

Historic Resources Report

601 Pope Lane

Ojai, CA

31 March 2011

Prepared by:



Prepared for:

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Executive Summary

This report was prepared for the purpose of assisting City of Ojai in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with proposed alterations to a property located at 601 Pope Lane. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Ojai criteria. A determination will be made as to whether adverse environmental impacts on historic resources, as defined by CEQA and the CEQA Guidelines, may occur as a consequence of the proposed project, and recommend the adoption of mitigation measures, as appropriate.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Mark Weil/Weil Tennis Academy, and is based on a field investigation and research conducted in February and March 2011. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

The property evaluated in this report was found to be ineligible for listing on the NRHP and CRHR, but appears to be eligible for designation as a City of Ojai landmark. Consequently, the property was found to be a historic resource for purposes of CEQA.

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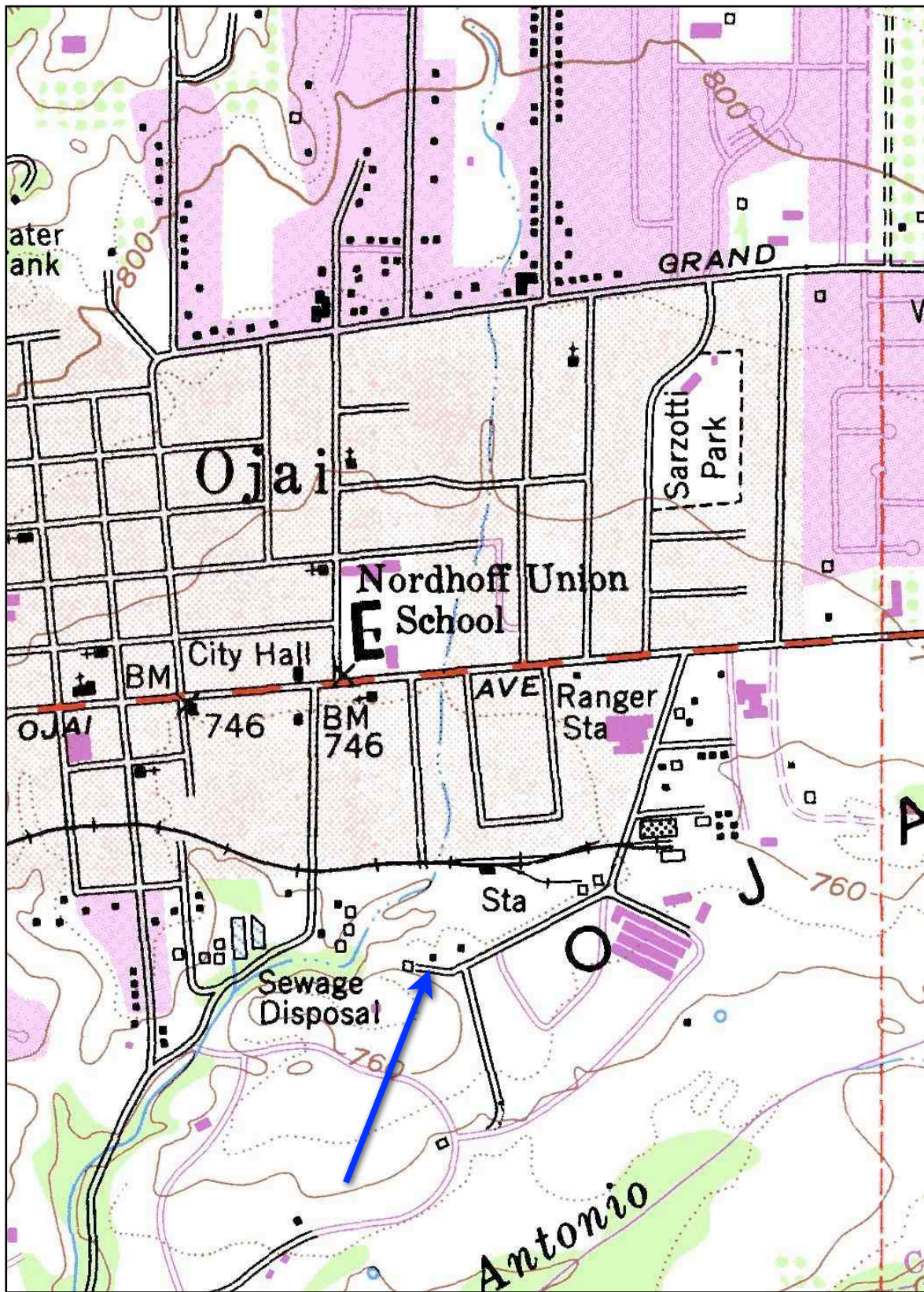


