converted into a dormitory in 1961, and that is when it took the name "Hong Quong."

The building is primarily L-shaped with a combination low hip and gable roof. Some rafters are exposed under the eaves. There are separate entries for the divided rooms. The building has stucco siding and wood framed windows.

## THACHER SCHOOL



#18 - Student Union Building

Originally built as a laundry, this building was constructed about 1920. In 1938-39 additions were made and the building was converted into a classroom called the L-classroom. In 1977 the L-classroom was converted into the Student Union Building by Henry Dreyfuss Associates.

Rectangular in shape, this single story structure is on a slight hill with wood steps and wood deck. Windows are multi-paned wood framed and siding is stucco. A door has been painted over a window on the west side. Two large pepper trees provide shade and one extends up through the deck.



## THACHER SCHOOL



### #19 - Chapel and classrooms

The building was originally known as the Hughes Laboratory because the money for its construction was donated by millionaire Howard Hughes who had been a Thacher School student. The builder in 1936 is supposedly Austen Pierpont. The building was originally a science laboratory but in 1965 the western portion was converted into a non-denominational chapel designed by George Livermore Associates.

Located on a gently sloping hill, the classroom portion of the building has a tile gable roof with shed roof over the arched arcade on the south side. The chapel portion of the building, on the lower slope, is taller with a tile gable roof and high Mission-style parapet with an arched opening to include a bell. A recessed circular window lies directly below the bell and a planted retaining wall crosses in front and opens out on the south side to a patio flanked by a mature pepper tree. Stone steps and mission tile on patio tie in directly with the classroom and library to the southeast creating a unified architectural theme with the Mission and Spanish Colonial Revival styles.

## THACHER SCHOOL

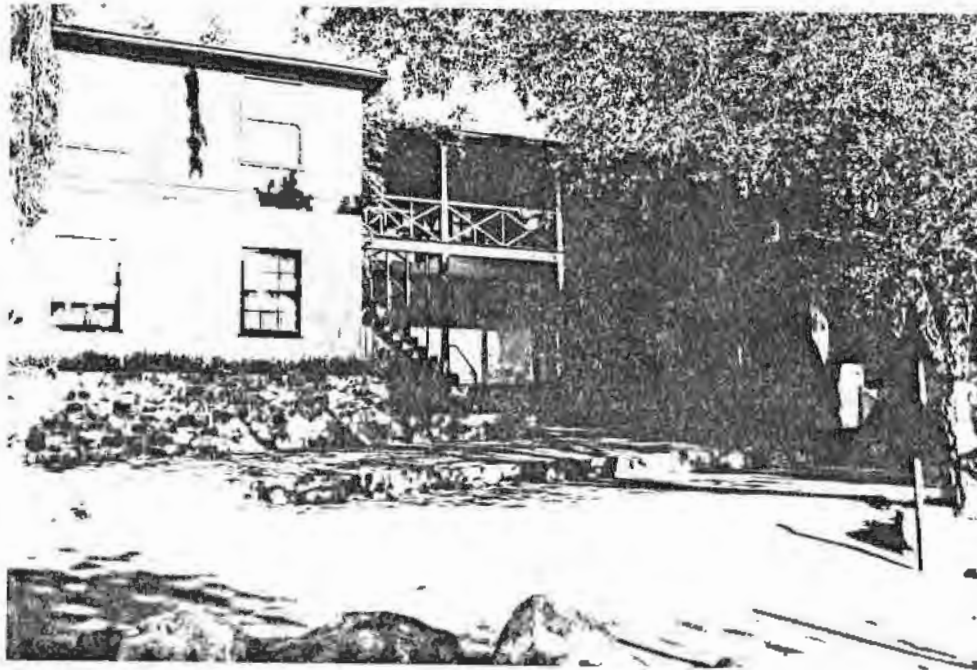


### #20 - Faculty Residence

Attached to the Middle School Dormitory on the north side is the original Morgan Barnes Residence. It was built about 1904 for Thacher teacher Morgan Barnes.

This bungalow residence has a medium gable roof with two offset front gables. Exposed beams and lattice work vent are found under the gables. Siding is both clapboard and board and batten. The house is on a raised foundation and has a stone front patio surrounded by mature trees. Directly north of the house is a path that leads up to the outdoor theatre. It was donated to Sherman and Eliza Thacher as a wedding present in 1896.

## THACHER SCHOOL



#20 - Middle School Dormitory

Designed by Austen Pierpont and built in 1937 as the Middle School Dormitory on the site of the old Middle School Dormitory.

This long irregular shaped two-story building is stucco on the lower half and board and batten siding on the upper half. Outside stairways and arched corridors lead to the outside room entrances. The second story balconies have wide overhangs. Windows are multi-paned and double hung. Stone foundation planters and low retaining walls surround portions of the building which is also shaded by mature eucalyptus trees.

## THACHER SCHOOL



### 21-23 Dining Room

The dining room is the oldest building remaining on the campus. Built in 1895 after the first fire of 1895, it was designed by Edward Thacher with advice from Santa Barbara architect, Samuel Ilsley. It is a large irregular two-story building with a hip roof. Windows are multi-paned double hung and are arranged in rows across both floors. Above the main floor is a decorative pressed wood frieze in a ribbon design. Rafters are exposed under the eaves and siding is board and batten.

This building functions as both dining room-kitchen and administrative offices. Wings have been added and a pergola is located on the south side between this building and the auditorium. Originally the building served as the parlor and dining room-kitchen with upstairs as lower school dormitory, library and nurses' office. The building was renovated in 1979, and windows have been changed, stairways added, and a new section on the east side. The original large stone fireplace, quarried on the Gridley ranch, is still in the dining room.

## THACHER SCHOOL



### #24 - Auditorium

Built in 1959 the auditorium was designed by Austen Pierpont. It was built on the site of Sherman Thacher's mother's residence, designed in the shape of a Greek Cross.

The auditorium is connected by a patio and pergola to the dining room. A combination of both one and two stories, this large, irregular shaped stucco building is built on sloping ground so that the main floor is raised with another floor below cut into a portion of the hilly site. The low pitched gable roof of the main auditorium has a wide overhang with exposed beams underneath. The west side of the building has floor to ceiling windows and doors to take advantage of the view of the Ojai Valley below. An open deck with wood railing extends across this portion of the building.

A single story wing on the north has a low gable roof with wide overhang over the porch. Large concrete or plaster relief panels of Greek mythological figures are found on the sides of this portion of the auditorium.

## THACHER SCHOOL



#25 - Development Office

Originally this building was the home of William L. Thacher, brother of Sherman and teacher at the school. William was instrumental in starting the annual tennis tournaments in Ojai. He had been a championship tennis player at Yale. This house was connected to his mothers house (the Greek-Cross shaped house) at one time. Built supposedly in 1923, the builder/architect is unknown.

The house has a medium gable roof with offset front gable which extends over the front entry. Windows are multi-paned and there are exposed rafters under the eaves. The house has been extensively altered with stucco siding over wood and new windows and entries. Stone retaining walls and stairway walls surround the building which is dominated by a large pepper tree.

