

**CITY OF OJAI**

**RESOLUTION NO. 16-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OJAI APPROVING  
THE LANDMARK DESIGNATION FOR ALISO STREET ADOBE AS  
CITY OF OJAI HISTORIC LANDMARK NO. 22.  
LOCATED AT 307 AND 307 A E. ALISO STREET,  
ASSESSOR'S PARCEL NUMBER 021-0-113-110**

**WHEREAS**, on June 17, 2015, the property owner, Robert and Tiese Quinn, requested a landmark designation status for their property, the Ojai Adobe House located at 307 and 307A E. Aliso Street (Assessor's Parcel Number 021-0-113-110) as it relates to the duplex residence and property; and

**WHEREAS**, on June 17, 2015, Robert and Tiese Quinn, owners, submitted to the City of Ojai a Phase I Historic Resources Report and on September 30, 2015 a revised Phase I, for the above-referenced property; and

**WHEREAS**, this project is categorically exempt under the California Environmental Quality Act (CEQA), Class I, Existing Structures; and

**WHEREAS**, the purpose of Ordinance No. 675, known as the "Cultural and Historic Preservation Law," Chapter 8 of the Ojai Municipal Code, is to promote the economic and general welfare of the City by preserving and protecting landmarks, monuments and points of historical interest having a special historical or aesthetic character or interest, in order to make the citizens of the City and visitors mindful of the historic, cultural and natural heritage of the City; and

**WHEREAS**, in accordance with Ordinance No. 675, Chapter 8 of the Ojai Municipal Code, the Historic Preservation Commission is empowered to identify and nominate cultural heritage or historic landmarks when the structure 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; and

**WHEREAS**, the The Report found the proposed project meets criteria (a), (c) and (e) of Section 4-8.07 of the Cultural and Historic Preservation Law, as follows:

Criterion (a): the duplex residence at 307-307A East Aliso Street is significant for its association with the Theosophical movement, an important developmental theme in the history of Ojai. The property was the early residence of two of its adherents, Byron Wright Casselberry and his wife Mignon Reed Casselberry. Both were attracted to the Ojai Valley through their prior connection to Theosophy, resulting from the establishment of Krotona, and Jiddu Krishnamurti and his related organizations, and became lifelong residents on this account. Although a great many individuals shared a similar attraction to the valley, many of their homes would be located outside of the city, and no properties within the city representing this theme have thus far been designated as landmarks.

Criterion (c): the duplex residence is a representative example of the Spanish Revival style in its latter phase of popularity. Its greater architectural distinction is as a rare example of 20th century adobe construction. This method of construction, common in California during the colonial and post-colonial periods, dwindled. after statehood, and was essentially abandoned by the 1880s in favor of frame, brick, and other industrial building materials and methods. Adobe construction was revived on a small scale during the 1920s,

but was still utilized only rarely during that decade, and virtually not at all for many decades thereafter.

Consequently, this property appears to be an example of adobe construction within the city. It takes on somewhat more interest locally for the use of salvaged materials from the St. Thomas Aquinas Chapel, itself a scarce example of 20th century adobe revival construction.

Criteria (e): the duplex residence embodies the use of adobe construction methods and materials, as described above.

Under Criterion (h), the duplex residence has retained its integrity of location, design, materials and workmanship.

Under Criterion (i), the property has historic and architectural interest for the general public as outlined in the above report and this property would have interest to the general public.

Under Criterion (j), the property is privately owned and approval of the designation will not require the expenditure of any City funds,

Under Criterion (k), the property's designation will not infringe upon the rights of a private owner since the owner of the property is in favor of the application and will abide by all rules found in Municipal Code, Chapter 8; and

**WHEREAS**, the features defining the character of the Spanish Revival Architecture or the property include the Spanish tile roof, tile vents, the multi-paned wood casement and sash windows, tile flooring on porch and patio, wood doors, screen doors, adobe walls and plaster finish; and

**WHEREAS**, Exhibit A lists the defining characteristics of the property. Any proposed changes, additions, renovations or alterations to these features or to any other structures on the property shall be subject to the Secretary of the Interiors standards for historic properties (incorporated into the project approvals by reference) and review and approval by the Historic Preservation Commission under the Ojai Municipal Code's provisions in Chapter 8 of Title 4 regarding alteration to historic structures and will require a work permit; and