Figure 1. Project Location [Source: USGS 7.5' Quadrangle, Ojai, CA, 1952 rev 1988]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

By definition, the California Register of Historical Resources also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of “formal determinations” of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property which is found to significant under one or more of the criteria to be considered eligible for listing, the “essential physical features” which define the property’s significance must be present. The standard for determining if a property’s essential physical features exist is known as *integrity*, which is defined as “the ability of a property to convey its significance.” The integrity evaluation is broken down into seven “aspects.”

The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property’s expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the NRHP criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of

location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register regulations include similar language with regard to integrity, but also state that “it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register.” Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements which may exist but are not visible to the evaluator, or on restorations which are theoretically possible but which have not occurred. (CCR §4852 (c))

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as “exceptional,” as defined by the NRHP procedures, or in terms of the CRHR, “if it can be demonstrated that sufficient time has passed to understand its historical importance” (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in “local registers” of historic properties. A “local register of historic resources” is broadly defined in §5020.1 (k) of the Public Resources Code, as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are “presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.” (PRC §§ 5024.1, 21804.1, 15064.5)

City of Ojai Landmark Criteria

The City of Ojai has established the following criteria for evaluating potential City Landmarks:

Chapter 8, Sec.4-8.07. Criteria for consideration of nomination.

The Historic Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structures, or area meets one or more of the following criteria:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characterization of the community;
- (b) Its identification with a person or persons who significantly contributed to the development of the community;
- (c) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (d) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;
- (e) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (f) Its embodiment of design elements that make it structurally or architecturally innovative;
- (g) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

- (h) Its suitability for preservation or restoration. Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;
- (i) It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;
- (j) Its designation shall not require the expenditure by the City of any amount of money not commensurate with the value of the object to be preserved; and
- (k) Its designations shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter.

2. Impact Thresholds and Mitigation

According to the Public Resources Code, “a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment.” The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, “demolition, destruction, relocation, or alterations,” such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property’s integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, “an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.”

The lead agency is responsible for the identification of “potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource.” The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))

3. Historical Setting

The City of Ojai was carved from portions of the Rancho Ojai, granted to Fernando Tico in 1837 by the Mexican government. The 17,716 acre grant was purchased in 1853 by Henry Carnes who in turn sold it in 1856 to Juan Camarillo. Thomas A. Scott eventually acquired the rancho in 1864 in hopes of prospecting for oil. His representative in California was Thomas Bard, who acted on his behalf to subdivide the rancho during the 1870s. In 1874 Roys Gaylord Surdam, real estate speculator and entrepreneur, laid out the town of Nordhoff on 1,606 acres he purchased from Bard. The town was named after the writer Charles Nordhoff, who had so effectively publicized California in his popular book *California: for Health, Pleasure, and Residence*.

The streets followed a grid pattern. The names roughly correspond to the same streets today, except for a few changes over the years. Signal Street was called See Saw Street and Empire Street before finally arriving at its

present name. The approximate boundaries of the original townsite are Rincon Street on the west, Montgomery Street on the east; Santa Ana Street on the south and New Avenue (Grand) on the north.

Surdam advertised Ojai in eastern newspapers and proclaimed the area as the “great sanitarium and health resort of California.” He offered to give the land free to whoever would build a hotel, and in 1874 Abram W. Blumberg answered that challenge by constructing the Nordhoff Hotel, also known as the Ojai Valley House and finally as the Ojai Inn. Other resorts followed, including the Berry Villa on Ojai Avenue just west of the Ojai Inn, and the Oak Glen Cottages to the east. In addition, resorts near Ojai, Matilija Hot Springs, Lyon’s Springs and Wheeler’s Resort were built between the 1870s and 1890s.