## THACHER SCHOOL

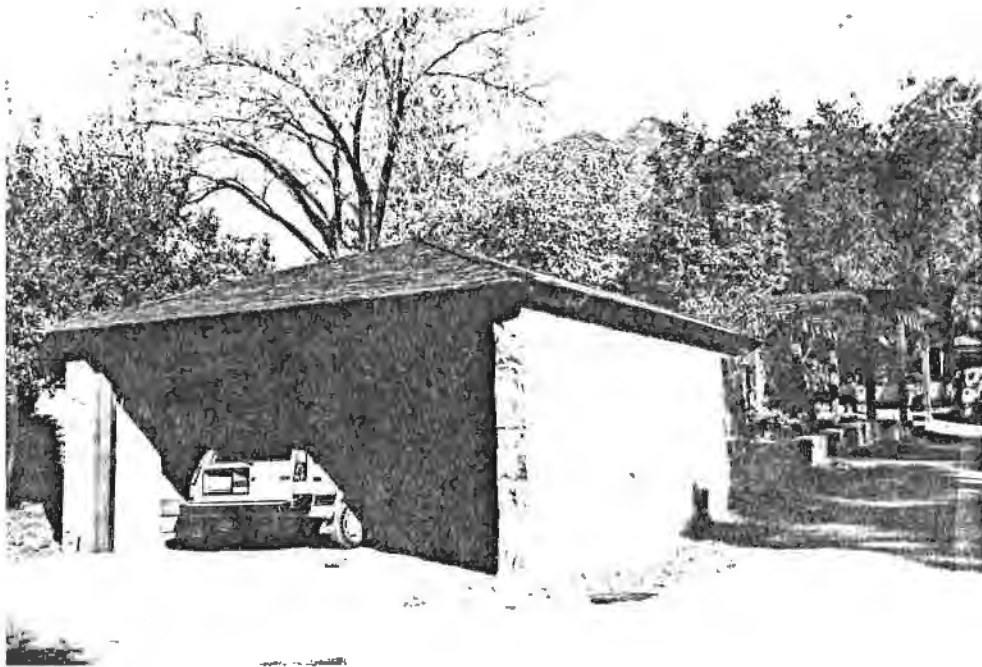


#26 - Infirmary

In 1953 Austen Pierpont designed this new infirmary which was completed in 1954. It was called the Elizabeth K. Chase Infirmary for Mrs. Chase who actively pursued getting it built.

Built in the modern style this single story stucco building has a low pitched gable roof with recessed entry supported by wood posts. A bank of windows extends across the front of the building and reaches from about halfway up the building to the roofline.

THACHER SCHOOL



#26a - Garage

West of the infirmary is this stone garage with shingled hip roof and exposed rafters. A low stonewall and wooden pergola continue up the driveway. The stonework is similar to some of the earliest done on campus. The building may date to 1910.



## THACHER SCHOOL



#27 - Cob Cottage

This residence was built in 1934 for Anson Thacher and his new bride. Mr. Thacher, son of Sherman, later became headmaster about 1936. The name "cob" was given to it by Mr. Forest Tucker, a teacher at the school. It is believed that he named it "cob" for the small spiders that lived in the house. Irregular in plan, the house has three low pitched gable tile roofs at different levels with a shed roof over the porch on the south side.

The building is constructed of native stone and stucco siding. Windows are double hung with louvered shutters. The house is located among mature oaks with rock borders.

## THACHER SCHOOL



#28 - Faculty residence

This shingled bungalow was built about 1910 as a faculty residence. It has a medium gable roof with exposed rafters under the eaves. A gabled wing off the back is built with the same materials. Windows are double hung and casement with multi-panes. The entry doors are multi-paned french doors. The house rests on a wood foundation with vertical board skirt and has a brick chimney.

## THACHER SCHOOL



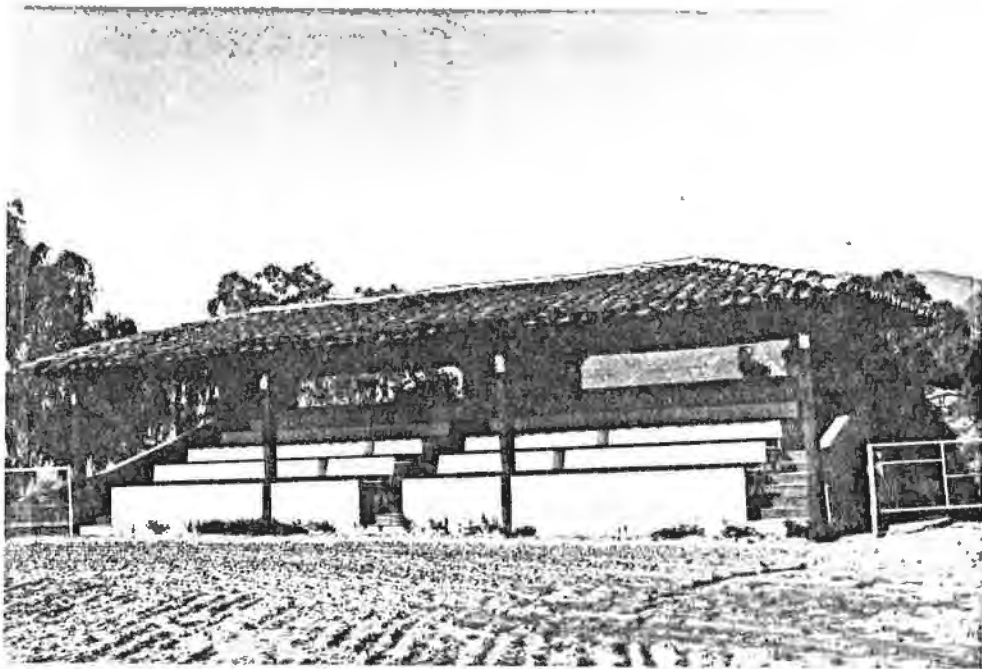
#29 - Charles R. Horn House

Built probably in the 1870s by Charles R. Horn, a farmer and ship's carpenter, this house and land was purchased by the Thacher School and used as a faculty residence. Horn worked at Thacher School as a carpenter and homesteaded 160 acres in the canyon which bears his name today.

The original front of the house is now the back. It has a saddleback roof and a recessed front porch. Original siding is wide shiplap. Board and batten siding was added later in addition to french doors and multi-paned windows when the porch was added. The house was enlarged across the back with board and batten and stucco siding and a new entrance added. Also, a slanted bay multi-paned window was added. A stone foundation and basement lie under the old portion of the house.

An old board and batten garage with hinged door and pen are located northwest of the house.

THACHER SCHOOL



#29 Gymkhana Field & Grandstand

The field and grandstand area were developed in 1927 with a donation by Frank Heppelfinger. The small grandstand has a low hip tile roof supported by large wood columns and heavy stucco walls. There are approximately four rows of seats, graduated in height, with aisles at each end and in the center.

HISTORIC RESOURCES INVENTORY

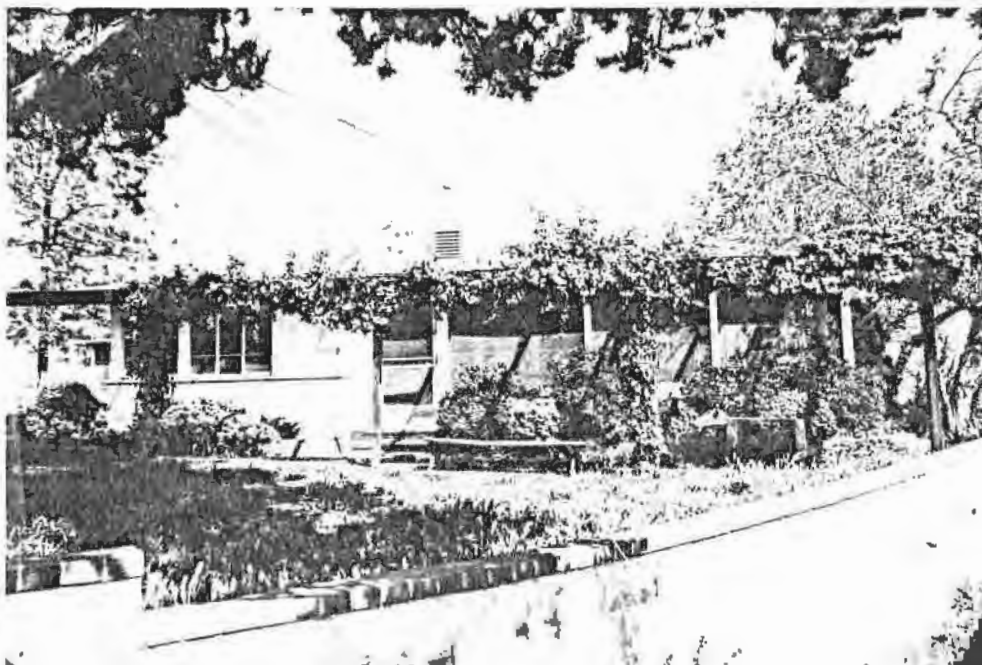
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/301700/3812980 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

- IDENTIFICATION None
1. Common name: \_\_\_\_\_
  2. Historic name: Joe Thompson Residence
  3. Street or rural address: High Winds Road  
City Ojai vic. Zip 93023 County Ventura
  4. Parcel number: 30-150-050
  5. Present Owner: Highwinds Ranch Associates Address: 26802 Rolling Hills Rd.  
City Palos Verdes Zip 90274 Ownership is: Public \_\_\_\_\_ Private X
  6. Present Use: Single family residence; weekend retreat Original use: Single family residence

DESCRIPTION California Bungalow

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

The unusual saddleback roofline sweeps down on the north side to cover a side screened-in porch. The front porch has been enclosed on the north side and screened in over the rest with a flat roof. The house was built on a stone foundation. Some aluminum and glass windows and sliding glass doors have been added. Siding is clapboard primarily with some board and batten siding on front porch.