**WHEREAS**, on October 8, 2015, the Historic Preservation Commission received for its review and consideration a Staff Report and presentation in conjunction with the above-mentioned project. After taking public testimony, hearing evidence from the City staff and the applicants and reviewing the Phase I Historic Resources Report, the Historic Preservation Commission found that the duplex residence and property of the property located at 307 and 307A E. Aliso Street and known as the Ojai Adobe House is historically and culturally significant based on the findings contained in the Historic Resources Report; and

**WHEREAS**, on October 8, 2015, at a duly noticed public hearing, the Historic Preservation Commission reviewed the proposed Landmark designation request and recommended approval of the request to City Council; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Ojai, California, that:

**SECTION 1.** Based on the findings contained in the Historic Resources Report, the City Council hereby approves the landmark designation and finds that the property described in the Historic Landmark Report, known as the Aliso Street Adobe, located at 307 and 307A E. Aliso Street be designated as City of Ojai Historic Landmark No. 22, as it relates to the character defining elements described below and on the exterior object records; and subject to the work criteria as defined below:

**Character Defining Elements:**

- Spanish Revival Architecture
- Spanish (clay barrel type) tile roof specifically on the front intersecting gable on the right wing
- Veranda and roof line
- Tile vents
- Multi-paned wood casement and sash windows
- Tile flooring on porch and patio
- Wood doors
- Screen doors
- Adobe walls
- Plaster finish

**SECTION 2.** Standards Governing Construction, Reconstruction, Alteration, Relocation, or Demolition of the Landmark.

1. Under Chapter 8 of Title 4 of the Ojai Municipal Code, approval from the Historic Preservation Commission, or the City Council on appeal, shall be required before the following actions affecting this property, Landmark No. 22, or any other structures on the subject property within the public view of the designated landmark, may be undertaken:
  - (1) Construction and reconstruction;
  - (2) Alteration, restoration and rehabilitation;
  - (3) Relocation;
  - (4) Demolition.
  
2. Work Permit Criteria

All proposed work including but not limited to construction, reconstruction, alteration, restoration and rehabilitation shall be consistent with the Spanish Revival Architecture, the

property's Mediterranean landscaping and the Secretary of the Interior's Standards for the Treatment of Historic Properties. In evaluating any proposed construction activity on the property, any required historic resources report must evaluate the impact of the proposed construction activity on each character-defining element as stated in Section 1 and described in detail in Section 3 of this Resolution.

**SECTION 3.** Detailed Information Regarding the Landmark's Character-Defining Elements

The following Exterior Object Records describe each character-defining element of the Aliso Street Adobe, Landmark No. 22, as stated in Section 1 of this Resolution in detail.

Aliso Street Adobe  
307 – 307A Aliso Street  
Ojai, California  
Robert and Tiese Quinn

## EXTERIOR OBJECT RECORD

**FEATURE:** Spanish Clay Barrel Tile Roofing Material

**SIGNIFICANCE:** Roof tiles salvaged from the demolished parish hall of the St. Thomas Aquinas Chapel on Ojai Avenue.

**ATTRIBUTES:** Consists of varied color Spanish clay barrel tile.

**REMARKS:** These tiles cover only the portion of the roof covering the front of the duplex as shown in the photo below. The roofing on the balance of the roof is rolled asphalt roofing material. All future roofing repairs will be consistent with the existing style.

**PHOTO:**



**Aliso Street Adobe**  
**307 – 307A Aliso Street**  
**Ojai, California**  
**Robert and Tiese Quinn**

## **EXTERIOR OBJECT RECORD**

**FEATURE:** Veranda extending across front of building

**SIGNIFICANCE:** It is a character defining feature in the Spanish Revival style with roof tiles salvaged from the demolished parish hall of the St. Thomas Aquinas Chapel on Ojai Avenue.

**ATTRIBUTES:** Consists of recycled beams covered with recycled varied color Spanish clay barrel tile.

**REMARKS:** This veranda is original to the structure and is a useful and attractive feature of the Spanish Revival style.