One of Ojai’s earliest residents was John Montgomery, after whom Montgomery Street is named. A native of England, Montgomery was born in 1834 and came to the Ojai Valley in 1874, purchasing 1,300 acres of Surdam’s land. Montgomery built a house on Matilija Street, just west of what would later be called Montgomery Street. The house still stands.

In 1898 the Ventura River and Ojai Valley Railroad built a branch line to the Ojai Valley, thus encouraging growth by providing better access to farmers at the eastern end of the valley and promoting tourism. Ojai’s growth proceeded slowly. By 1912 Sanborn Maps show that the majority of residences were built on the blocks closest to Ojai Avenue, where the small commercial district was located. Even then, houses were few and scattered.

The business district had grown considerably by 1912 and a large number of services were offered along Ojai Avenue to local residents including the Ojai State bank, three grocery stores, the Ojai Print Shop, real estate/insurance office, carpenter and builder, contractor, watchmaker, clothes cleaner, Ojai Bakery, sweet shop, billiards, Ojai garage, blacksmith, three general merchandise stores, Ojai Drugstore, barber, and laundry.

With the completion of the Foothill Hotel in 1903, Ojai’s reputation as a resort town was sealed. This ornate hotel catered to wealthy eastern clientele. Among the notables who came to Ojai were John D. Rockefeller, Sr., Charles Pratt, secretary of Standard Oil, and Edward D. Libbey, millionaire glass manufacturer from Ohio.

Libbey also built a house in Ojai and became involved in changing the face of the town by persuading community leaders to execute a new plan for Nordhoff. Architects Richard Requa and Frank Mead were hired and designed a Mission Revival theme for the downtown. The old wood frame buildings were unified by an arched arcade topped by a Mission Revival style parapet. A new post office with a Spanish-style domed tower was built across the street. In 1917, when the arcade was completed, the name of the town was changed to Ojai.

The El Roblar Hotel, presently The Oaks, was built in 1920 by the Ojai Hotel Company organized by Libbey and designed by Richard S. Requa. The Ojai Valley Inn and golf course was also established by Libbey in the 1920s as a private club. It closed during the Depression and was used to house the military during World War II. Following the war, the Inn reopened to the public and a pool, riding trails and stables were added.

With the renewed availability of gasoline following the war, more people than ever traveled by automobile, and the auto court and motel began to rise in popularity. Auto courts first appeared in Ojai during the late 1940s. Local directories in 1948-49 listed the Valley Outpost Lodge on Mallory Way and Blairs Court at 255 S. Montgomery Street. Hotels listed that year included the Ojai Manor on Matilija Street; El Roblar on Ojai Avenue; Ojai Valley Inn and the Pierpont Cottages and Hotel.

Site-Specific Context

The project site was originally part of Rancho Ojai purchased by Thomas Scott in 1864 and subdivided between 1867 and 1872 by Thomas Bard, Scott's agent in California. John P. Green, acting as co-manager of Scott's properties along with Bard, sold 78.80 acres of Lot 13 of Bard's subdivision of Rancho Ojai to Andrew J. Bryant on May 29, 1869. Three years later, on September 7, 1872, this parcel was sold to Lorenzo Dow Roberts. The 78 acres roughly conforms today to the following boundaries: Ojai Avenue on the north; Bryant Street on the east; Pope Lane on the south; and Montgomery Street on the west. The property examined in this report is a fragment of this larger parcel, located at its southern end, on today's Pope Lane. (Deed Book D, pg. 121; Deed Book E, pg. 389)

Lorenzo Dow Roberts arrived in the Ojai Valley in 1872 from Bloomington, Illinois with his wife Margaret and daughter Rebecca. Roberts was born in 1825 in North Carolina. His wife Margaret and daughter Rebecca were born in Illinois in 1836 and 1859, respectively. Roberts moved to Ojai because of severe bronchitis. Like so many "health seekers" of this era he hoped the mild dry climate would cure his illness. In less than a year, his voice and strength returned, and he had gained weight. (U.S. Census Records, 1880; Fry, 1983: 24)