8. Construction date: 1910  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 5.19  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Concrete block wall added
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: Park
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Stone retaining walls, stone borders, mature trees

**SIGNIFICANCE**

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

The restroom building, rock wall, picnic tables, and other improvements were made to Dennison Park by members of the C.C.C. Camp during the Great Depression about 1932. There were several C.C.C. (Civilian Conservation Corps) camps throughout the County, part of the Federal Government's plan to put the unemployed back to work. Most of the C.C.C. camps were made up of youth and there were 18 camps in the Los Padres National Forest, one near Lions Canyon north of Ojai. This 13-man crew, called Piedra Blanca, was made up of black youths. They were the group responsible, no doubt, for the work done at Dennison Park. Over 32 acres of park land was donated to the County by the Dennison family in 1924.

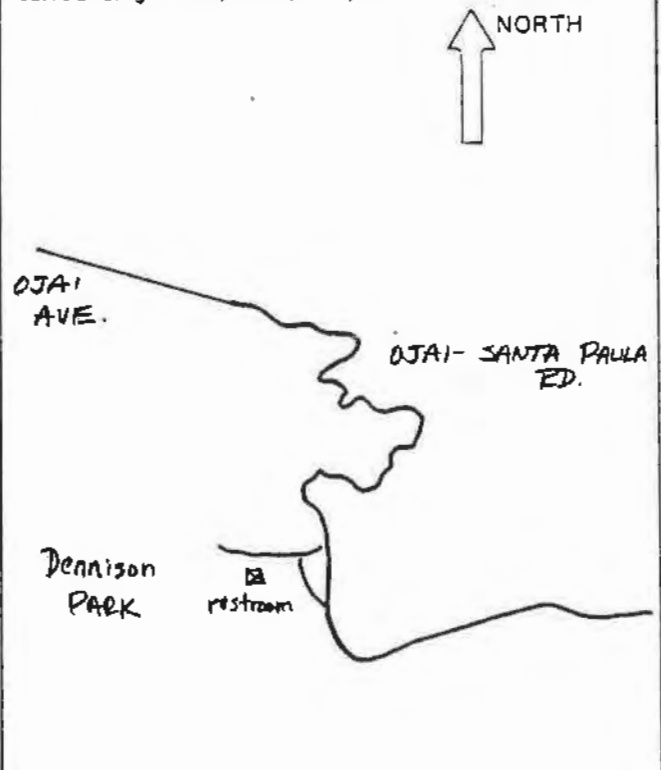
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government  Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Star-Free Press, June 20, 1982  
Interview with Bill Bowie, 3-85  
Fry, Patricia, The 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):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/297800/3811920 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Flying H. Ranch
2. Historic name: H.J. Dennison Ranch
3. Street or rural address: 7887 Ojai-Santa Paula Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 35-030-010
5. Present Owner: Joe Fedele - Flying H. Ranch Address: P.O. Box 11  
City Tarzana Zip 91356 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Ranch Original use: Ranch/residence

DESCRIPTION

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

The main two story house next to this Colonial Revival house was torn down. The oldest remaining Dennison family house has been vandalized. It has a main hip roof with a recessed front porch. Siding is medium clapboards and there is a gable roofed wing on the south side which has a square bay window. There is a shed roof addition to the rear and a brick chimney. A vertical board skirt covers the foundation.



8. Construction date: 1903  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 400
12. Date(s) of enclosed photograph(s)  
5-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Possibly two additions; porch enclosed
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ X Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: School
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: Large wood barn with metal roof, walnut orchard

**SIGNIFICANCE**

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

This bungalow style residence was probably built in the mid to late teens. In 1912 Hugh B. Thompson owned the property. He was also listed as a farmer in the 1898 City Directory. It is not certain if he built this farmhouse and outbuildings. However, the ranch house and barn are significant in that there are fewer than a dozen of these properties remaining in the Upper Ojai.

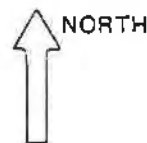
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Cty. & Co. Directories, 1898-1910  
1912 School Atlas, Ventura Co.

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):



DJAI-SANTA PAULA RD.



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/299540/3812350 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

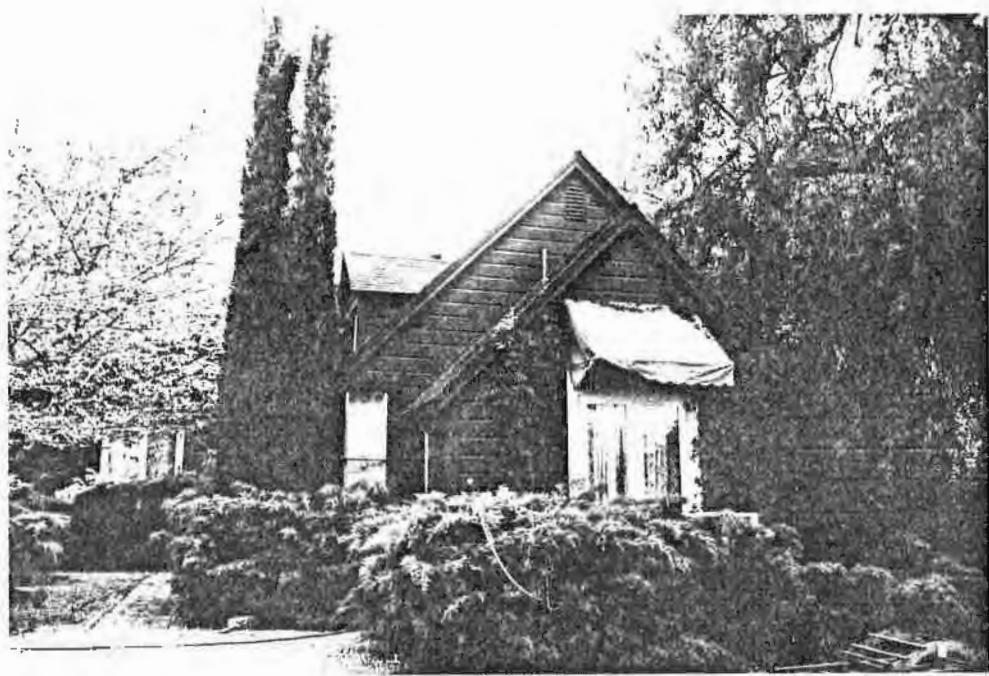
IDENTIFICATION

1. Common name: None
2. Historic name: Upper Ojai Valley School
3. Street or rural address: 8950 Ojai-Santa Paula Road - Highway 150  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 035-040-025
5. Present Owner: Leslie Slade Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: school

DESCRIPTION

- 7a. Architectural style: 1880s wood frame school house with Victorian detailing
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The front portion of this residence is the original school building. This portion has a main high pitched gable with an offset gable where the main school door used to be. Two dormer windows punctuate the steep roofline on both sides. The wood windows are tall and narrow with shelf moulding. Siding is wide shiplap. The small peaked gable over main entry has been removed and double glass doors replace the wood door. The present entrance, which was the addition for a theatre, has multi-paned French doors. The long rectangular addition across the rear has a shed roof and shiplap siding.



