

**CITY OF OJAI
CITY COUNCIL RESOLUTION NO. 20-05**

**A RESOLUTION OF THE CITY OF OJAI
CITY COUNCIL TO APPROVE
LANDMARK DESIGNATION
FOR “OJAI PLAYHOUSE THEATER”
AS CITY OF OJAI HISTORIC LANDMARK NO. 26
LOCATED AT 145 EAST OJAI AVENUE,
ASSESSOR’S PARCEL NUMBER 023-0-077-050**

WHEREAS, on June 12, 2018, the City Council of the City of Ojai directed staff to have a historic resource report prepared for the theater property located at the above referenced address known as “Ojai Playhouse Theater” to determine eligibility as a City of Ojai landmark; and

WHEREAS, on August 9, 2018, the Historic Preservation Commission of the City of Ojai viewed a draft Request for Proposal (RFP) for the Phase 1 Historic Resource Report to evaluate the Ojai Playhouse Theater property located at 145 East Ojai Avenue (Assessor’s Parcel Number 023-0-077-050) making the recommendation to the City Council to release the RFP; and

WHEREAS, on September 23, 2018, the City Council reviewed the Draft Request for Proposal (RFP) and directed staff to release the RFP for qualified consultants to prepare a Phase 1 Historic Resource Report for the Ojai Playhouse Theater; and

WHEREAS, on February 1, 2019, Provenience Group Inc. and the City entered into a consultant agreement for services to prepare a Phase I Historic Resources Report for the theater property located at 145 East Ojai Avenue (Assessor’s Parcel Number 023-0-077-050) known as “Ojai Playhouse Theater;” and

WHEREAS, the Provenience Group Inc., submitted to the City of Ojai, on June 24, 2019 a Draft Phase I Historic Resources Report for the above-referenced property identifying the qualifying criteria under which the theater building qualifies to be landmarked; and

WHEREAS, the purpose of Ordinance No. 893, known as the “Cultural and Historic Preservation Law,” in the Ojai Municipal Code (OMC) §4-8.01-24, 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 OMC §4-8.01-24, 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;

City of Ojai
City Council Resolution No. 20-05

- (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.

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

- (a) Under criteria (a), (c), (e) and (f), the building represents an important period in Ojai's history when its architectural character began to develop in the early 20th century. Importantly, it was the first Mission-Revival designed building in Ojai, and it is Ojai's first and only surviving theater, which reflects nearly continuous use as a theater in Ojai for 105 years. The Ojai Playhouse Theater is also the oldest operating theater in Ventura County.
- (b) Under criterion (b), the building is identified with J.J. Burke, who was the first owner of the theater and responsible for its design. He was known as one of Ojai's most influential citizens, successful businessmen, and leading real estate developers during the early 20th century development of Ojai.

City of Ojai
City Council Resolution No. 20-05

- (c) Under criterion (d), the original building contractor was local builder Arthur Pefley. When the theater's Mission-Revival architecture was enhanced in 1917-1918, it was contracted to Robert Winfield, who was the architect and builder appointed by Mead & Requa, to also give other buildings in downtown Nordhoff (Ojai) a facelift in the Mission-Revival architectural style.
- (d) Under criterion (g), the shaped roof parapet, quatrefoil window, white stucco exterior walls, and cantilevered visor roof clad with terracotta tiles has been a familiar feature of the streetscape at the southwest corner of Ojai Avenue and Signal Street since the early 20th century.
- (e) Under criterion (h), given that the building retains important characteristics of Mission-Revival architectural design, this important building is worthy of preservation and restoration, in accordance with the Secretary of Interior's standards for rehabilitation. Although the lower portion of the building has experienced numerous renovations, the upper portion retains sufficient integrity of location, design, materials, and workmanship.