The *Ventura Signal* announced on July 26, 1873, that "L.D. Roberts had laid off a town on his ranch on the Ojai. The location is a beautiful one. The lots are 150' by 160', five acres in a block. The name of the embryo city is Ojai." No map could be found for this proposed townsite, suggesting that it was never officially recorded. Roberts apparently had few takers for his land. None of his property was sold until 1875 when 20.28 acres was deeded to William Birnbaum for \$1,011. This twenty acres was located along the western boundaries of the original 78 acres. After the sale to Birnbaum, the Assessors Records indicate that L.D. Roberts owned 55 acres, although the deeds record Roberts' remaining property at 58 acres. This discrepancy could not be resolved in the research. According to the Assessors Records, the value of improvements on the property jumped from \$75 in 1873 to \$300 in 1875. These figures probably reflect the construction of new buildings on the property during this time period. (Grant Deed, Book 2, page 791)

In 1874 Roys Gaylord Surdam laid out and recorded the town of Nordhoff just west of Roberts' townsite, and through aggressive advertising was able to draw more interest from investors than Roberts had. Surdam offered free land to anyone who would build a hotel. Wheeler Blumberg accepted the offer and his hotel was built on the present site of Libbey Park.

With the relative success of Surdam, Roberts apparently gave up on his townsite and continued to farm his acreage and run his blacksmith shop. An article in the *Ventura Signal* dated February 8, 1879 described the L.D. Roberts place:

Splendid ranch of 55 acres is situated just in the edge of Nordhoff on the east. ... The road leading to the house is through an avenue of peach trees on the right and on the left a row of beautiful and thrifty young maples ... A substantial and well-built barn 22 feet by 32 feet, with 16 foot sheds enclosed on each side, stands in the rear. Between the house and the main road he has a good and commodious blacksmith shop with all the necessary tools for blacksmith and wagon-work. ... He has a thrifty orchard of 2 acres, which embraces a full variety of trees, 5 to 6 ears old. ... He makes the peach a specialty. ... He cut 75 tons of good hay. ... He has 2 acres of alfalfa ... A row of willows extending along the east side of his place to where the springs issue from the ground and form a small creek.

L. D. Roberts died unexpectedly from a stroke in November 1884. On March 30, 1885, Margaret Roberts deeded 58 acres of land she inherited to her daughter Rebecca Roberts Fox. Rebecca Roberts had married James B.

Fox on September 5, 1881. In 1885 their son Lorenzo D. Fox was born and the following year a daughter, Anna. Fox, a native of Missouri, had come to Ojai along with two brothers and their father around 1880. The three Fox brothers, James, Lewis and Samuel, became farmers and eventually purchased land in the Ojai area. (*Ventura Free Press*, 11/28/1884; U.S. Census Records, 1900; Ventura County Directory, 1883)

After the death of his father-in-law, James B. Fox became the agent for the family property. During this period the original Roberts property continued to be subdivided. The Fox Tract was recorded for Margaret A. Roberts and her daughter Rebecca J. Fox on November 14, 1888. Three years later on November 6, 1891, Margaret Roberts and Rebecca Fox deeded the remaining 46 acres to James Fox. By 1894 the parcel containing the family home and outbuildings had been reduced to six acres. On July 17, 1894, Margaret Roberts, James Fox and Rebecca Fox sold this parcel to Walter and Elizabeth A. Humphrey of Santa Barbara. The Fox family moved to Ventura and were found living with Margaret Roberts in the 1900 census. (Deed Book 42, pg. 557)

During this period, from approximately 1885 until 1894, it is presumed that Rebecca and James Fox lived in the residence until it was sold out of the Roberts and Fox family. Margaret Roberts died in Ventura in 1918 where she had moved after her husband's death in 1884. The Humphrey family continued to maintain their Santa Barbara residence and it is uncertain if they ever lived full time on the property. Walter Humphrey died around 1908 and the property was sold to Arthur C. and Marie Engle. (Deed Book 116, pg. 80)

The six acre property has changed hands numerous times from 1908 until the present. It is uncertain when the six acres was reduced to its present parcel size. Armelda Graham owned the property during the 1950s, and perhaps earlier. She sold it to Robert M. and Nancy Carney in 1961. It is uncertain how long the Carneys owned it. In 1987 Karl Pope purchased the property from John Coelho. The Ojai Valley Racquet Club purchased the property from Pope in 1997 and Mark Weil purchased the property from the Ojai Valley Racquet Club in 2010. He is the current owner.