8. Construction date: 1884  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 1  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
5-85

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Theatre portion added on rear; later converted to residence
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature oak, orchards

#### SIGNIFICANCE

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

The building is historically significant as the first schoolhouse built in the Upper Ojai Valley about 1884. In 1943 the district joined the Summit School and closed the schoolhouse permanently. It was then remodeled and an addition put on the rear for use as a theatre. For a time it was known as the High Valley Theatre where an "outstanding repertory company" known as the Chekov Players, performed during the 1940s. Among the well known actors were Woodrow and Erika Chambliss. Later the school and theatre was converted to a residence. The Robinson family donated a portion of their land for the school. The school teacher's house was moved and attached to the Robinson's house after it was no longer used as a school.

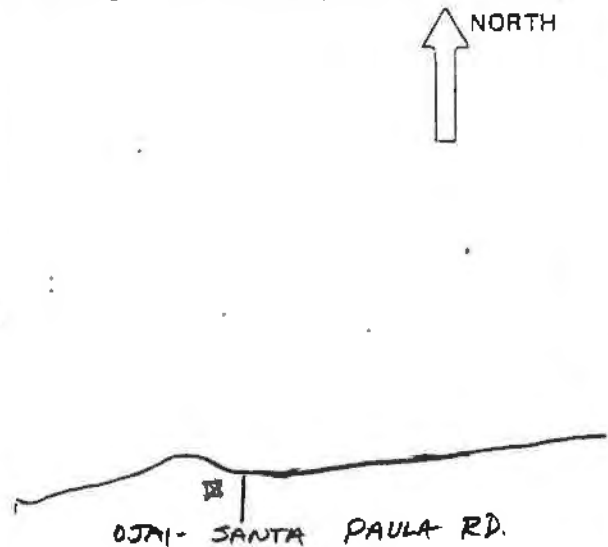
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Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

Biographical material, Ojai Museum  
1903 U.S.G.S. Map  
Interview with Mrs. Bliss, 4-85  
Fry, Patricia, The Ojai Valley

22. Date form prepared 5-85  
By (name) Judy Triem  
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Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299580/3811580 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Captain Robinson Residence
2. Historic name: Captain Robinson Residence
3. Street or rural address: 9028 Ojai-Santa Paula Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 35-040-435
5. Present Owner: Bliss Family Rev. Trust Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same  
and ranch

DESCRIPTION

- 7a. Architectural style: 1870s wood frame farm house
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This board and batten cottage on a raised wood foundation has a medium gable roof and is irregular in shape. It has been altered from the original several times. Originally there was a porch across the front which was enclosed by the extension of living room. A shed roof was added on the east side. Windows have been added and are primarily double hung, some with multi-panes. One of the doors has recessed panels. The brick and stone exterior chimney was built in the 1930s. Some aluminum windows have been added on the west side. A small schoolteacher's house was added to the rear of this house and was once located near the old schoolhouse near the main highway.



8. Construction date: 1870  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 109.74
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_X No longer in existence \_\_\_
14. Alterations: Several additions over the years
15. Surroundings: (Check more than one if necessary) Open land \_\_\_X 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 oaks, barn, shed

**SIGNIFICANCE**

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

The ranch and buildings are significant as the only ranch owned in the Upper Ojai by the original family -- the Robinson Ranch. It was purchased, with the house already built, by Captain Richard Robinson in 1874. Robinson, a sea captain from Maine, had spent his life working for the wealthy shipping firm of Snow and Burgess. He retired to Ventura County and purchased close to 2,000 acres of land in the Santa Ana and Ojai Valleys. He lived in Ventura and let his son Charles Robinson live on this ranch and run it. They raised apricots, prunes and olives. To the east of this ranch lived Richard Robinson, Jr., brother of Charles. Various family members have lived on the ranch, adding to it over the years, and various crops have been raised including oranges. Helen Robinson, the mail carrier during the 1920s for the Upper Ojai, lived here for many years. Since 1952 Shirley Robinson Bliss has lived here.

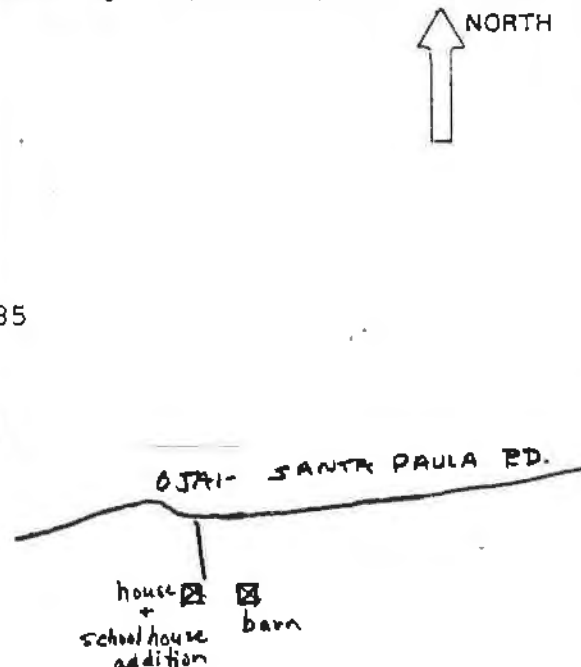
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement 1  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

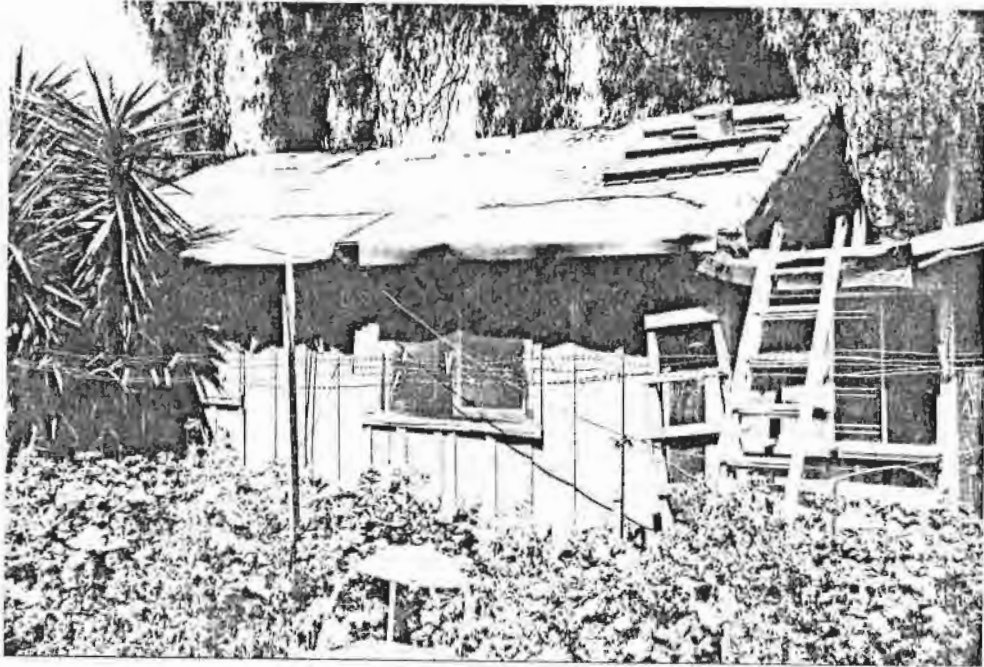
Interview with Mrs. S.R. Bliss, 4-85  
Fry, Patricia, The Ojai Valley  
Thompson & West, Histories of  
Santa Barbara and Ventura Counties

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):