WHEREAS, the features defining the character of this Mission-Revival style building, characterized by its symmetrical façade, shaped roof parapet, quatrefoil window, white stucco exterior walls, and cantilevered visor roof clad with terracotta tiles; and

WHEREAS, the defining characteristics of the property are listed as object record (Exhibit A). Any proposed changes, additions, renovations or alterations to these features shall be subject to the Secretary of the Interiors Standards regarding alteration to historic structures and will require a work permit, as required by and in compliance with the procedural and substantive requirements of OMC §4-8.08, as it may be amended; and

WHEREAS, the Historic Preservation Commission proposed the following design guidelines for applying the criteria for review of major and minor work permits to the nominated landmark, as required by and in compliance with the procedural and substantive requirements of OMC §4-8.15-18, as it may be amended; and

WHEREAS, the Historic Preservation Commission recommends that the theater use is an appropriate permitted uses which would allow for both screen and theatrical performances appropriate to the preservation of the nominated landmark or historic district, as required by and in compliance with the procedural and substantive requirements of OMC §4-8.08 (f), as it may be amended; and

WHEREAS, on July 11, 2019 and January 9, 2020, the Historic Preservation Commission received for its review and consideration a staff report in conjunction with the above-mentioned project. After taking public testimony, hearing evidence from the City staff and the applicants and reviewing the Final Phase I Historic Resources Report dated July 22, 2019 prepared by Provenience Group, Inc., the Historic Preservation Commission finds that the Mission-Revival style building located at 145 East Ojai Avenue and known as "Ojai Playhouse Theater" is historically and culturally significant based on the findings contained in the Historic Resources Report; and

City of Ojai
City Council Resolution No. 20-05

WHEREAS, on January 9, 2020, the Historic Preservation Commission adopted a Resolution No. 20-01 making a recommendation to City Council to designate the Ojai Playhouse Theater as City of Ojai Historic Landmark No. 26 and to consider waiving Historic Preservation Commission Major Work Permit fees for the review of replacement windows in the restaurant portion of the building with operable windows and changing exterior lighting to energy efficient lighting; and

WHEREAS, the designation of the property at 145 East Ojai Avenue as a City of Ojai Historic Landmark is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15331 (Class 31), activities that can be seen with certainty to have no significant effect on the environment; therefore no additional environmental review is necessary.

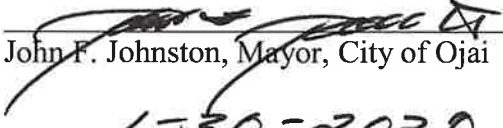
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ojai, California, that:

SECTION 1. Based on the findings contained in the Historic Resources Report and contained herein, the City Council designates the mission-revival architectural style building known as “Ojai Playhouse Theater”, located at 145 East Ojai Avenue as City of Ojai Historic Landmark No. 26, as it relates to the defining architectural characteristics, as listed in the object record attached as Exhibit A.

City of Ojai
City Council Resolution No. 20-05

PASSED, APPROVED, AND ADOPTED this 28th day of January 2020 by the following vote:

Ayes: Blatz, Francina, Haney, Johnston, Weirick
Noes: None
Abstain: None
Absent: None



John F. Johnston, Mayor, City of Ojai
1-30-2020

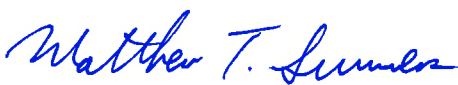
Date signed

ATTEST:



Gail Davis, Deputy City Clerk

APPROVED AS TO FORM:



Matt Summers, City Attorney

Exhibit A

Object of Record

Landmark Name Ojai Playhouse Theater
Landmark Address 145 East Ojai Avenue, Ojai, California
Landmark Owner's Name Khaled Al-Awar A-S Trust

OBJECT OF RECORD

Character-Defining Features

- Mission-Revival style architecture
- Symmetrical façade
- Shaped roof parapet
- Grilled quatrefoil window
- Cantilevered visor roof
- Terracotta tiles
- White stuccoed walls



Figure 17. Façade of the Ojai Playhouse Theater in March 2019, facing south.