4. Potential Historic Resources

The property at 601 Pope Lane (APN 023-0-122-09) located at the top of a hill off Bryant Circle on a short dead-end street contains one residence. The building on the property is currently used as a kitchen, dining hall and dormitory for the Weil Tennis Academy. Below the house to the north and east are tennis courts. Adjacent to the house on the west are two more residences. To the south is a recent residential development off Buckboard Lane.

The exact date of construction of the residence is unknown, but Assessor Records indicate that a substantial improvement was made on the property in 1875 and continued to be present through at least 1885, the last Ventura County Assessor Records book that exists. The *Ventura Signal* article from 1879 quoted above also establishes a residence on the property by that year. The architectural style of the residence, Second Empire Victorian, is relatively rare in Southern California and was utilized in this part of the country primarily in the 1870s, although examples can be found into the early 1880s. Only one other example of this style exists in Ventura County, the Josiah Keene residence in Ventura, built in 1872. It is designated as a Ventura County and City of Ventura landmark. Consequently, the most likely date of construction for the Pope Lane house is 1875.

An alternative date of construction is 1886, the year after Margaret Roberts deeded the property to her daughter and son-in-law and purportedly moved to Ventura. The Fox family's first child was born during this time, which might have resulted in the family building a larger house. However, this date of construction is less plausible given the architectural evidence.

The two-story Second Empire Victorian style residence features a simple mansard roof covered with wood shingles and two projecting gabled dormer windows on all four elevation. Pairs of curved brackets are located under the eaves. A hipped roof veranda is located on the southern and eastern elevations and is supported by square wood posts with caps and curved brackets and a wood railing. The original front entry, on the eastern elevation, features a transom window above a single wooden door. The southern elevation features two entrances with double wood doors of glass with three lights divided by horizontal muntins. The large rectangular double hung windows feature two-over-two lights with plain wood mouldings. The house is covered with wide horizontal drop siding and rests on a raised stone foundation.

A major addition was made on the rear (southern) elevation of the house, completed during the mid-1990s. The veranda was extended creating an open deck surrounded by a wood railing extending over the grade, creating a full basement area below. The walls of the addition are covered with wide horizontal wood siding on the upper half and stone on the lower half. Windows are double hung wood with plain wood mouldings.

In 2004 a second addition was made to the rear and side (western) elevations of the building enclosing the open veranda and extending it to the north. Wide horizontal wood siding and stone foundation were carried out to match the earlier 1990s addition. A large multi-paned modern window was installed.

Other alterations to the residence include the removal of an exterior brick chimney on the southern elevation from below the porch roofline. The porch railing and possibly the columns have been rebuilt. The river boulder foundation was added probably in the mid 1990s over what had been a wooden skirt. The double doors on the southern elevation probably replaced a pair of windows. Based on the materials and design, it appears this change may have occurred in the 1940s or 1950s.

5. Eligibility of Historic Resources

National and California Registers: Significance, Eligibility and Integrity

This property may be eligible for the NRHP under Criterion A and CRHR Criterion 1 (significant historical events) for its association with the pioneer settlement of Ojai. Few examples from this period remain in Ojai. The property appears to be eligible under NRHP Criterion B and CRHR Criterion 2 (lives of persons significant in our past). The original owner of the property, Lorenzo Dow Roberts, was the head of one of Ojai's pioneer families, among the first to settle in the valley. A newspaper account on Margaret Roberts' death stated that she and her daughter were the only women in Ojai for about a year when they arrived in 1872. Lorenzo Roberts was the first to advertise the sale of city lots in the Ojai townsite he laid out in 1872. Although his townsite was not successful, his effort became the precursor of the Nordhoff townsite in 1874. Roberts continued to farm his property until his death in 1884.