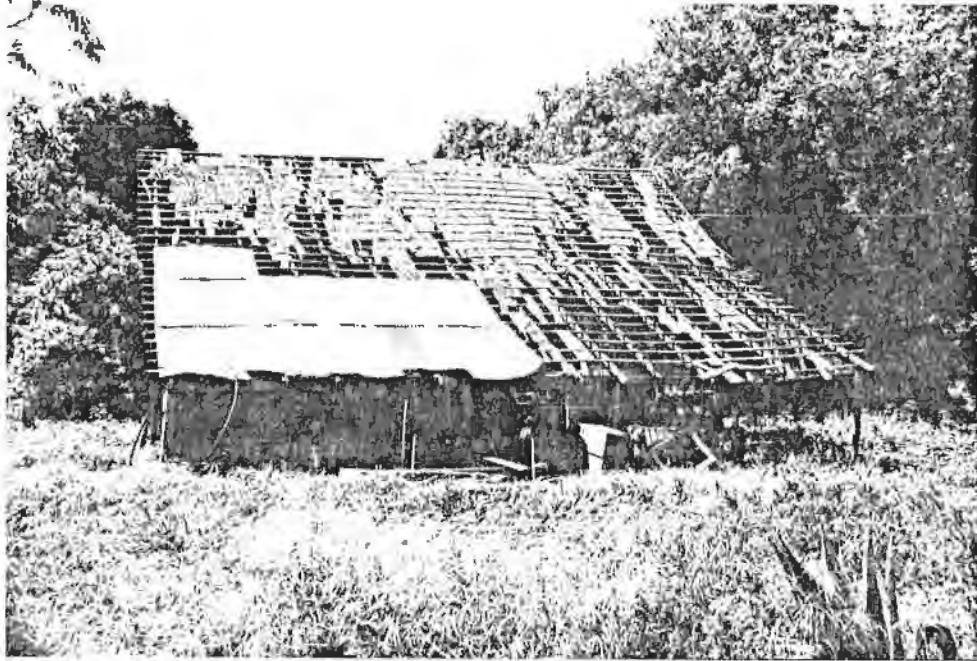
## CAPTAIN ROBINSON RESIDENCE



### School House Addition

The Robinson family donated a corner of their property for the first Upper Ojai Valley School in 1884. This small building was the school teacher's house. When the school was no longer used, after 1940, this building was moved back and added to the Robinson residence.

CAPTAIN ROBINSON RESIDENCE



Robinson Barn

This skeleton is all that remains of the redwood barn built by Charles W. Robinson in the 1880s.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11/299970/3811860 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Richard O. Robinson Residence
3. Street or rural address: 9340 Ojai-Santa Paula Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 35-040-445
5. Present Owner: Don & Betty DeBusschere Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence and ranch Original use: same

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:

The low pitched side facing gable of this single story residence has a hip roofed extension on the east side. Both east and west sides have slanted bay windows. The house is covered with shingles on the lower half and narrow clapboard siding on the upper half. The front door is multi-paned and windows are a combination of fixed and casement with wood moulding. The house is on a raised concrete block foundation and has a brick chimney. At the rear of the house is a shed roof addition with concrete block on lower half.



8. Construction date: 1915  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 44  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Shed roof addition on south side
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 oaks, walnut orchard, walnut packing shed, barn

**SIGNIFICANCE**

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

The house is historically significant as part of the Robinson family ranch. Captain Richard Robinson purchased several hundred acres in the Upper Ojai in 1874. His sons Charles W. and Richard O. lived next to each other and raised apricots in the early days. Captain Robinson lived in Ventura. The original Robinson house where Charles Robinson lived is directly west of this property. This house was built by Richard O. Robinson in about 1915. Later, in the 1930s, Edward W. Fredericks farmed this property. An old metal walnut packing shed is still being used.

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).

Interview with Shirley Robinson  
Bliss, 3-85  
City & Co. Directories, 1916-38  
1897 & 1912 Property Maps

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):



OJAI - SANTA PAULA RD.

house  
packing house



RICHARD O. ROBINSON RESIDENCE



9340 Ojai-Santa Paula Road  
Walnut Packing House

This rectangular shaped building with medium gable roof is constructed of concrete block and corrugated metal.

HABS		HAER	NR 6	Ser. No.	_____
UTM: A		11/301200/3812440		B	SHL _____ Loc _____
C		_____		D	_____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Lazy S Bar Ranch

2. Historic name: John Pinkerton Ranch

3. Street or rural address: 10438 Ojai-Santa Paula Road

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 35-040-315; 35-040-255

5. Present Owner: Arthur J. Weis Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Ranch/residence Original use: same

DESCRIPTION

1870s farmhouse with Victorian detailing

7a. Architectural style: \_\_\_\_\_

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
The medium high gable roof has a shed roof extension off the rear and an intersecting front gable. The screened in porch has been enclosed on the west side. Under the eaves are boxed beams and frieze. Siding is wide shiplap. Wood windows are double hung with six panes each. There is a basement under the house and the foundation is of stone.



8. Construction date: 1870  
Estimated X Factual \_\_\_\_\_

9. Architect none

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 9.99  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_  No longer in existence \_\_\_
14. Alterations: Entry changed
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
 Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: Office - agriculture
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
 Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_ Moved?  Unknown? \_\_\_
18. Related features: Ranch buildings

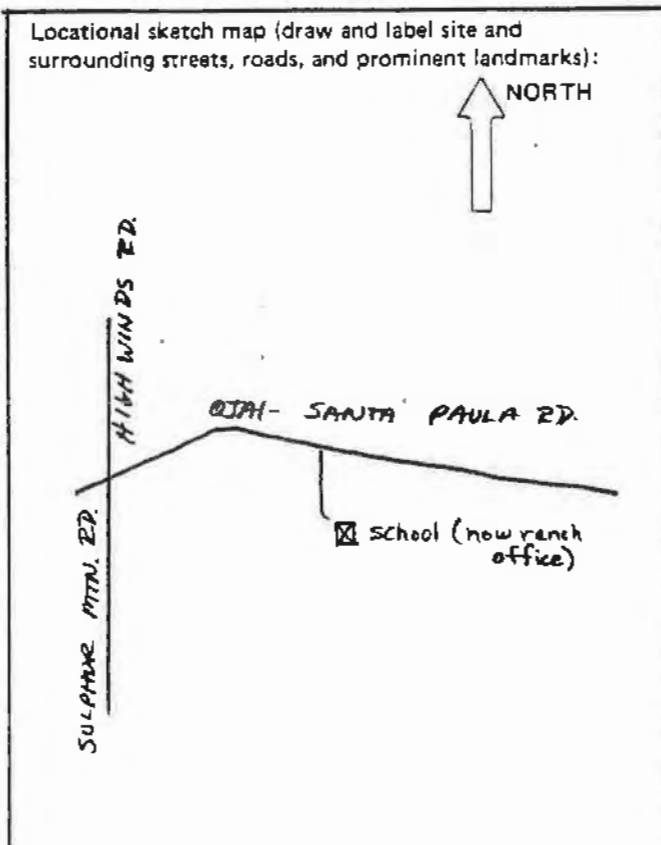
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
- The building is significant as the first school located in the Summit area of the Upper Ojai. It was built about 1910 and was located across the street from where the school today is now located. In 1955 it was moved to Carl Hoffmeister's ranch and has been used as an office. The earliest school was built in the Upper Ojai in 1884 on land donated by the Robinson family and is used as a residence today.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).
- Interview with Carl Hoffmeister, 5-85, and James Davy, 4-85

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



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4a SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/302540/3812660 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION Boccalli Ranch

1. Common name: Boccalli Ranch

2. Historic name: James Bracken Ranch

3. Street or rural address: 11675 Ojai-Santa Paula Road  
City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 30-070-240