**PHOTO:**



Aliso Street Adobe  
307 – 307A Aliso Street  
Ojai, California  
Robert and Tiese Quinn

## EXTERIOR OBJECT RECORD

**FEATURE:** Tile Vents Under East and West Gable Roof Ends

**SIGNIFICANCE:** Representation of the Spanish Revival style.

**ATTRIBUTES:** Unique shape and use of Spanish tile.

**REMARKS:** Supports the overall effect of the Spanish Revival style.

**PHOTO:**





Aliso Street Adobe  
307 – 307A Aliso Street  
Ojai, California  
Robert and Tiese Quinn

## EXTERIOR OBJECT RECORD

**FEATURE:** Multi-Paned Wood Casement and Sash Windows

**SIGNIFICANCE:** Supports the overall architectural effect of the Spanish Revival style.

**ATTRIBUTES:** Original windows and hardware.

**REMARKS:** These windows add to the overall ambiance of the period of creation.

**PHOTO:**



Aliso Street Adobe  
307 – 307A Aliso Street  
Ojai, California  
Robert and Tiese Quinn

## EXTERIOR OBJECT RECORD

**FEATURE:** Tile Flooring on Porch

**SIGNIFICANCE:** Supports the overall architectural effect of the Spanish Revival style.

**ATTRIBUTES:** Spanish tile pavers.

**REMARKS:** Although these tiles are probably not original to the structure, they complement and support the overall architectural effect of the Spanish Revival style.

**PHOTO:**



Aliso Street Adobe  
307 – 307A Aliso Street  
Ojai, California  
Robert and Tiese Quinn

## EXTERIOR OBJECT RECORD

**FEATURE:** Two Wood Front Doors

**SIGNIFICANCE:** These “River of Life” front doors are thought to be salvaged from the demolished parish hall of the St. Thomas Aquinas Chapel on Ojai Avenue along with the roof tiles and adobe bricks.

**ATTRIBUTES:** These two very unique “River of Life” doors are very unique with a Spiritual quality.

**REMARKS:** These two doors are unique and add significantly to the overall ambiance of the property while supporting the overall architectural effect of the Spanish Revival style.

**PHOTO:**



Aliso Street Adobe  
307 – 307A Aliso Street  
Ojai, California  
Robert and Tiese Quinn

## EXTERIOR OBJECT RECORD

**FEATURE:** Front Screen Doors

**SIGNIFICANCE:** Appear to be original to the structure.

**ATTRIBUTES:** Appear to contain the original hardware.

**REMARKS:** Supports the overall architectural effect of the Spanish Revival style.

**PHOTO:**



**Aliso Street Adobe**  
**307 – 307A Aliso Street**  
**Ojai, California**  
**Robert and Tiese Quinn**

## **EXTERIOR OBJECT RECORD**

**FEATURE:** Adobe Walls with Plaster Finish

**SIGNIFICANCE:** The adobe bricks were salvaged from the demolished parish hall of the St. Thomas Aquinas Chapel on Ojai Avenue.

**ATTRIBUTES:** Consists of adobe bricks covered with textured plaster.

**REMARKS:** The structure is a representative example of the Spanish Revival Style in its latter phase of popularity. Its greater architectural distinction is as a rare example of 20<sup>th</sup> century adobe construction. This method of construction, common in California during the colonial and post-colonial periods, dwindled after statehood and was essentially abandoned by the 1880s in favor of frame, brick, and other industrial building materials and methods. Adobe construction was revived on a small scale during the 1920s but was still utilized only rarely during that decade and virtually not at all for many decades thereafter.

**PHOTO:**



**PASSED, APPROVED AND ADOPTED THIS 12<sup>th</sup> day of January 2016, by the following roll call vote:**

**AYES: Blatz, Clapp, Haney, Lara, Weirick**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: None**

CITY OF OJAI, CALIFORNIA



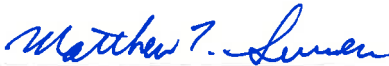
\_\_\_\_\_  
Paul Blatz, Mayor

ATTEST:



\_\_\_\_\_  
Rhonda K. Basore, City Clerk

APPROVED AS TO FORM:



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Matthew T. Summers, City Attorney