The property appears to be eligible under NRHP Criterion C and CRHR Criterion 3 as a rare example of the Second Empire Victorian style. One other example of this style remains in Ventura County, located in Ventura. The Second Empire style is characterized by its distinctive mansard roof, the elaborate gabled dormer windows, carved brackets under the cornice and the full-width porch. The Second Empire Victorian style was built primarily between 1860 and 1880 and was more popular in the northeastern and midwestern United States, and less common on the Pacific Coast. The distinctive roof was named for 17th-century French architect François Mansart. The style was revived in France between 1852 and 1870 during France's Second Empire under Napoleon III, from which its name is derived. Paris Exhibitions in 1855 and 1867 helped popularize the style in England and it later spread to America. (McAlester, 1984: 242)

Criterion D pertains to archaeology and is not evaluated in this report.

Integrity Discussion

The integrity of *location* is intact. The residence has not been moved. The integrity of *design* is partially intact, but additions and enclosures have somewhat compromised its design. The property's integrity *setting* is diminished due to the loss of its original agricultural setting. By 1885 the house was part of a six acre parcel that included a stable and shed. In later years, the six acres were divided further and two additional houses were built west of the subject property. The tennis courts and buildings below and north of the house were added sometime during the 1970s or later. To the extent that the building is altered, its integrity of *materials* and *workmanship* are also reduced. The integrity of *feeling* and *association* are substantially reduced because the building is now used as a dining hall and dormitory for students rather than as a residence.

On a whole, this property appears to lack the integrity required to be eligible for listing on the NRHP or CRHR.

Local Significance and Eligibility

Under criterion (a), the property appears to be eligible as part of the history or culture of Ojai, for its association with the community's pioneering settlement period. It is potentially eligible under criterion (b) for its associations with a person or persons who had made significant contributions to the history of Ojai. Lorenzo Roberts and his family were pioneer Ojai residents, among the first to settle in the valley. Under criterion (c), the main residence is a distinctive and rare example of the Second Empire Victorian style. It does not appear to be eligible under criterion (d) as has not been identified with a master builder or architect whose individual work has influenced the development of the community. The builder and designer are unknown.

The property embodies design elements (criterion e) that make it architecturally significant as a rare example of the Second Empire Victorian style. It does not contain design elements that make it structurally or architecturally innovative (criterion f). It is not in a unique location (criterion g) nor does it exhibit physical characteristics that make it a familiar visual feature.

Criterion (h) states that if one or more of the above criteria are met, then the property shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration. The integrity of this property has been discussed in detail under the NRHP and CRHR eligibility. The property retains integrity of location and partial integrity of design, materials, and workmanship, and its rarity as a historical and architectural example appears to make it worthy of preservation. Therefore it appears to retain sufficient integrity to qualify for designation under the local landmarks criteria.

City of Ojai criterion i, j, and k are not applicable to this review.

Conclusions

The property is not eligible for listing on the NRHP and the CRHR, but appears eligible for designation as a City of Ojai Landmark under criteria a, b, c, e and h. Therefore, it should be regarded as an historic resource for purposes of CEQA.

6. Selected Sources

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- Ventura County Assessor Books, 1872 through 1885, located at Museum of Ventura County Library
- Ventura County Assessor Records, Residential Building Record for 601 Pope Lane.
- Ventura County Grant Deeds, Book 2, page 791; Book 15, page 301; Book 34, pg. 557; Book 42, pg. 557; Book 116, pg. 80.
- Ventura County Deed Books, D and E, 1864 to 1872, located at Museum of Ventura County Library
- Ventura Free Press*, Nov. 28, 1884.
- Ventura Signal*, July 26, 1873, February 8, 1879.
- Ventura County Historical Atlas, 1912
- Maps*
- Fox Tract, 11/14/1888, recorded by Mrs. M.A. Roberts and Rebecca J. Fox.
- The Bard Subdivision of the Rancho Ojai, Tracts as Surveyed by Thomas R. Bard, 1867 - 1870.
- Map of Town of Nordhoff, 1897, compiled and mapped, J.B. Waud, Surveyor, Ventura, CA.