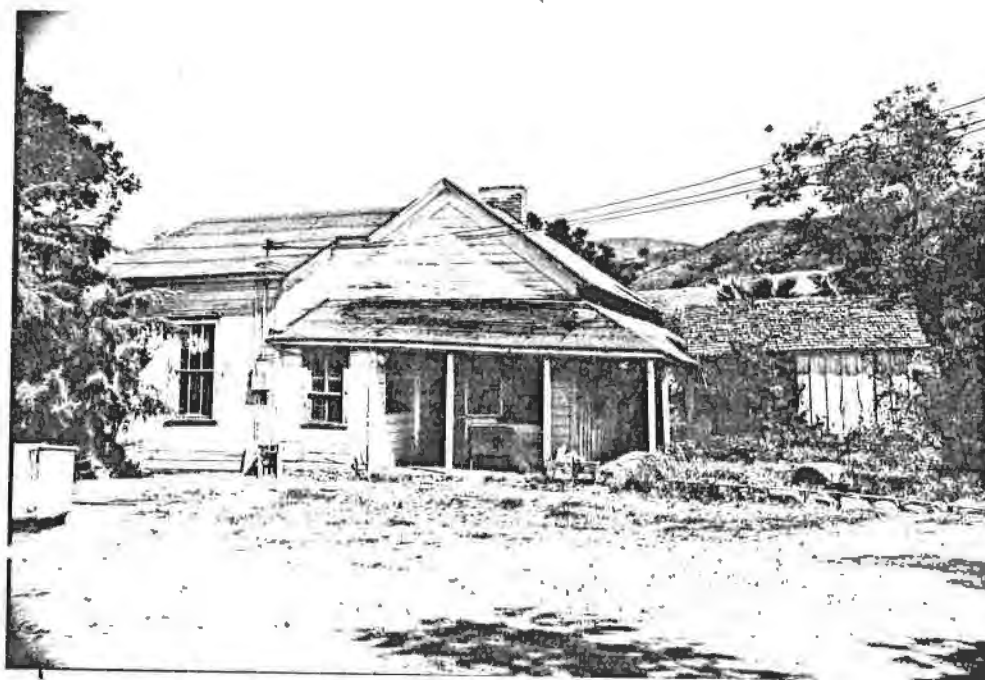
5. Present Owner: Dr. Wayne Boccalli Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Ranch/residence Original use: Ranch/residence/winery

DESCRIPTION Pre-1900 farmhouse with modest classical detailing

7a. Architectural style: Pre-1900 farmhouse with modest classical detailing

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
The house is irregular in plan with a main high intersecting front gable with boxed beams and frieze. A hip roof extends over the porch, supported by square columns. The siding is wide shiplap and board and batten. Windows are double hung with shelf moulding. The house rests on a stone foundation and windows have six lights. The front door is paneled. The floor of the porch is a single large stone slab. The house also has a brick chimney.



8. Construction date: 1875  
Estimated X Factual \_\_\_\_\_

9. Architect none

10. Builder unknown

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 126  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_  No longer in existence \_\_\_
14. Alterations: Lean-to addition in rear
15. Surroundings: (Check more than one if necessary) Open land \_\_\_  Scattered buildings \_\_\_  Densely built-up \_\_\_  
Residential \_\_\_  Industrial \_\_\_ Commercial \_\_\_ Other: Agriculture
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? \_\_\_  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Winery, new residence, cistern, well

**SIGNIFICANCE**

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

The ranch is significant historically because it is believed to have been owned originally by James Bracken, a farmer, in 1875, whose holdings included approximately 240 acres. Also on the property is a winery, a cistern and a well. It is uncertain if Bracken had the winery first. A Frenchman, Mr. Krutchet, supposedly operated the winery in the 1920s.

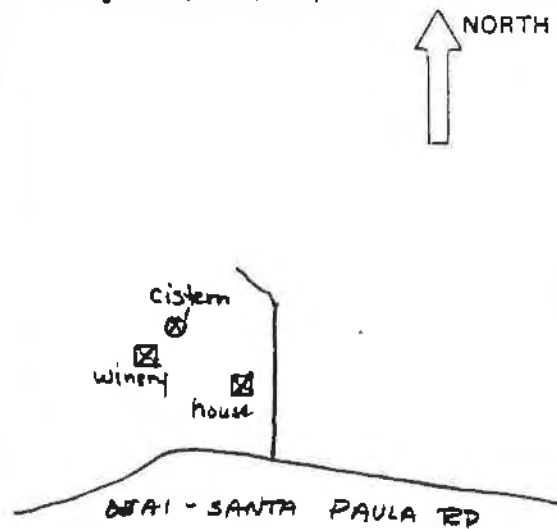
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

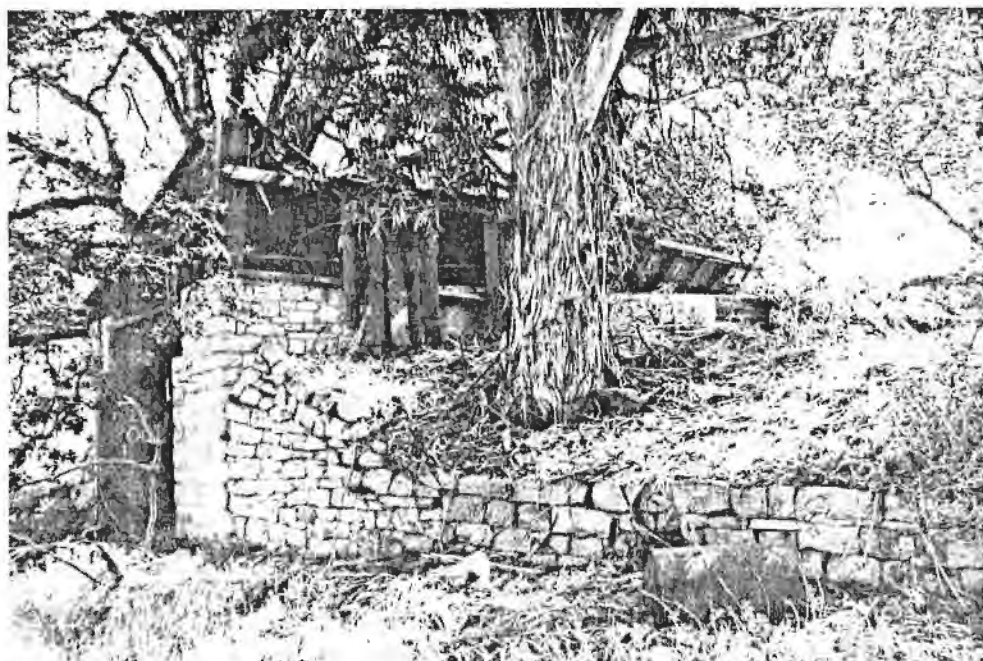
Interview with James Davy, 4-85  
Co. & City Directories, 1875-1910

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):



## BOCCALLI RANCH



Winery Building

Originally L-shaped, this stone base and wood winery was built against the side of the hill on three terraces in a grove of Eucalyptus trees. One remaining portion has a shed roof. Part of the large building has collapsed. The doors are hinged. A Frenchman, Mr. Krutchet, is said to have operated this winery in the 1920s and 30s. According to local residents, several illegal wineries operated during prohibition times. The winery is across the field from the original Bracken house.

BOCCALI RANCH



Cistern

This is the remains of an oval cistern built of brick and concrete located a short distance from the winery.

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A11/302580/3812640 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

1. Common name: None
2. Historic name: L.M. Hardison Residence
3. Street or rural address: 11687 Ojai-Santa Paula Road  
City Ojai vic. Zip 93023 County Ventura
4. Parcel number: 30-070-105
5. Present Owner: Benelle H. Robinson Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: same

#### DESCRIPTION

- 7a. Architectural style: 1880s farmhouse
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This rectangular shaped single story residence has a medium gable roof with shed roof extension over the porch with square wood support columns. The house rests on a stone foundation and is covered with shingle siding. Windows are narrow and double hung. Decorative wood trim is found on the fascia boards. Both the shutters next to the windows and the shingle siding were no doubt later additions. A tall brick chimney with corbelled edge penetrates the roof ridge.



8. Construction date: 1880  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 160' Depth 200'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
5-85



13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Shingle siding
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
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 trees

**SIGNIFICANCE**

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

The house is significant because it is one of the few remaining farmhouses built about 1880. Lowell M. Hardison owned the property in 1912 and had a ranch here, but it is uncertain if he built the house.