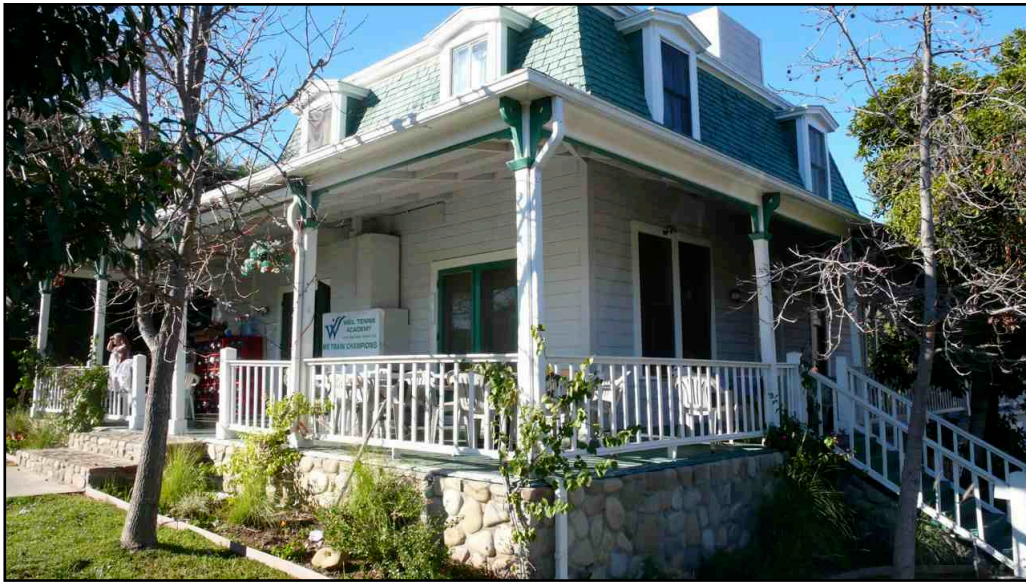


Photo 1. Subject property, southern and eastern elevations. [16 January 2009]

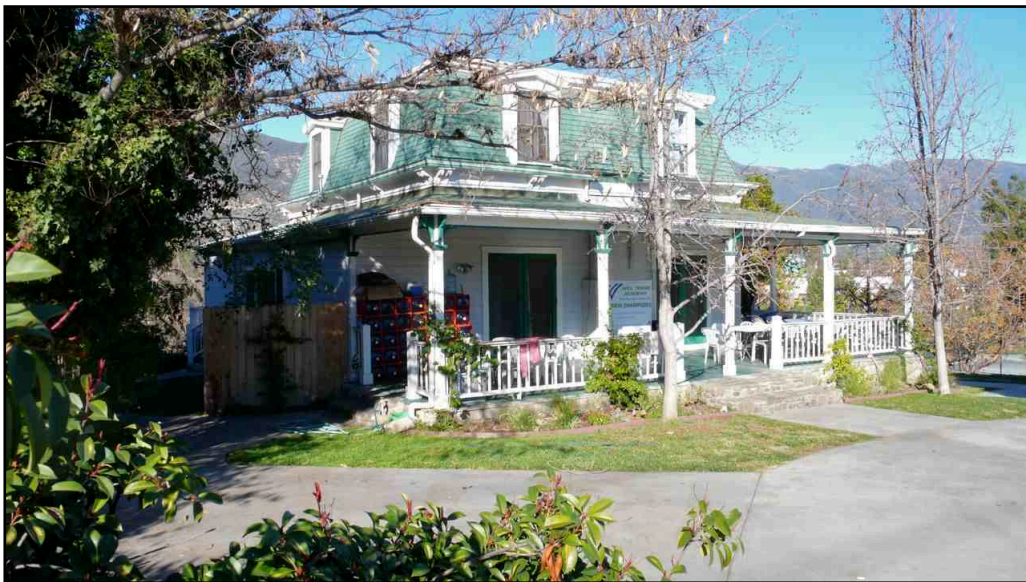


Photo 2. Subject property, western and southern elevations. [16 January 2009]

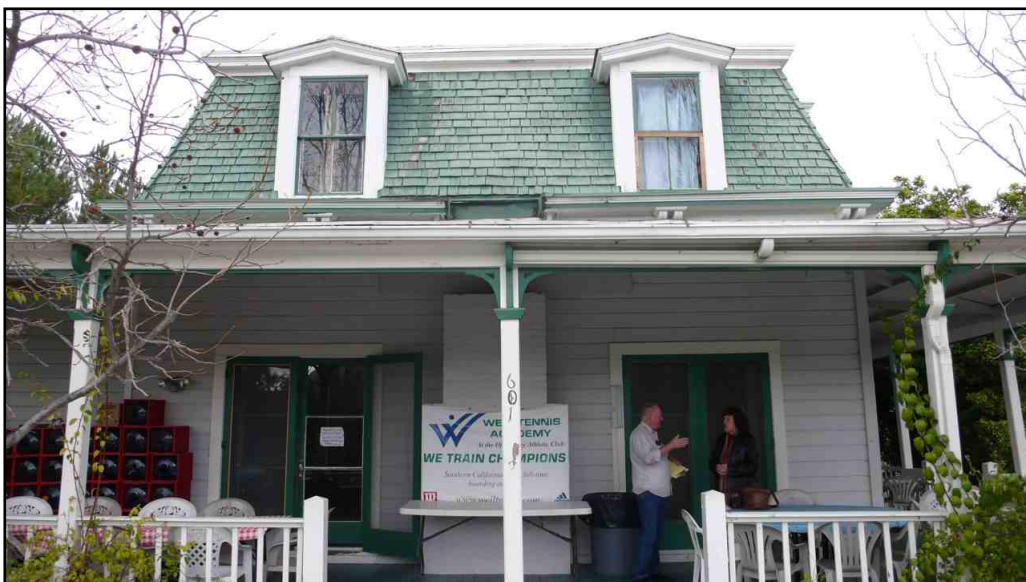


Photo 3. Southern elevation, close-up. [24 February 2011]

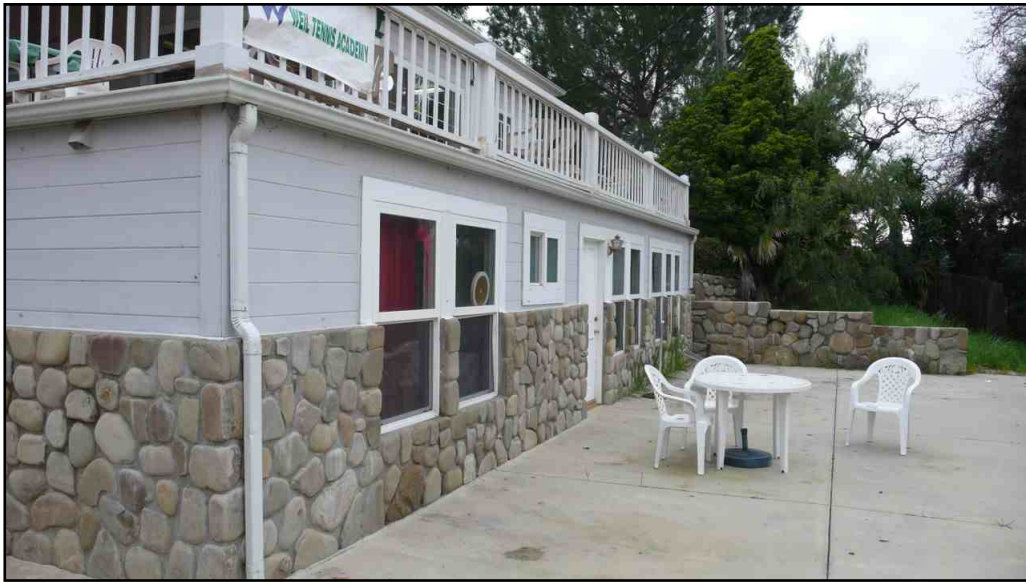


Photo 4. Rear addition, northern elevation. [24 February 2011]



Photo 5. Side porch enclosure/addition, western elevation. [24 February 2011]