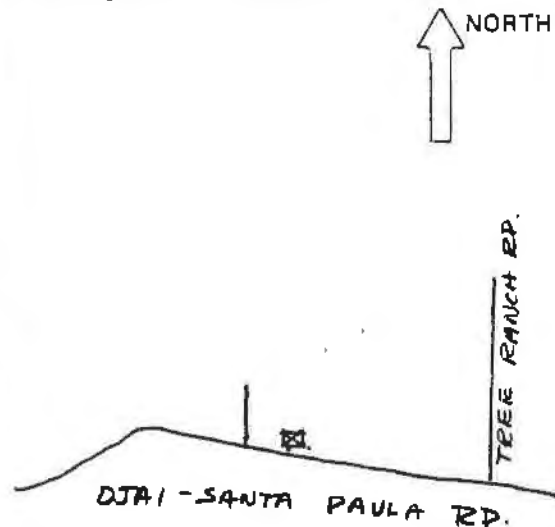
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Ken Robinson, 5-85  
County Directories, 1910  
1912 Historical Atlas

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):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____ NR <u>6</u> SHL _____ Loc _____	
UTM: <u>A11/302700/3812660</u> B _____	
C _____ D _____	

IDENTIFICATION

1. Common name: None
2. Historic name: Albert Hoffmeister Residence
3. Street or rural address: 11801 Ojai-Santa Paula Road  
City Ojai Zip 93023 County Ventura
4. Parcel number: 30-070-265
5. Present Owner: George Nash Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residence/ranch Original use: same

DESCRIPTION

- 7a. Architectural style: 1890s wood frame farmhouse
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The centrally located high-peaked gable is a distinctive feature together with the offset gable over the front porch. There is shelf moulding over some of the windows, a portion of which have been converted to aluminum framed windows. The house rests on a concrete perimeter foundation and has a concrete porch rail. Siding is a combination of shiplap and clapboards. The house has had several additions including an early one on the front west side and a later addition in the rear.



8. Construction date: 1896  
Estimated y Factual \_\_\_\_\_
9. Architect none
10. Builder Albert Hoffmeister
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 5.89
12. Date(s) of enclosed photograph(s)  
4-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Several additions to side and rear, solar panels on roof
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings \_\_\_ 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: Barn, sheds, apricot orchard, mature trees

**SIGNIFICANCE**

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

The house and ranch buildings were built by Albert Hoffmeister about 1896 and later. Hoffmeister had come to Ojai from Germany. He built one room of the house first and added on as needed. He raised apricots, almonds and prunes. The house is significant as belonging to one of the pioneer ranching families in the Upper Ojai. Carl Hoffmeister, son of Albert and Marie, still ranches in the Upper Ojai across the road from his parents' old ranch.

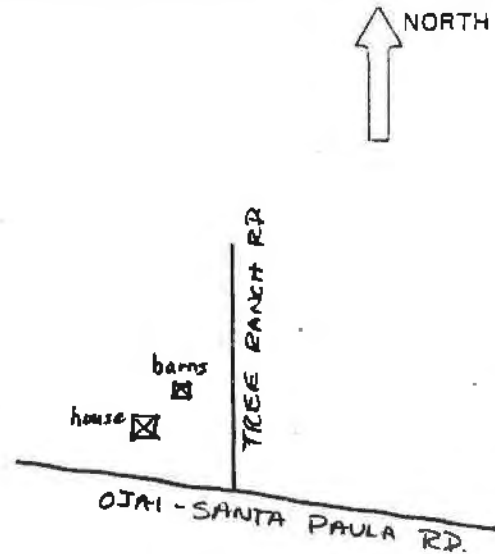
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial X Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

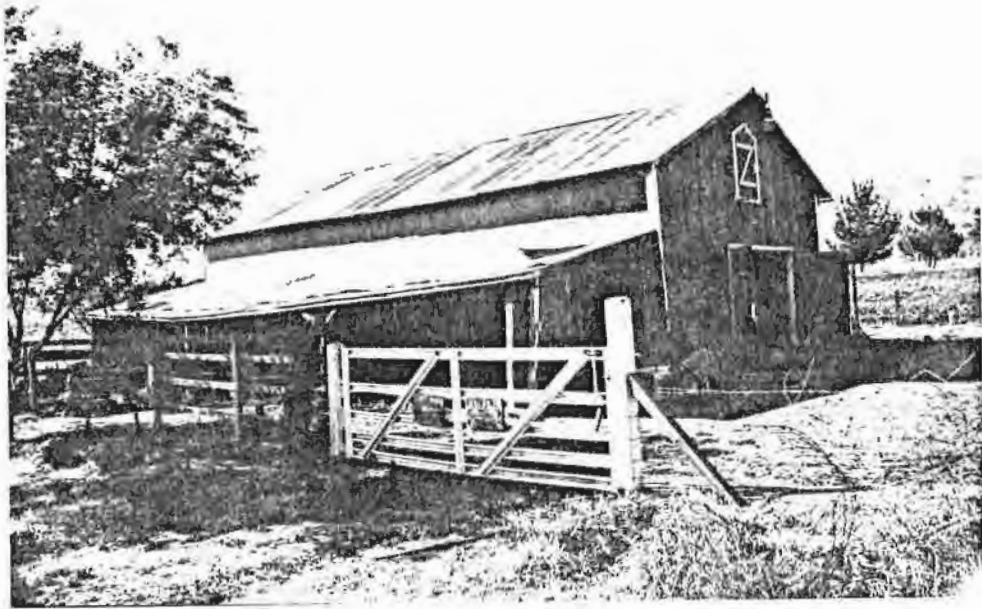
Interview with Carl Hoffmeister,  
5-85  
County Directories, 1916-1926

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):



ALBERT HOFFMEISTER RESIDENCE



Barn and pens on ranch built by Albert Hoffmeister. The tall barn has a medium high gable roof with a shed roof over the pens. It is covered with board and batten siding and has a metal roof.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/302980/3812660 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: K.B. Hall Ranch
2. Historic name: Charles Stutsman Ranch
3. Street or rural address: 11999 Ojai-Santa Paula Road
- City Ojai Zip 93023 County Ventura
4. Parcel number: 30-070-035
5. Present Owner: K.B. Hall Address: same
- City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Ranch & residence Original use: same

DESCRIPTION

- 7a. Architectural style: Board and batten farmhouse, ca 1870
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Built in an irregular shape, the front porch has been extended and enclosed with screens. The house has a medium gable roof with shed roof additions in the rear. Wood moulding has a slight rounded curve at the top over the windows. Exposed rafters are found under the eaves with a lattice weave vent underneath the gable. The house has a corbeled brick chimney.



8. Construction date: 1870  
Estimated X Factual \_\_\_\_\_
9. Architect none
10. Builder Possibly Charles Stutsman
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 42
12. Date(s) of enclosed photograph(s)  
5-85

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: All/302980/3812660 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: K.B. Hall Ranch

2. Historic name: Charles Stutsman Ranch

3. Street or rural address: 11999 Ojai-Santa Paula Road

City Ojai Zip 93023 County Ventura

4. Parcel number: 30-070-035

5. Present Owner: K.B. Hall Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Ranch & residence Original use: same

DESCRIPTION

7a. Architectural style: Board and batten farmhouse, ca 1870

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
Built in an irregular shape, the front porch has been extended and enclosed with screens. The house has a medium gable roof with shed roof additions in the rear. Wood moulding has a slight rounded curve at the top over the windows. Exposed rafters are found under the eaves with a lattice weave vent underneath the gable. The house has a corbeled brick chimney.



8. Construction date: 1870  
Estimated X Factual \_\_\_\_\_

9. Architect none

10. Builder Possibly Charles Stutsman

11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 42

12. Date(s) of enclosed photograph(s)  
5-85

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Various additions over the years
15. Surroundings: (Check more than one if necessary) Open land X 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: Apricot orchard, pitting shed, mature pepper trees, outbuildings, mature grapevines

**SIGNIFICANCE**

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

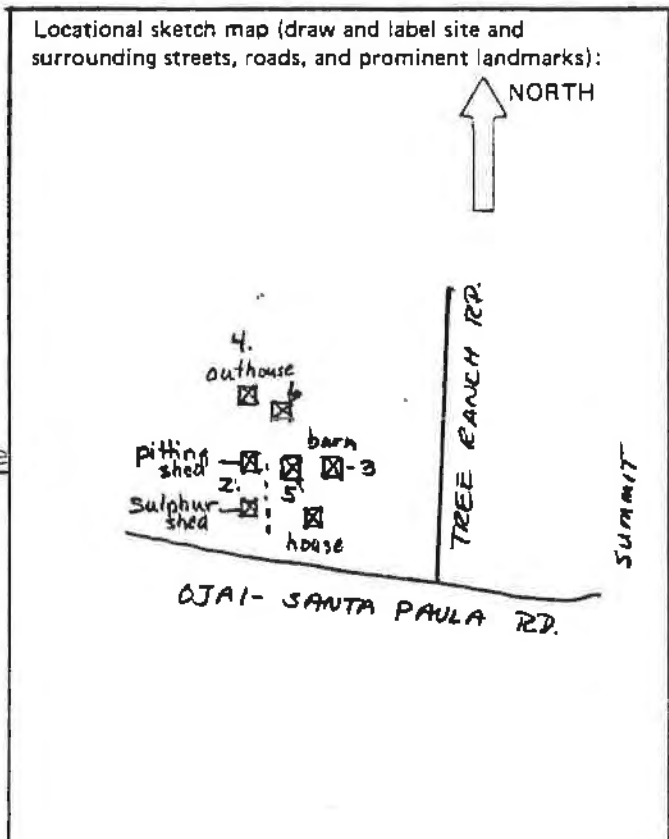
The ranch is significant because it is the only or one of a few apricot ranches left in Ventura County. It was occupied as a ranch in the 1890s by Charles Stutsman and reportedly built by Stutsman. In 1904 it was owned by Steve Person and later the Edwards family owned it. In 1914 it was purchased by Henry Hess, a cousin of the Hoffmeisters and a German immigrant. He planted the present orchard. In 1955 the Hall family purchased it and still own it and operate it as an apricot ranch. During harvest season in June and July, pickers would come from all over and camp on the ranch.

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).

Interview with K.B. Hall, 4-85  
1912 School Atlas; City Directories, 1898-1910; L.A. Times Home Magazine, 9-28-75, 8-31-80

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



K. B. HALL RANCH



#2 - Sulphur shed, railroad tracks, and pitting shed

This rectangular shaped building in the front is made of board and batten siding and has a low gable roof. After sulphuring, the apricots were spread on trays in the field next to the shed to dry. The track was used to transport the apricots from the main road to the pitting shed in the distance behind the tree. These buildings were constructed about 1914 by Mr. Hesse, who started the apricot operation.



K. B. HALL RANCH



#3 - Barn

The board and batten barn has a two-story center section with high gable roof and a one-story shed roof attached on each side. Doors are on hinges. The barn was built about 1890, with later additions.

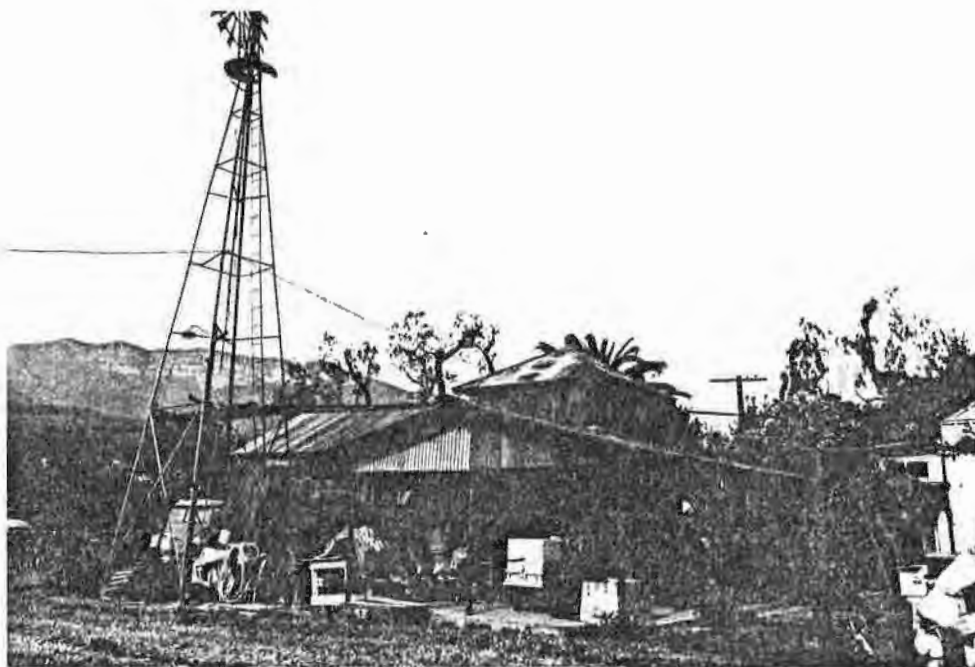
K. B. HALL RANCH



#4 - Outhouse

This rare surviving outhouse is board and batten covered with a shingled gable roof. A small window vent and door are a major part of the tiny building.

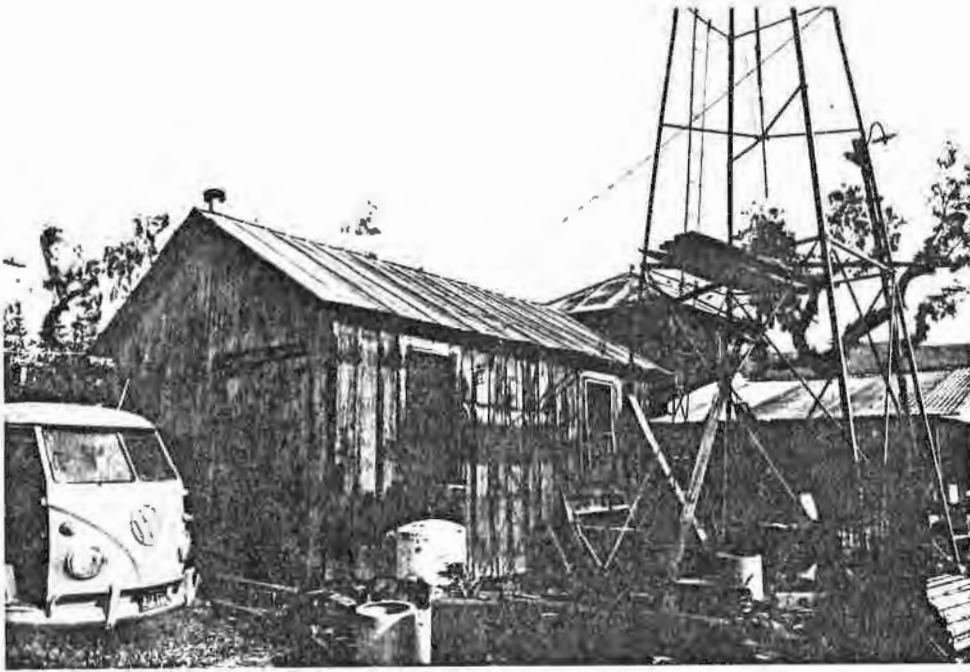
K. B. HALL RANCH



#5 - Windmill, Tank Tower, and Shed

The tank house with hip roof is made of stone and wood. The shed is of wood and metal.

K. B. HALL RANCH



#6 - The Hired Hand's House

This small board and batten cottage has a gable roof, windows and a hinged door. It was built about 1920.

# county of ventura

property administration agency



Administration Office  
800 S. Victoria Ave.  
Ventura, CA 93009  
(805) 654-3963